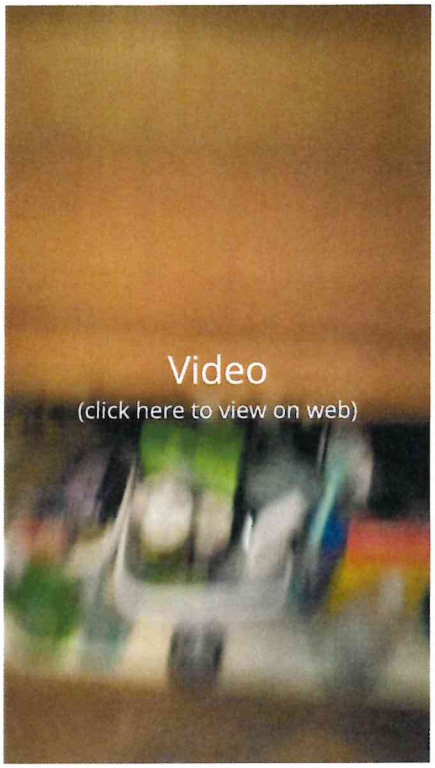
Garbage Disposal: Garbage Disposal - Tested If Present

Kitchen

In the event of garbage disposal was present it was tested during the inspection.



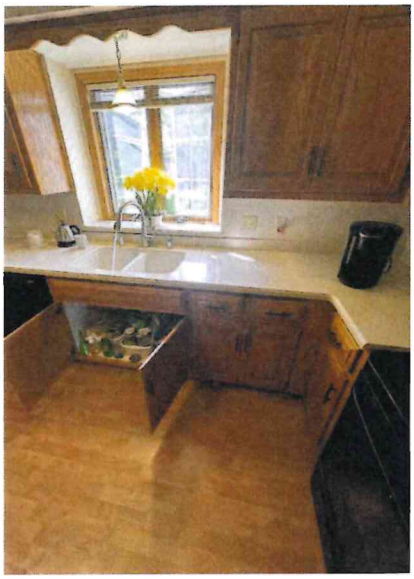


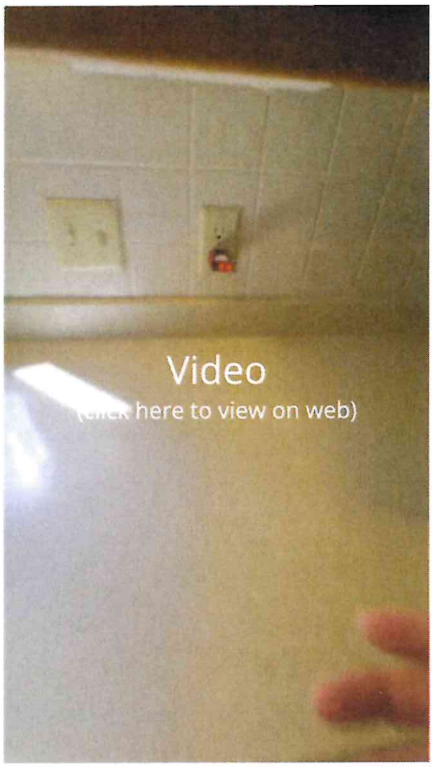
Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable (Unless Noted)

GFCI outlets were present in kitchen and a representative amount of outlets were checked for proper operation. Please note although the GFCI outlets were operational these outlets can fail between the inspection and closing. GFCI electrical outlets should be checked frequently to ensure operation.

For more information on GFCI outlets see:

https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe





Electrical: Outlets Present and Operable

Outlets were present in kitchen and a representative amount of outlets were checked for proper operation.

Dishwasher: Dishwasher Operational

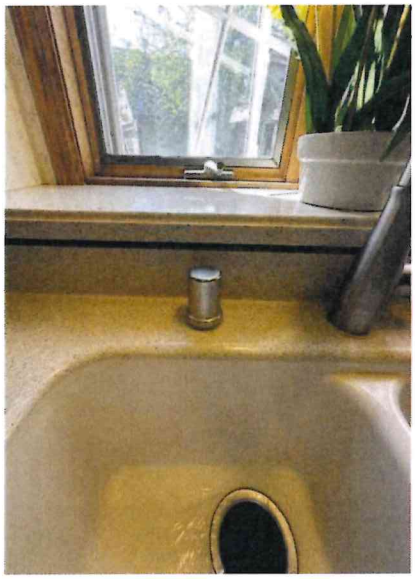
Kitchen

The dishwasher was run through a cycle and was found to be operational with no leaks at time of inspection. Please note, the inspection of the dishwasher is limited to running the dishwasher through a cycle during the home inspection. Existing defects may exist that could not be detected at time of inspection or that occurs between the inspection and closing or were not visible at time of inspection. The actual ability or efficiency of the dish washer to wash dishes is unknown as we did not wash any dishes at time of inspection and only verified basic operation of the unit.









Refrigerator: Refrigerator/Freezer Operational

Kitchen

The refrigerator was found to be operational at time of inspection. Please note although the refrigerator was operational, issues and or defects may arise between the inspection and closing. It is common for control panels to become defective which can result in a repair cost to the homeowner. The inspection of the refrigerator consists of the home inspector checking the temperatures of the refrigerator and freezer.





Refrigerator: No Future Representation Made Of Ice Maker

Kitchen

Please note.

No future representation is made of the ice maker. Please test the homes ice maker during the final walkthrough prior to close to ensure operation.

Range / Oven / Cooktop: Range / Oven Energy Source

Kitchen

Electric





Range / Oven / Cooktop: Range/Oven/Cooktop Operational (Unless Noted)

Kitchen

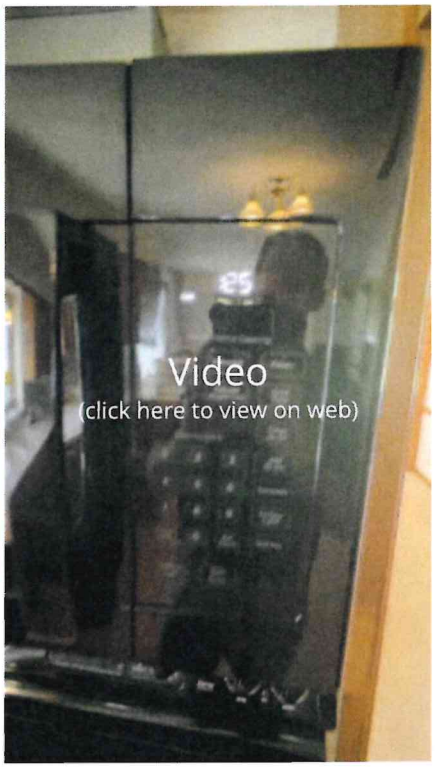
The range/oven/cooktop were found to be operational at time of inspection. The inspection of the range/oven/cooktop consists of turning the unit on and checking the temperature/operation. Please note, no representation can be made of defects the may occur between the inspection and closing.

Microwave: Microwave Operational

Kitchen

The microwave was found to be operational at time of inspection. The inspection of the microwave consisted of running on the microwave for 5-10 seconds. Please note, we are not able to heat up food in the microwave at the inspection and test the microwave in the same nature as used in daily life. Please note, defects may occur between the inspection and closing that were not present at time of inspection.





Recommendations/defects

6.2.1 Countertops & Cabinets

Possible Safety DEFECTS / Concerns

WATER DAMAGE

Water damage with possible surface mold growth noted under the kitchen sink. Recommend cleaning.



6.5.1 Electrical

Possible Safety DEFECTS / Concerns

NO GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION INSTALLED - KITCHEN

KITCHEN

No GFCI protection present next to the kitchen sink.

The purpose of a GFCI receptacle is to terminate power supply in the event of an accident such as dropping an electrical device in a body of water.







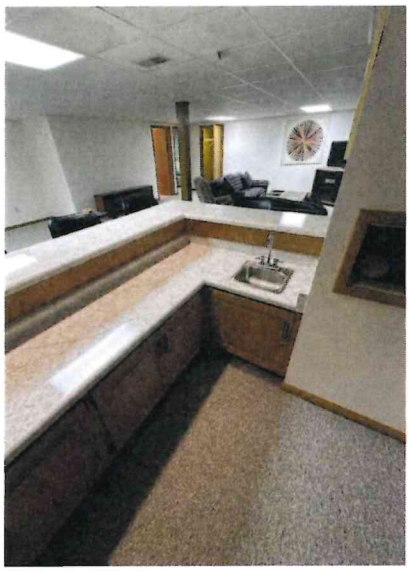
7: BASEMENT WET BAR

		IN	NI	NP	R
7.1	General Photos	X			
7.2	Countertops & Cabinets	X			
7.3	Plumbing	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

General Photos: General Kitchen Observations / Photos



Countertops & Cabinets: Countertop Condition

Satisfactory

Plumbing: Supply Line Satisfactory

Kitchen

No active leaks in the water supply line at the time of inspection.



Countertops & Cabinets: Cabinet Condition

Satisfactory, Common damages

Please note the inspector opened and closed the accessible kitchen cabinets during the inspection. Defects may exist that were not visually apparent at time of inspection or occurred past inspection.

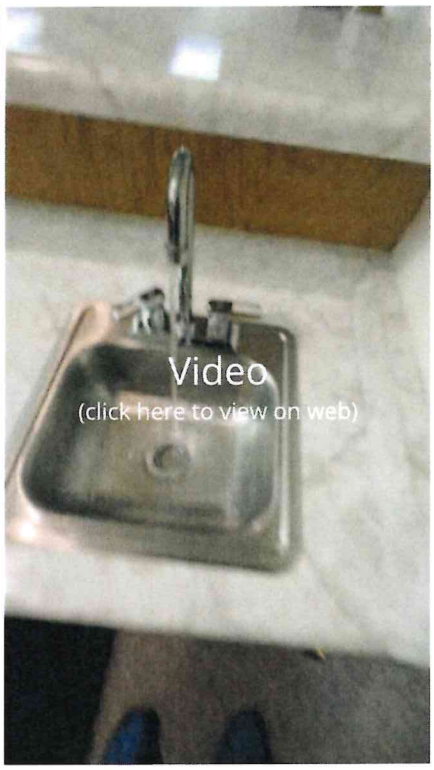
No representation can be made to cabinet defects that occur past inspection or were not visible at time of inspection.

Plumbing: Faucet Satisfactory (Unless Noted)

Kitchen

Faucet was functioning properly and not leaking at the time of inspection.





Plumbing: Sink Satisfactory

Kitchen

Sink was in satisfactory condition at the time of inspection.





Plumbing: Drainage Satisfactory

Kitchen

No active water leaks noted at time of inspection. The water was run at the kitchen faucet for 5+minutes. The plumbing was also checked again for leaks prior to completing the home inspection as leaks can sometimes take time to produce visually.

Please note plumbing leaks can develop between the home inspection and closing as well as throughout home ownership. Please also note the home inspection is not a code inspection. Since different communities adhere to different codes and codes are always changing, the homes plumbing inspection is an inspection of the functionally of the homes plumbing as it exists today.



Recommendations/defects

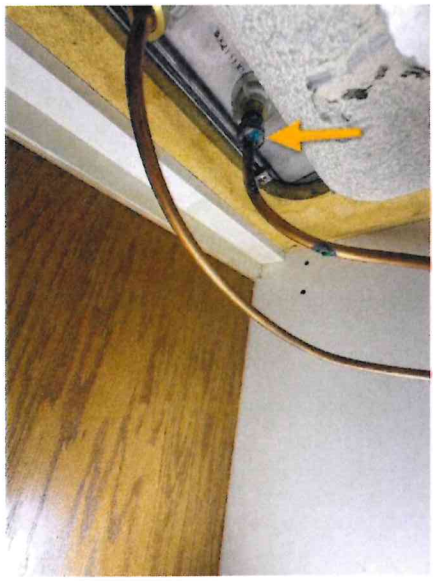
7.3.1 Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

Plumbing

SUPPLY LINE LEAKING

BASEMENT

Water supply line shows signs of leaking. Recommend repairing as needed prior to sale.



8: BATHROOM(S)

		IN	NI	NP	R
8.1	Cabinet(s) / Countertop(s)	X			
8.2	Fixture(s) / Faucet(s)	X			
8.3	Tub / Shower Area	X			
8.4	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Tub / Shower Area: Condition
Satisfactory Unless Noted

General Bathroom Observations / Photos
Bathroom(s)






Cabinet(s) / Countertop(s): Condition

Bathroom

Satisfactory, Common Damage






Fixture(s) / Faucet(s): Plumbing Fixtures Condition

Bathroom

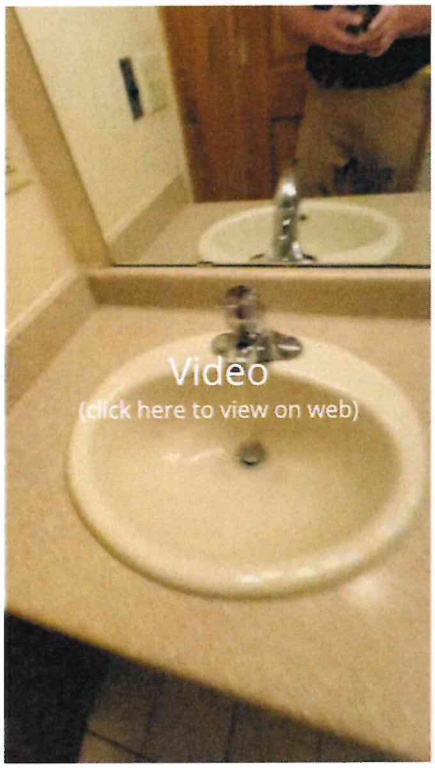
Satisfactory Unless Noted

During the inspection of the homes plumbing we run the water at every accessible faucet for +5 minutes checking for leaks at all accessible locations. We also flush all toilets a minimum of twice to inspect operation.

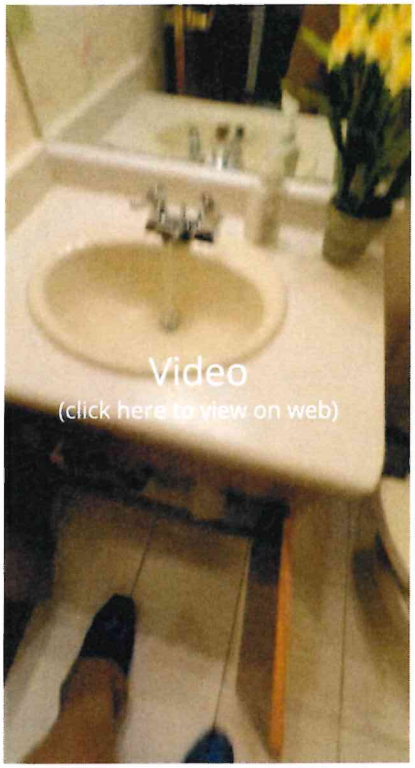
Please note plumbing repairs can develop between the home inspection and closing as well as throughout home ownership. Please also note the home inspection is not a code inspection. Since different communities adhere to different codes and codes are always changing, the homes plumbing inspection is an inspection of the functionally of the homes plumbing as it exists today. Defects may exist not visible or noted at time of inspection.





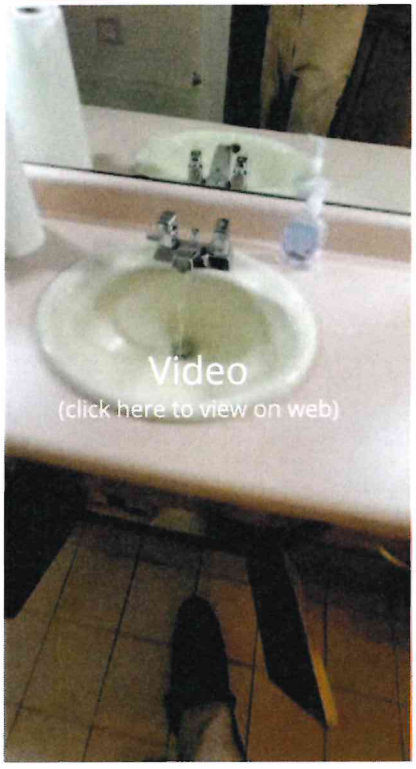





Video
(click here to view on web)






Video
(click here to view on web)

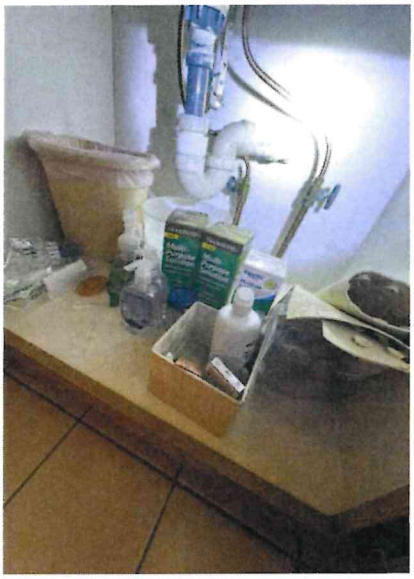
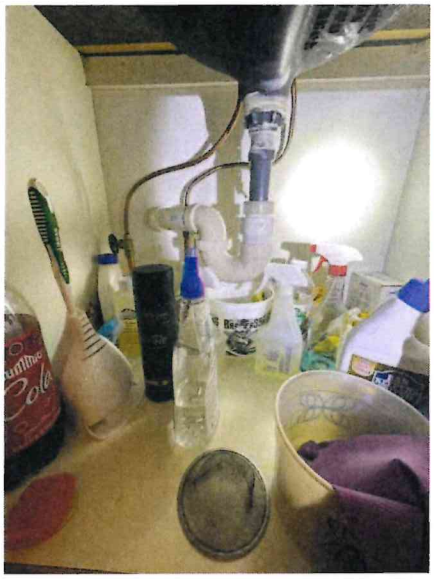
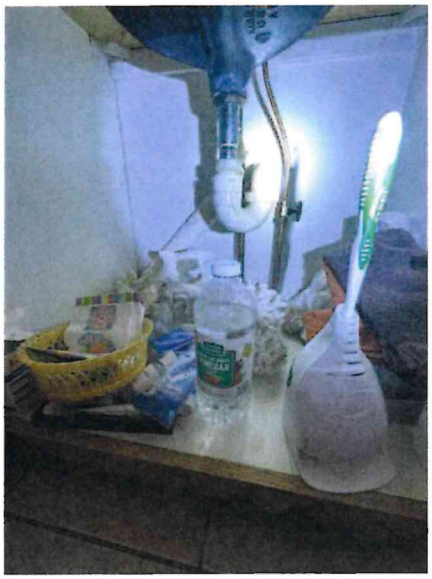
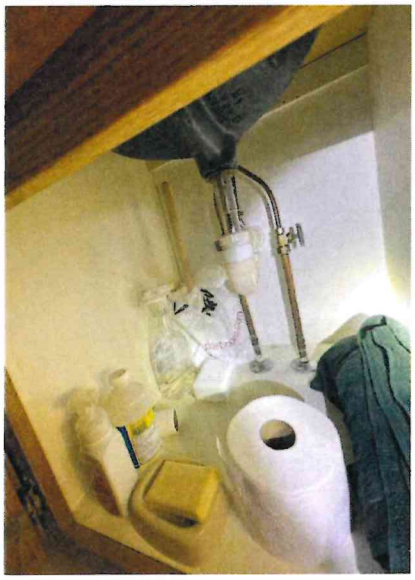
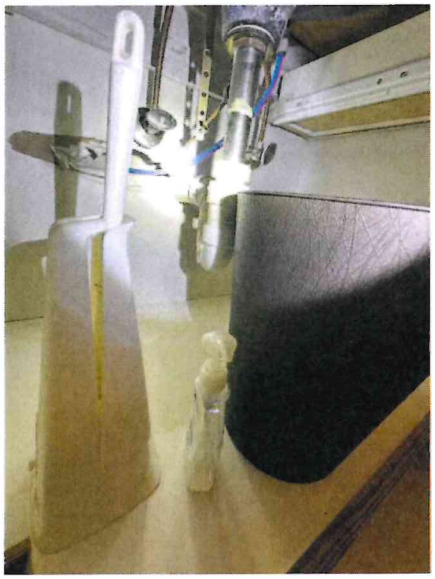



Video
(click here to view on web)

Fixture(s) / Faucet(s): Drainage Satisfactory (Unless Noted)

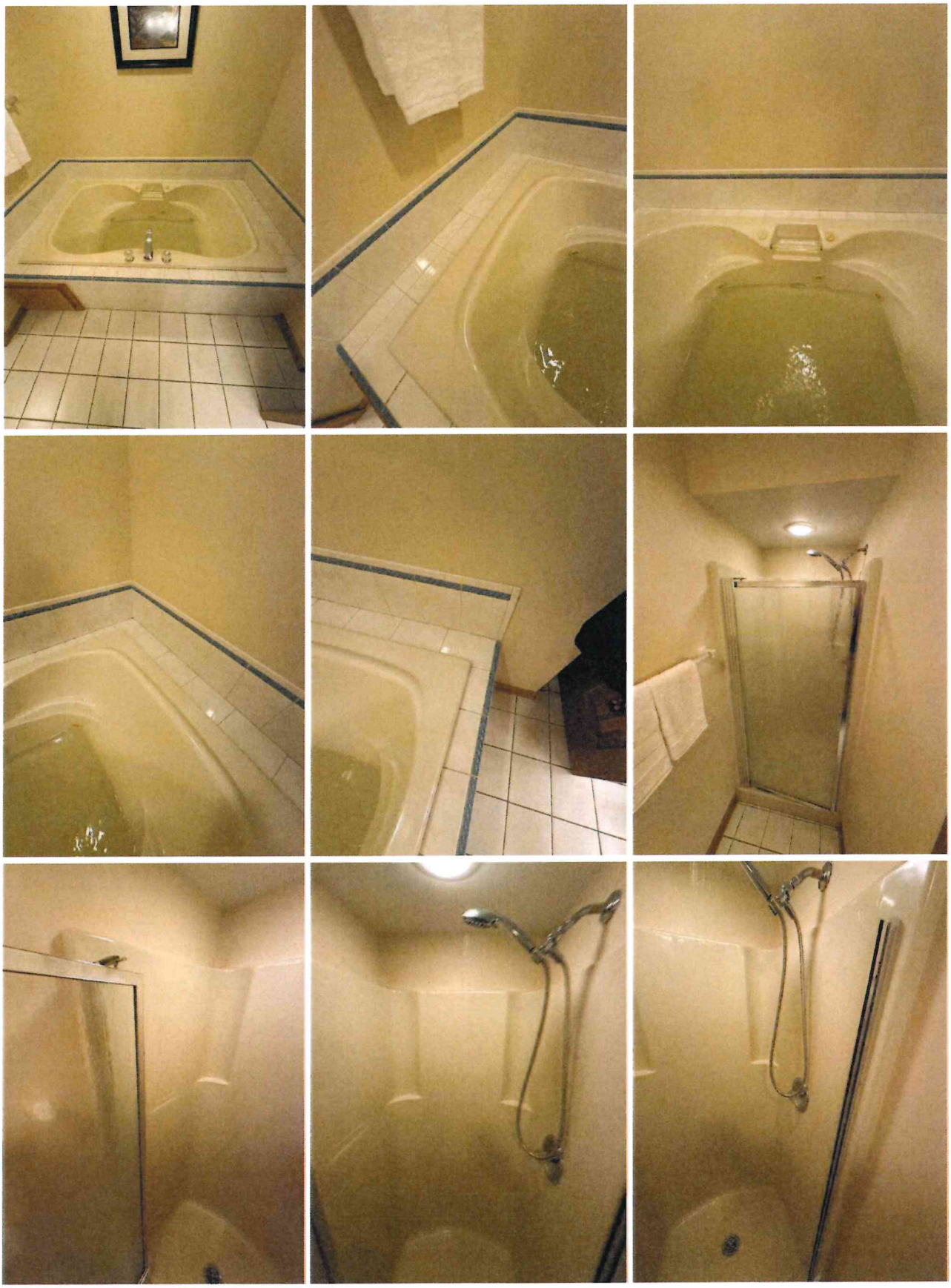
Bathroom

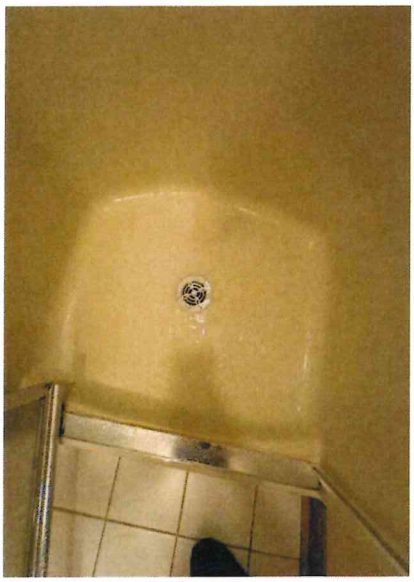
Functional drainage was satisfactory. No signs of active leaks at the time of inspection. Please note, leaks could develop after the home inspection between the inspection and closing.

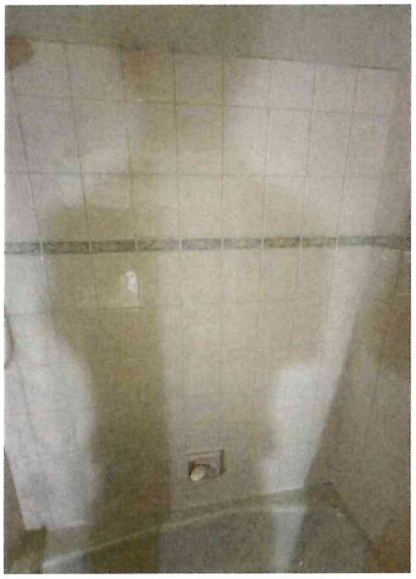






Tub / Shower Area: Material

Ceramic / Plastic, Glass



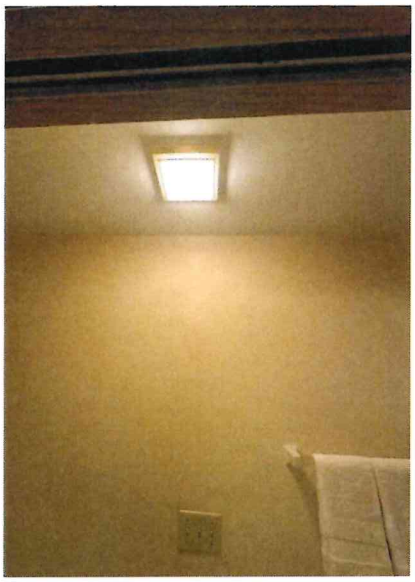




Tub / Shower Area: Exhaust Fans

Operational, Fan Only






Tub / Shower Area: Whirlpool Operational

Whirlpool was tested and was in proper working order at the time of inspection. No future representation can be made of the whirlpool following the home inspection.





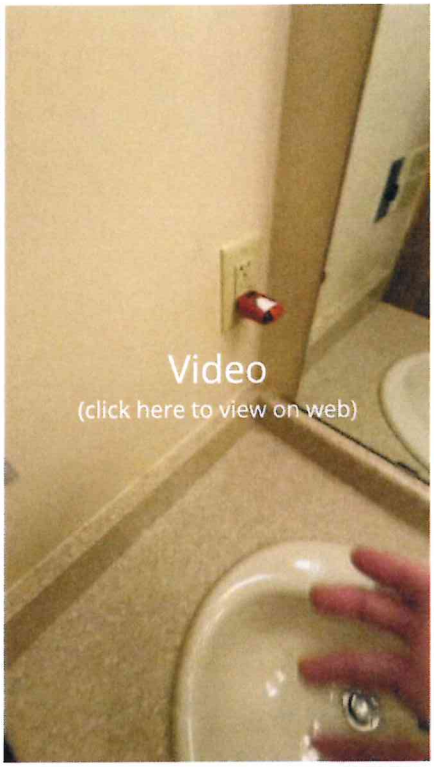
Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable Unless Noted

GFCI outlets were present in bathroom and a representative amount of outlets were checked for proper operation. Please note although the GFCI outlets were operational these outlets can fail between the inspection and closing. GFCI electrical outlets should be checked frequently to ensure operation.

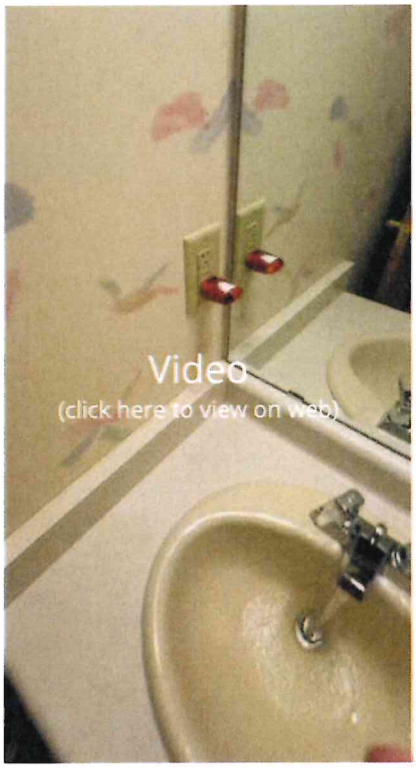
For more information on GFCI outlets see:

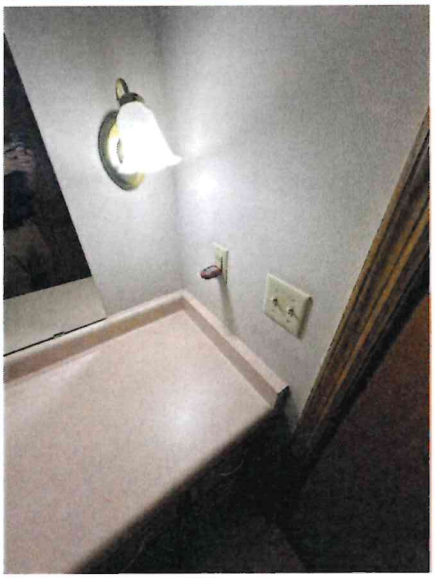
https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe

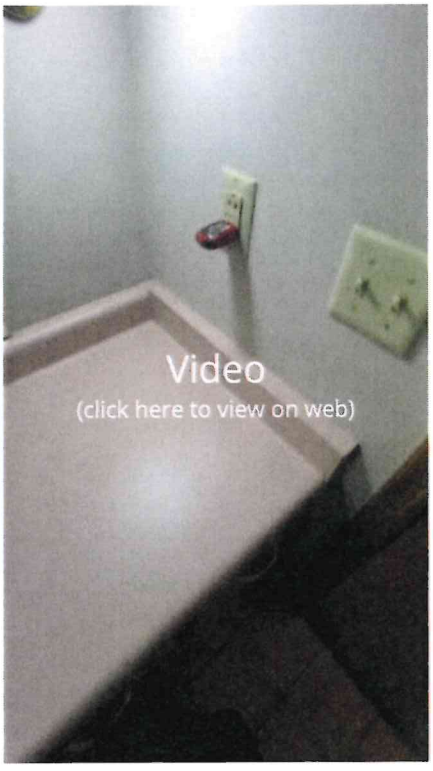




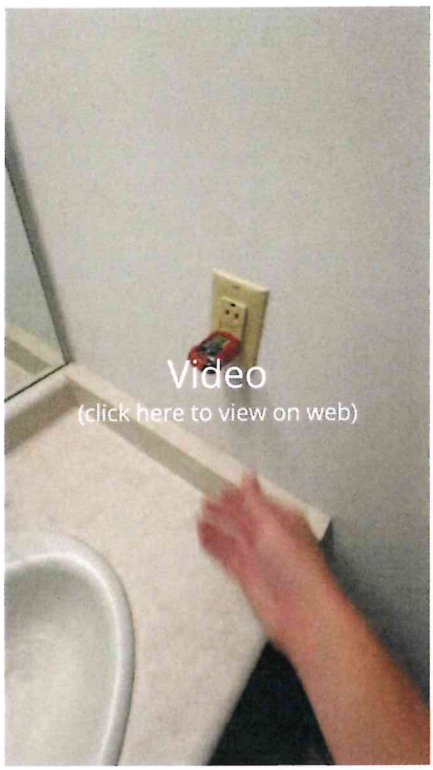












9: INTERIORS

		IN	NI	NP	R
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Ceiling Fan(s)	X			
9.4	Floors	X			
9.5	Steps, Stairways & Railings	X			
9.6	Doors	X			
9.7	Smoke & Carbon Monoxide Alarms – Not Tested		X		
9.8	Windows	X			
9.9	Lighting & Outlets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Walls: Wall Material
Drywall or Plaster

Ceilings: Ceiling Material
Drywall / Plaster