



RESIDENTIAL REPORT

1234 Main St.
Cadiz KY 42211

Buyer Name
09/15/2018 9:00AM



Inspector
Judson Faust
Judson W Faust

KY Lincese 239686 / TN License 1724
270-350-7272
jfaust@liberty-inspections.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION DETAILS	6
2: EXTERIOR	7
3: ROOF	11
4: CRAWLSPACE/BASEMENT	15
5: HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)	21
6: ATTIC	23
7: PLUMBING	24
8: ELECTRICAL	26
9: INTERIOR, DOORS, & WINDOWS	31
10: APPLIANCES	32
11: CHECK LIST	33
12: GARAGE	36

We appreciate the opportunity to conduct your Home Inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, feel free to call us if you have any questions. Remember, even though the inspection is completed, and the report is delivered, we are still available to you for any questions you may have.

Homes do not "Pass" or "Fail" a home inspection; rather, it is a general inspection to identify major deficiencies in the systems, components, and any items that may need further investigation or repair. The following report is based on an inspection of the visible portion of the structure at time of the inspection. A home inspection does NOT include building code compliance, or cosmetic items. Any recommendations by the inspector suggest a second opinion or further inspection by a qualified contractor. We recommend that licensed contractors evaluate and repair any and all critical concerns or defects.

KEY DEFINITIONS

INSPECTED (IN): The system or component was visually examined using normal operating controls, or by accessing readily accessible areas. If no comments were made, it appeared to be functioning as intended allowing for normal age and wear.

NOT INSPECTED (NI): The system or component was not examined, and no representation of whether or not it was functioning as intended is implied. The reason the item was not inspected will be described within the Limitations tab of this report.

NOT PRESENT (NP): This indicates that a system or component that is required to be inspected by the Standards of Practice was not present at the time of the home inspection.

Deficient (D): A system or component has a continuation that requires either maintenance or further evaluation by a qualified contractor for repair or replacement.

CATEGORIES of DEFICIENCIES

This report divides deficiencies into three categories: Maintenance Items (coloured in blue), Recommendations (in orange), and Significant Defects (in red)



Includes components/systems with minor deficiencies or that are in need of routine maintenance to increase the life span of the component or system.



Includes components/systems with moderate deficiencies, or latent defects which appear functional at the time of inspection, however, could benefit from repair or replacement.



Denotes a deficient component or a condition which should be addressed quickly. These will fall into one of the following three categories:

1. Major defects. An example of this would be a structural failure of the foundation.
2. Safety hazards, such as an exposed, live buss bar at the electrical panel.
3. Minor condition that left uncorrected will lead to a major defect. An example would be a small roof leak.

Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and, again, you should feel free to consider the importance you believe they hold and act accordingly.

The inspection and report are prepared for the sole, confidential, and exclusive use and possession of the client only. The report, the contents of this report, and any representation made herein are the property of the client and Liberty Inspections.

SUMMARY

- ⊖ 2.1.1 Exterior - Exterior Cladding: Flashing/Trim Improperly Installed
- ⊖ 2.1.2 Exterior - Exterior Cladding: Improper Installation
- 🔧 2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation too close to House
- ⊖ 2.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Low Areas
- 🔧 2.3.1 Exterior - Driveways & Walkways: Driveway Cracking - Minor
- ⊖ 3.1.1 Roof - Coverings: Exposed Nail
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.2.2 Roof - Roof Drainage Systems: Gutter Improperly Sloped
- ⊖ 3.2.3 Roof - Roof Drainage Systems: Gutter Loose
- ⊖ 3.3.1 Roof - Flashings: Improper flashing
- ⊖ 4.1.1 Crawlspace/Basement - Basements & Crawlspaces: Standing Water Crawlspace
- ⊖ 4.1.2 Crawlspace/Basement - Basements & Crawlspaces: Organic Growth
- ⚠️ 4.1.3 Crawlspace/Basement - Basements & Crawlspaces: Crawlspace Full Evaluation
- ⊖ 4.2.1 Crawlspace/Basement - Foundation: Efflorescence
- ⊖ 4.3.1 Crawlspace/Basement - Insulation: Water damage
- ⊖ 4.4.1 Crawlspace/Basement - Floor Structure: Mildew
- ⊖ 4.6.1 Crawlspace/Basement - Access: Improperly Installed
- ⊖ 5.1.1 Heating, ventilation, and air conditioning (HVAC) - Heat Pump: No Condensate Drain
- ⊖ 5.1.2 Heating, ventilation, and air conditioning (HVAC) - Heat Pump: Unable to access
- ⊖ 7.6.1 Plumbing - Sump Pump: Did Not Operate
- ⚠️ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⚠️ 8.3.1 Electrical - Branch Wiring Circuits: Melted Insulation
- 🔧 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged Receptacle
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Loose or Damaged Fixture
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle Not Working
- ⊖ 8.5.1 Electrical - GFCI : Nonworking GFCI
- 🔧 8.7.1 Electrical - Smoke Detectors: Change Batteries
- ⊖ 9.7.1 Interior, Doors, & Windows - Countertops & Cabinets: Cabinet Hinge Loose
- ⊖ 10.5.1 Appliances - Built-in Microwave: Light Not Working
- ⊖ 12.1.1 Garage - Ceiling: Damaged

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant

Temperature (approximate)

67 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Light Rain

Home Generally Faces

East

The orientation for specific locations identified in the report is given by compass directions. If these are not practical, then the locations will be given from the perspective of facing the building from the street.

Limitations

General

REPORT DOES NOT ADDRESS

This report does not address environmental hazards, including: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide; or Other similar environmental hazards. Nor does it address subterranean systems or system components (operational or nonoperational), including: Sewage disposal, Water supply or Fuel storage or delivery.

You should contact a competent specialist if information, identification, or testing of the above is desired.

2: EXTERIOR

		IN	NI	NP	O
2.1	Exterior Cladding	X			X
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.3	Driveways & Walkways	X			X
2.4	Eaves, Soffits & Fascia	X			
2.5	Porch	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Exterior Cladding: Material

Vinyl

Driveways & Walkways:

Driveway Material

Concrete

Driveways & Walkways: Walk

Way Material

Concrete

Eaves, Soffits & Fascia: Eaves, Soffits & Fascia Material

Vinyl, Aluminum, Wood

Porch: Porch Material

Concrete

Porch: Railing Material

Vinyl

Porch: Step Material

Concrete

Vegetation, Grading, Drainage & Retaining Walls: Grading Level

Grade around house is general level. It is recommend to have a slight slope away from foundation to aid in drainage.

Observations

2.1.1 Exterior Cladding

 Recommendation

FLASHING/TRIM IMPROPERLY INSTALLED

Trim piece was installed for a wall penetration that is no long there. The unsealed hole could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



Southeast

2.1.2 Exterior Cladding

 Recommendation

IMPROPER INSTALLATION

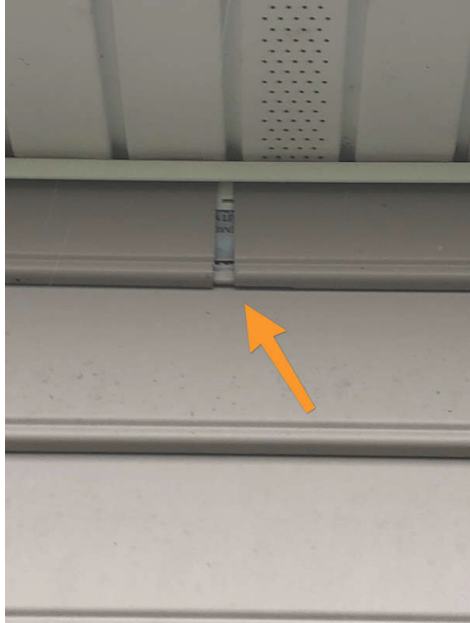
One or more areas of the siding appear to be installed incorrectly. Recommend further evaluation by a siding contractor.

Recommendation

Contact a qualified siding specialist.



Southeast



Southeast



Southeast



Southeast

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance/FYI

VEGETATION TOO CLOSE TO HOUSE

Vegetation too close to house. Recommend trimming bushes too late to leave at least 10 to 12 inches of clearance around house to prevent staining and water intrusion into house.

Recommendation

Contact a handyman or DIY project



Southeast



East

2.2.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

LOW AREAS

Low areas next to foundation, possible for water to pool and enter into the crawlspace. Recommend adding some dirt to create a slope away from house

Recommendation

Contact a handyman or DIY project



2.3.1 Driveways & Walkways

 Maintenance/FYI

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, consist with age. Recommend monitor for further damage and patch or seal current cracks.

Recommendation

Contact a handyman or DIY project



3: ROOF

		IN	NI	NP	O
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			X
3.4	Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Coverings: Material

Dimensional architectural shingles

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Rubber

Inspection Method

Walked Roof



Observations

3.1.1 Coverings

EXPOSED NAIL

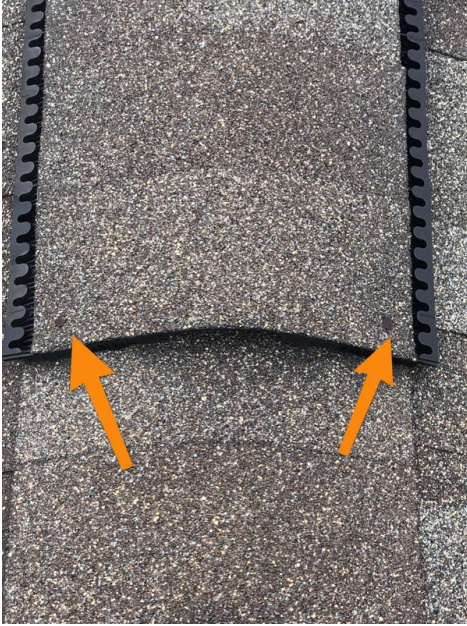
RIDGE VENT ROOF GARAGE, RIDGE VENT HOUSE



There are exposed nails on the roof. Recommend ceiling the nails to prevent water intrusion.

Recommendation

Contact a handyman or DIY project



3.2.1 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation. Recommend improving downspout extensions to drain 4- 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



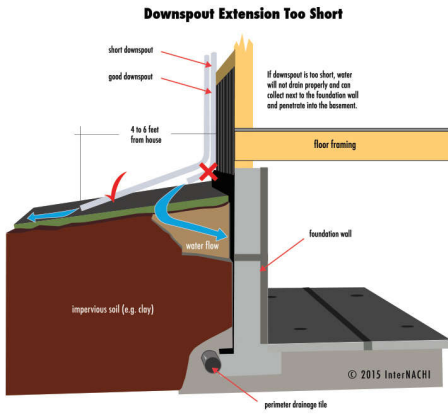
Southeast Corner



South Side Porch



North Side Porch



3.2.2 Roof Drainage Systems

Recommendation

GUTTER IMPROPERLY SLOPED

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Recommendation

Contact a qualified general contractor.



Standing water Southeast



Southwest

3.2.3 Roof Drainage Systems

Recommendation

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a handyman or DIY project



Three screws not completely installed Southeast

3.3.1 Flashings

IMPROPER FLASHING

Flashing is incrotty installed. Recommend repair or replace by a qualified roofer.

Recommendation

Contact a qualified roofing professional.



4: CRAWLSPACE/BASEMENT

		IN	NI	NP	O
4.1	Basements & Crawlspaces	X			X
4.2	Foundation	X			X
4.3	Insulation	X			X
4.4	Floor Structure	X			X
4.5	Wall Structure		X		
4.6	Access	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Basements & Crawlspaces:

Method of Inspection

Crawled

Basements & Crawlspaces:

Basement/Crawlspace Floor

Dirt

Basements & Crawlspaces:

Location of Access

Northwest

Basements & Crawlspaces:

Vapor Barrier Material

Polyethylene plastic

Here is some useful information on [vapor barriers](#).

Basements & Crawlspaces:

Ventilation

Exterior Foundation Wall

Shuttered Vents

Foundation: Material

Masonry Block

Foundation: Columns/Piers

Material

Masonry Block

Insulation: Type

Batt, Fiberglass

Here is some information about [insulation](#).

Insulation: Location

Under Floor

Insulation: Approximate

Average Depth

8 in

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Material

OSB

Limitations

Wall Structure

CONCEALED BY FINISHES

Wall structure was not visible due to finishing materials.

Observations

4.1.1 Basements & Crawlspaces

STANDING WATER CRAWLSPACE

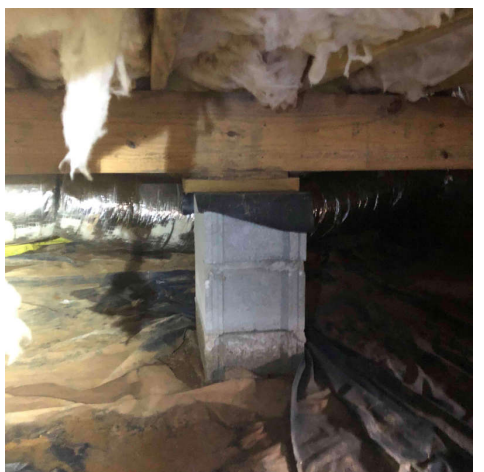
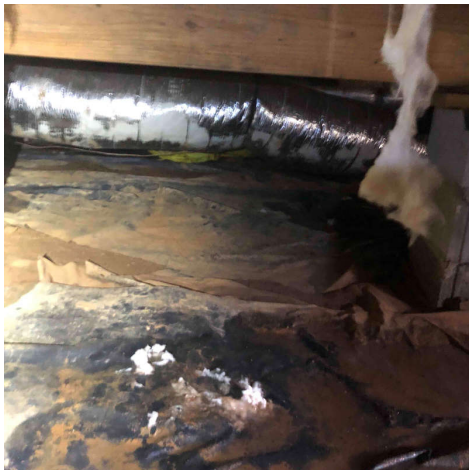
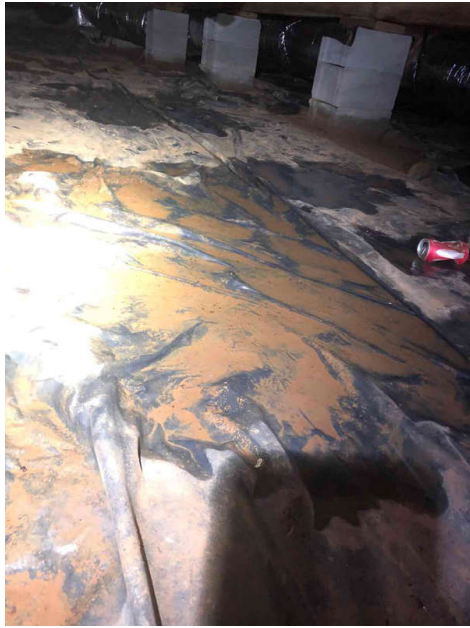
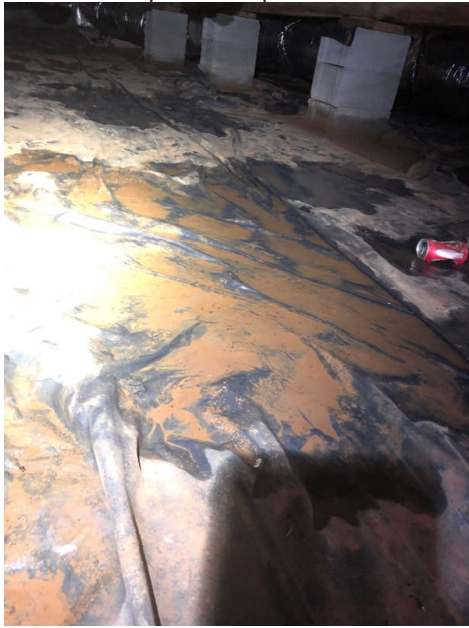


Recommendation

Observed standing water on crawlspace floor. Recommend a qualified contractor specializing in wet basement/crawlspace evaluate and advise on corrective action.

Recommendation

Contact a qualified professional.





4.1.2 Basements & Crawlspace

ORGANIC GROWTH

 Recommendation

A substance similar in appearance to mold is present, this is a sign of poor ventilation. Recommend further evaluation from a wet crawlspace/basement specialist.

Recommendation

Contact a qualified professional.



4.1.3 Basements & Crawlspace

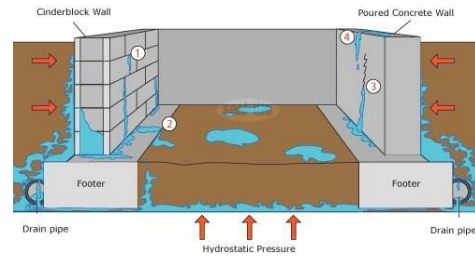
CRAWLSPACE FULL EVALUATION

 Significantly Deficient

There are multiple issues with the crawlspace. Recommend a contractor specializing in wet basement/crawlspace evaluate and advise on corrective action. This type of contractor should be able to advise on almost all issues found in the crawlspace resulting in not having to consult multiple contractors.

Recommendation

Contact a qualified professional.



4.2.1 Foundation

EFFLORESCENCE

Recommendation

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and advise on corrective action.

Recommendation

Contact a qualified professional.



4.3.1 Insulation

WATER DAMAGE

Recommendation

Insulation in the crawlspace has been damaged by prolonged exposure to moisture. Recommend a insulation contractor evaluate for repair or replacement.

Recommendation

Contact a qualified insulation contractor.



4.4.1 Floor Structure

 Recommendation

MILDEW

Observed signs of possible mildew/mold in one or more areas in the flooring structure. Recommend wet basement/crawlspace specialist identifying source of moisture, advise on corrective action and test for possible mold



4.6.1 Access

 Recommendation

IMPROPERLY INSTALLED

The access hatch for the crawlspace is improperly installed, the bottom course of masonry block should not be open, they need to be sealed to prevent water intrusion. The frame for the metal access hatch is not secure to the masonry block. Recommend repair or replace by a mason.

Recommendation

Contact a qualified masonry professional.



5: HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

		IN	NI	NP	O
5.1	Heat Pump	X			X
5.2	Distribution Systems	X			
5.3	Normal Operating Controls	X			
5.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heat Pump: Brand

Heil

Heat Pump: Energy Source

Electric

Heat Pump: Location

Exterior West

Heat Pump: Age

7 Years

Distribution Systems: Ductwork

Flex Ducts, Insulated

Normal Operating Controls:

Thermostat Location

Hallway

Type of Cooling

Electric, Heat Pump

Window mounted AC units are outside scope of a home inspection, there for they were not tested.

Observations

5.1.1 Heat Pump

 Recommendation

NO CONDENSATE DRAIN

Condensate tube was not present which limits safe discharge of condensation produced by evaporator coils. Recommend a qualified HVAC technician repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Heat Pump

 Recommendation

UNABLE TO ACCESS

Was unable to access parts of the HVAC unit. Recommend a full evaluation by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



Sealed

6: ATTIC

		IN	NI	NP	O
6.1	Insulation	X			
6.2	Ventilation	X			
6.3	Exhaust Systems	X			
6.4	Ceiling Structure	X			
6.5	Roof Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Access Location

Pull Down Ladder, Garage

Method of Inspection

Walked, From Access

Insulation: Type

Blown, Fiberglass

Insulation: Average Depth of Insulation

10 in

Ventilation: Ventilation Type

Soffit Vents, Passive, Ridge Vents

Exhaust Systems: Bathroom

Exhaust Fans

Fan with Light

Ceiling Structure: Ceiling Structure

Wooden Joist

Roof Structure: Material

Engineered Wood Trust

Roof Structure: Sheathing

OSB

7: PLUMBING

		IN	NI	NP	O
7.1	Hose Bib		X		
7.2	Main Water Shut-off Device		X		
7.3	Drain, Waste, & Vent Systems		X		
7.4	Water Supply, Distribution Systems & Fixtures		X		
7.5	Hot Water Systems, Controls, Flues & Vents		X		
7.6	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source

Public/Municipal

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Pex

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Unknown

Hot Water Systems, Controls,

Flues & Vents: Capacity

50

Hot Water Systems, Controls,

Flues & Vents: Location

Garage

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Age

7 Years

Sump Pump: Location

Crawlspace

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Limitations

General

WATER TURNED OFF

Water was turned off. Inspector was unable to observe flow of water or for leaks in any part of the homes plumbing system.

Hose Bib

WATER TURNED OFF

Water was turned off. Inspector was unable to observe flow of water or for leaks in all hose bibs. Recommend testing hose bibs after water is turned on.

Main Water Shut-off Device

NOT FOUND

Was not able to locate main water shut off valve. Recommend ask seller.

Drain, Waste, & Vent Systems

WATER TURNED OFF

Water was turned off. Inspector was unable to observe for leaks and function of the Drain, Waste, & Vent Systems of the plumbing system. Recommend checking Drain, Waste, & Vent Systems after water is turned on.

Water Supply, Distribution Systems & Fixtures

WATER TURNED OFF

Water was turned off. Inspector was unable to observe flow of water or for leaks in Water Supply, Distribution Systems & Fixtures of the plumbing system. Recommend testing Water Supply, Distribution Systems & Fixtures after water is turned on.

Hot Water Systems, Controls, Flues & Vents

WATER TURNED OFF

Water turned off. Inspector was unable to observe flow of hot water or observe for leaks in the hot water pipes of the plumbing system. Recommend testing the hot water system after water is on.

Observations

7.6.1 Sump Pump

DID NOT OPERATE**Recommendation**

Sump pump was not operating at the time of inspection, despite high water levels. Recommend qualified plumber evaluate and repair.



8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI	X			X
8.6	AFCI	X			
8.7	Smoke Detectors	X			X
8.8	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts, Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Branch Wiring Circuits: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits: Wiring Method

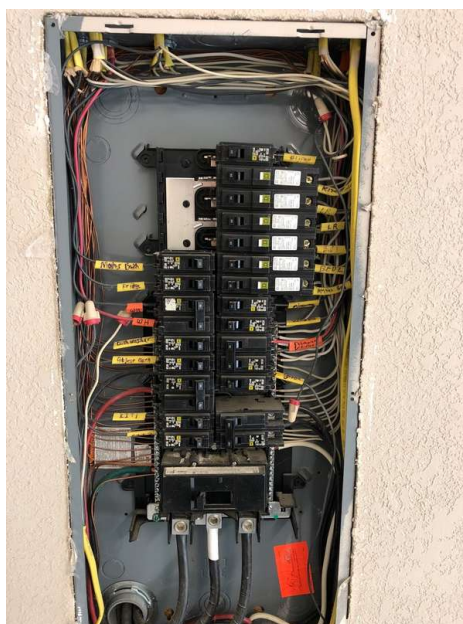
Romex

GFCI : Present at

Kitchen, Bathroom, Master Bathroom, Exterior, Laundry Room, Garage

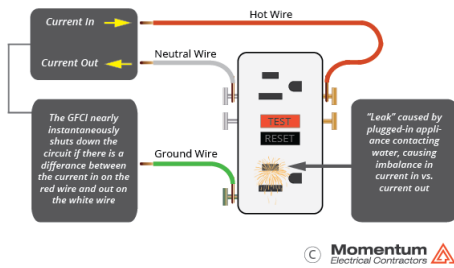
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage



GFCI : Description

GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking. Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This is to protect from electrical shock.



AFCI: Description

AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected.

Observations

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Significantly Deficient

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Branch Wiring Circuits



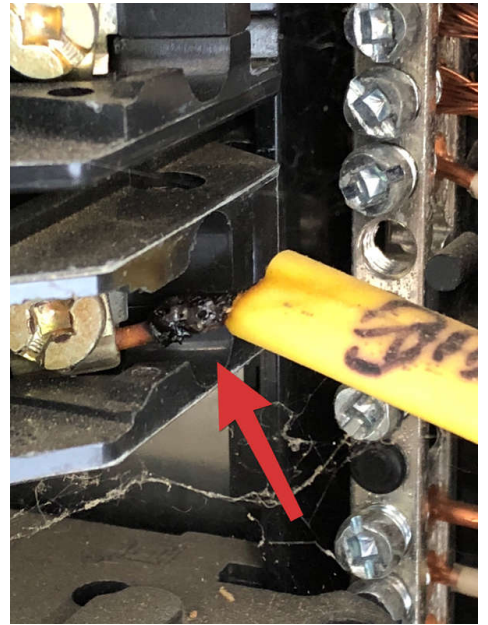
Significantly Deficient

MELTED INSULATION

There's evidence of overheating of a branch circuit. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

 Maintenance/FYI

COVER PLATES DAMAGED

MASTER BEDROOM

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a handyman or DIY project



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

DAMAGED RECEPTACLE

Damaged receptacle. Recommend repair or replace by qualified electrician

Recommendation

Contact a qualified professional.



Exterior East

8.4.3 Lighting Fixtures, Switches & Receptacles

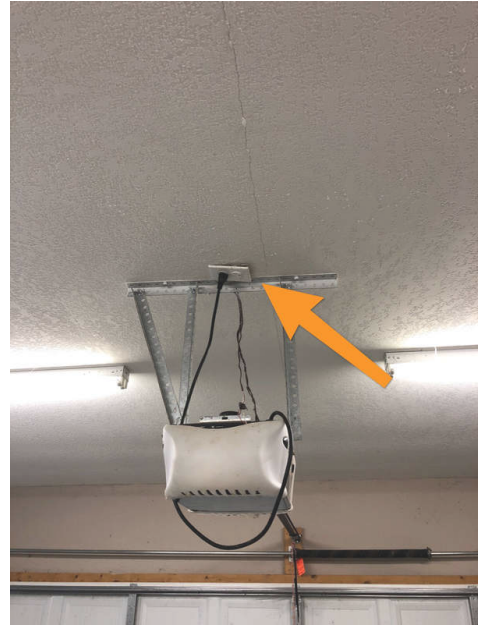
 Recommendation

LOOSE OR DAMAGED FIXTURE

Receptacle incorrectly installed. Recommend repair or replace by a qualified Electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.4 Lighting Fixtures, Switches & Receptacles

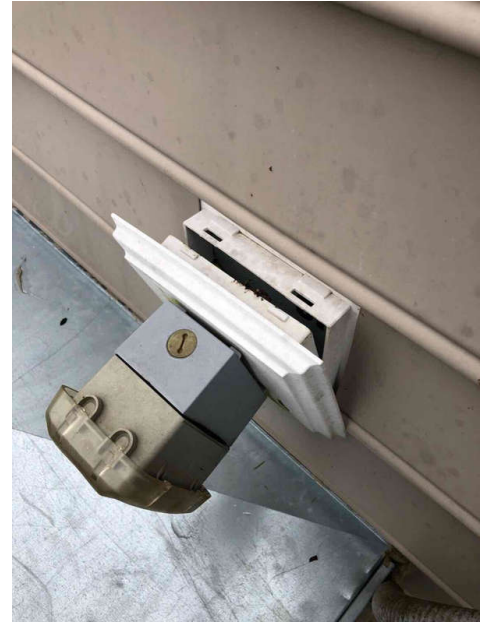
 Recommendation

RECEPTACLE NOT WORKING

There is no power at the receptacle. Recommend repair or replace by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI

 Recommendation

NONWORKING GFCI

Nonworking GFCI. Recommend repair or replace by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Exterior East

8.7.1 Smoke Detectors

 Maintenance/FYI

CHANGE BATTERIES

Batteries should be changed prior to moving in. then change spring and fall.

Recommendation

Recommended DIY Project



9: INTERIOR, DOORS, & WINDOWS

		IN	NI	NP	O
9.1	Interior Doors	X			
9.2	Exterior Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Exterior Doors: Exterior Entry Door

Steel

Windows: Window Type

Single-hung, Double Pane

Floors: Floor Coverings

Carpet, Hardwood, Tile

Walls: Wall Material

Drywall, Painted

Ceilings: Ceiling Material

Drywall, Painted

Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets:

Countertop Material

Laminate

Observations

9.7.1 Countertops & Cabinets

CABINET HINGE LOOSE

MASTER BATHROOM

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)



10: APPLIANCES

		IN	NI	NP	O
10.1	Dryer Vent	X			
10.2	Dishwasher		X		
10.3	Refrigerator	X			
10.4	Range/Oven/Cooktop	X			
10.5	Built-in Microwave	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Vent: Dryer Vent
Metal

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Brand
Whirlpool

Appliance Testing

Appliances are tested by turning them on for a short period of time. It is recommended that appliances be operated once again during the final walkthrough inspection prior to closing. Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection. Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

Observations

10.5.1 Built-in Microwave

 Recommendation

LIGHT NOT WORKING

The light underneath the microwave is not working. Most likely cause is burned out lightbulb. Recommend changing lightbulb. If that does not correct the problem, recommend further evaluation by an appliance specialist.

Recommendation

Contact a qualified appliance repair professional.



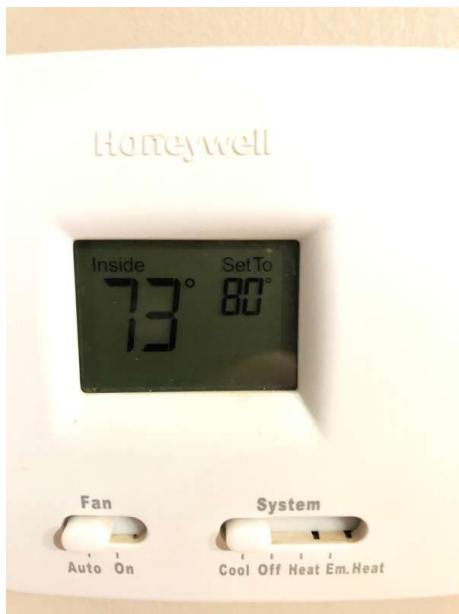
11: CHECK LIST

		IN	NI	NP	O
11.1	Thermostat	X			
11.2	Range/Oven/Cooktop	X			
11.3	Lights Off	X			
11.4	Doors Locked	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

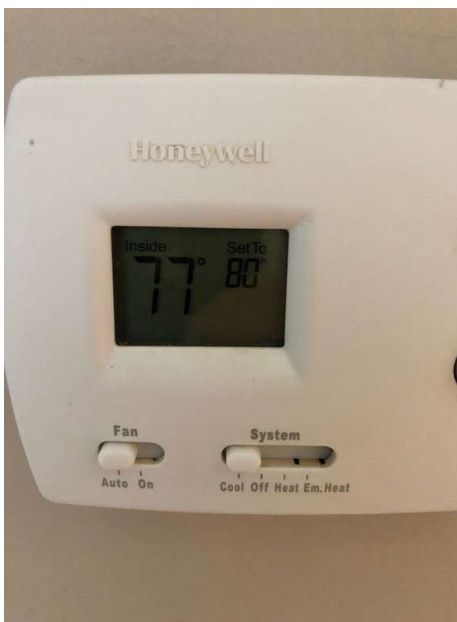
Thermostat : Reset Temperature



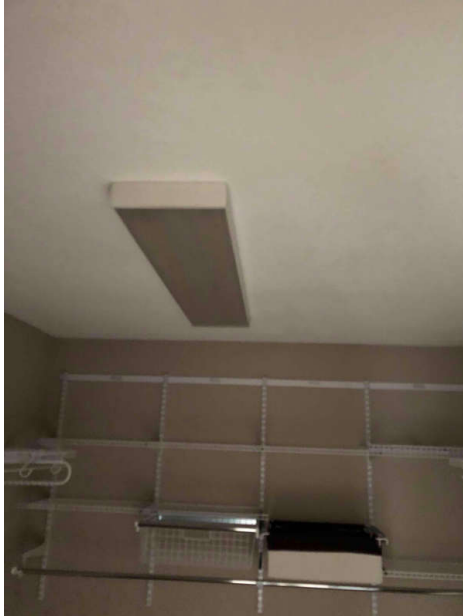
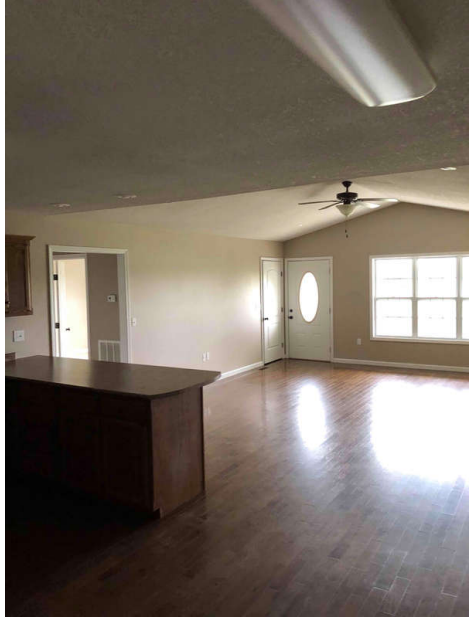
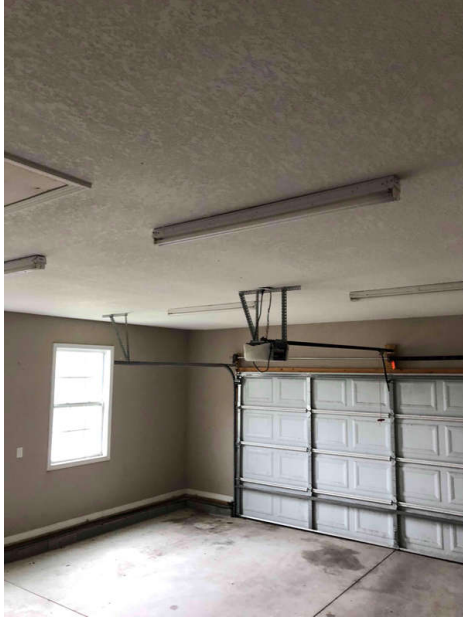
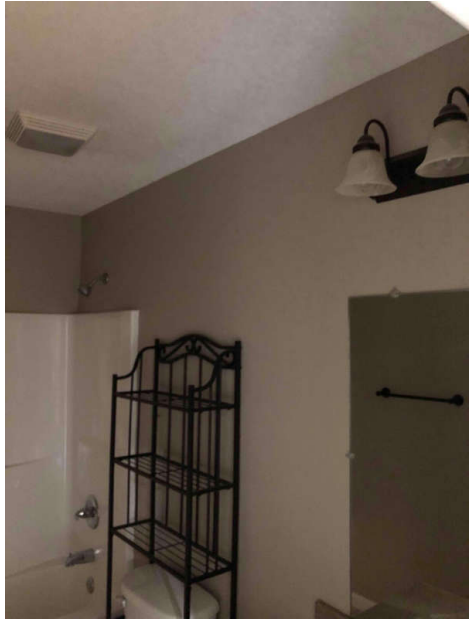
Range/Oven/Cooktop: Turned Off



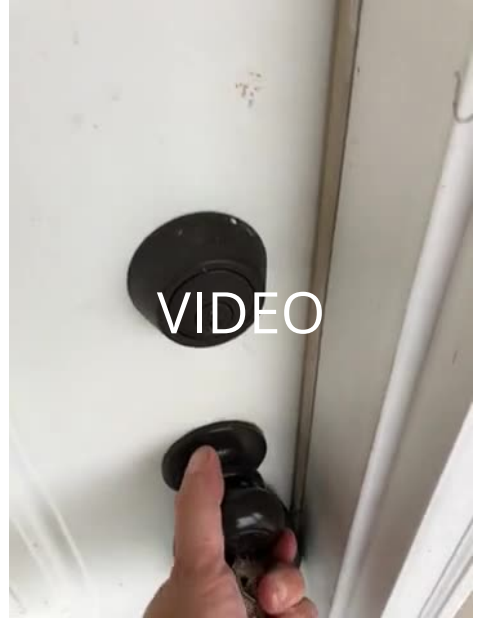
Thermostat : Original Temperature
80



Lights Off: Lights Off



Doors Locked: Doors Locked



12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			X
12.2	Floor	X			
12.3	Walls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type
Attached

Size
2 Car

Garage Door: Material
Metal

Garage Door: Number of Doors
1

Observations

12.1.1 Ceiling

 Recommendation

DAMAGED

Garage ceiling was damaged. The location of the crack indicate a possible deflection of the ceiling structure due to items being stored. Recommend qualified contractor evaluate and advise.



