

# Building Inspection Report

## 700 Sample St, Anywhere, USA

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**Inspection Date:**

11/21/2014

**Prepared For:**

John Smith

**Prepared By:**

Norton Inspection Co.  
6632 Telegraph Rd, #346  
Bloomfield Hills, MI 48301

(248) 641-9339

(248) 391-9785 Fax

[info@nortoninspection.com](mailto:info@nortoninspection.com)



**Report Number:**

141121-1

**Inspector:**

Patrick Norton

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 35 year old (approximate age) two story home in generally average condition. Numerous improvements are needed. Some of the systems (furnace, air conditioner and water heater) of the home are aging and may require updating in the near future. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *While the improvements that are recommended in this report are not considered unusual for a home of this age and location, the number of improvements is above average. There is one major concern with the mold growth in the attic that will be expensive to correct.*

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** denotes a major concern, major repair or major improvement recommendation where the means and/or costs of correction were not determinable at the time of inspection but will likely involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Improve:** denotes typical repairs or improvements that are needed.

**Monitor:** denotes a system, component or condition that needs further investigation and/or monitoring in order to determine if and/or when repairs may be necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Sunny conditions prevailed at the time of the inspection.

The estimated outside temperature was 25 degrees F.

# Section 1 – Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Asphalt •One layer visible
<b>Approx. Age of Roof Covering:</b>	• Unknown – Guessing 10+- Years
<b>Average Lifespan of Roof Covering:</b>	• 15 to 20 +- Years
<b>Chimneys:</b>	•Masonry •Metal
<b>Gutters and Downspouts:</b>	•Galvanized •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Not inspected due to snow covered

## ROOFING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

The roof coverings were not inspected due to snow covered.

- **Monitor:** The roofing system may be susceptible to ice damming. This should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Severe ice dams can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof.

#### Chimneys

The chimneys are in good condition.

#### Gutters & Downspouts

The gutters are in fair condition.

- **Improve:** The gutters require cleaning.
- **Improve:** Minor leaks in the gutters should be repaired.
- **Monitor:** The older galvanized gutters and downspouts are rusting in spots. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Chimney / flue interiors, which were not readily visible at the inspection are not inspected and may need repairs.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 2 – Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Wall Cladding:</b>	•Brick •Wood Siding •Metal Siding
<b>Soffit and Fascia:</b>	•Wood
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl •Metal
<b>Driveways:</b>	•Concrete
<b>Walkways and Patios:</b>	•Concrete
<b>Porch, Deck and Steps:</b>	•Concrete •Brick •Wood
<b>Garage:</b>	•Attached •Two Car •Automatic Door Opener
<b>Lot Grading:</b>	•Level Grade •Graded Away From House

## EXTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The exterior of the home is in generally average condition with several repairs and/or maintenance needed.

#### Exterior Walls

- **Improve:** Localized rot was observed in the siding/trim in several locations. Repairs should be performed in conjunction with painting.



- **Improve:** The wood siding/trim needs caulking and painting.



### Windows

- **Improve:** Some window frames require caulking at exterior.

### Garage

The garage is in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly.

- **Monitor:** The garage floor slab has typical cracks. This is the result of settling and/or heaving of the slab.

### Lot Drainage

The lot drainage and foundation grading appears to be satisfactory at this time.

### Porch

The porch is in good condition.

### Deck

The deck that was visible (most was snow covered) is in average condition.

- **Safety Issue:** As there is a danger of falling, a railing should be provided for all areas of the deck.



- **Monitor:** Some settlement of the deck is visible. As a result the deck is not level. This is a common condition. Repairs can usually be performed by a skilled carpenter if desired.
- **Monitor:** The gas grill was inoperable at the inspection and filled with an animal nest.



### Driveway

- **Monitor:** The driveway was not visible due to snow covered.

**Walkway**

- **Monitor:** The walkway was not visible due to snow covered.

**LIMITATIONS OF EXTERIOR INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical or hydrological conditions, site stability or environmental hazards.
- A representative sample of exterior components was inspected rather than every occurrence of components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 3 – Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•8 to 10+- Inches - (R-30+-) •Fiberglass
<b>Attic Vapor Barrier(s):</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer
<b>Basement Wall Insulation:</b>	•Unknown – Not Visible •No Insulation

## INSULATION / VENTILATION OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Attic / Roof

Insulation levels are typical for a home of this age and construction.

- **Major Concern:** Evidence of condensation and mold/mildew was observed in the upper attic. This condition is the result of insufficient ventilation and/or too much humidity. Ventilation and humidity levels should be improved as necessary. *Some molds, mildew and other conditions of like nature are believed to cause illness or disease in some people. Conditions that allow for the growth of mold/mildew should not be allowed to persist. Further investigation is needed to determine the causes, consequences and means of correction. Improvements will be expensive.*



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 4 – Interior Components

## DESCRIPTION OF INTERIOR

- |                                   |                                                      |
|-----------------------------------|------------------------------------------------------|
| <b>Wall and Ceiling Finishes:</b> | •Drywall •Wood Paneling                              |
| <b>Floor Surfaces:</b>            | •Carpet •Tile •Vinyl/Resilient •Wood Composite       |
| <b>Windows Style and Glazing:</b> | •Plastic •Double/Single Hung •Sliders •Double Glazed |
| <b>Doors:</b>                     | •Wood •Metal                                         |
| <b>Fireplaces:</b>                | •Masonry Firebox                                     |

## INTERIOR OBSERVATIONS

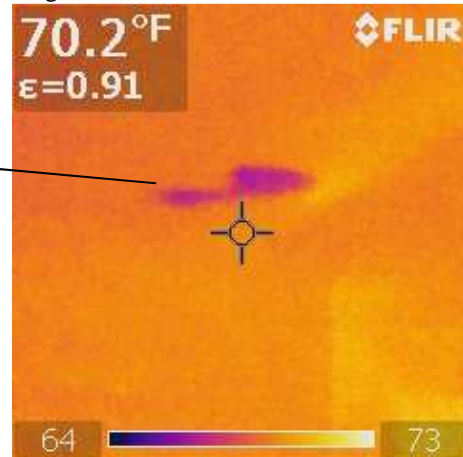
### RECOMMENDATIONS / OBSERVATIONS

#### General Condition of Interior Finishes

The interior finishes of the home are in generally average condition. Typical flaws were observed in some areas.

#### Wall / Ceiling Finishes

- **Improve:** High moisture was detected at the kitchen ceiling under the master bath shower from an ongoing plumbing leak. Further investigation is needed to determine what repairs are necessary. The darker area in the thermal image on the right below shows the area of high moisture at the kitchen ceiling from the shower leak above.



- **Improve:** The installation of the basement interior finishes is incomplete.





- **Monitor:** Water staining/damage was noted at base of basement wall from previous possible previous plumbing leak. Construction was dry at the inspection.



### Windows

The windows, in general, are in good condition. Typical flaws were observed in some locations. Possible warranty may be available, ask seller.

- **Monitor:** Damaged screen was noted on one window.
- **Monitor:** One upstairs window has lost its seal and/or clouded due to chemical reaction. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

### Doors

The doors, in general, are in average condition. Typical flaws were observed in some locations.

- **Improve:** Some door hardware needs repairs and/or adjustments.
- **Improve:** The screen for the sliding glass door is damaged.
- **Improve:** The sliding screen door does not close or lock properly.
- **Improve:** The basement door is not installed.

### Kitchen Counters

The countertops were found to be in good condition.

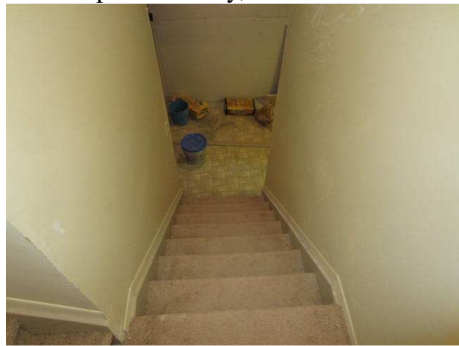
### Kitchen Cabinets

The cabinets were found to be in good condition.

### Stairways

The stairways were found to be in good condition except as noted below.

- **Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway.



### Fireplaces

The fireplace was found to be in good condition.

### Environmental Issues

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of a carbon monoxide detector with digital readout near sleeping areas within the home.

## LIMITATIONS OF INTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior if the home was occupied at the time of the inspection.
- The adequacy of the fireplace(s) draw (if applicable) cannot be determined during a visual inspection.
- Carpeting, window treatments, paint, wallpaper and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 5 - Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Basement
<b>Main Gas Valve Location:</b>	•Outside at Gas Meter
<b>Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater(s):</b>	•Gas •Approximate capacity is 40 gallons
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Master Bath

The fixtures, plumbing and other components of this room were found to be functioning properly except for items noted below.

- **Improve:** The shower valve is leaking at packing/seal.
- **Improve:** The showerhead/valve was inoperable at the inspection.

#### Hall Bath

The fixtures, plumbing and other components of this room were found to be functioning properly except for items noted below.

- **Improve:** The tub drain stopper is not operating properly.
- **Improve:** The tub spout needs caulking.

#### Half Bath

The fixtures, plumbing and other components of this room were found to be functioning properly.

#### Kitchen

The fixtures, plumbing and other components of this room were found to be functioning properly.

#### Laundry

The fixtures, plumbing and other components of this room were found to be functioning properly except for item noted below.

- **Improve:** The laundry tub should be properly secured.

#### Basement Bath

The fixtures, plumbing and other components of this room were found to be functioning properly except for items noted below.

- **Improve:** The shower installation is incomplete and was not tested.
- **Improve:** An exhaust fan that discharges to the building exterior is needed.

#### Water Heater

The approximate age of this water heater is 14 years. The average lifespan of water heaters this type and configuration is 10 to 15+- years with proper servicing and maintenance. The actual useful life left of this system cannot be determined. The water heater was operating properly at inspection. No improvements needed at this time.

- **Monitor:** Given the age of the water heater, it may be nearing the end of its useful life. It would be wise to budget for a new water heater.

### Gas Piping

The gas piping was found to be functioning properly. No gas leaks detected at inspection.

### Supply Plumbing

The plumbing system was functioning properly at the time of the inspection. No improvements needed at this time.

### Waste / Vent

The plumbing system was functioning properly at the time of the inspection. No improvements needed at this time.

- **Monitor:** Tree root obstructions and possible collapse of the underground sewer pipe from the house to the city sewer is common in many older neighborhoods. Periodic snaking of the sewer pipe may be necessary to remove tree roots and prevent possible sewer backups. In some cases the sewer pipe may collapse and need to be replaced, which can be expensive if necessary. Video inspection of the underground sewer pipe is available from sewer and/or plumbing contractors and is recommended prior to the end of inspection contingency period.

### Sump Pump

The sump pump was found to be functioning properly. Routine inspection and maintenance will be needed.

- **Monitor:** The frequency of sump pump operation cannot be determined by a one time visit to the home. If the sump pump system is actively pumping water periodically, the installation of a water pressure or battery backup system can prevent basement flooding should there be a power or pump failure.

## LIMITATIONS OF PLUMBING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the ground surface were not inspected.
- Water quality is not tested unless contracted for and documented in this/or other report. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Septic systems, sprinkler systems, hot tubs, pools, wells and water conditioning systems, if applicable, are not inspected and are outside the scope of this inspection unless contracted for and documented in this/or other report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 6 - Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Entrance Wires:</b>	•Underground •Aluminum
<b>Main Disconnect(s):</b>	•Breakers •Located in basement
<b>Service Ground:</b>	•Aluminum •Water Pipe Connections
<b>Main Distribution Panel:</b>	•Breakers •Located in basement
<b>Distribution Wiring:</b>	•Copper •Non- Metallic Sheathed Cable
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom

## ELECTRICAL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Inspection of the electrical system revealed the need for numerous improvements. Although these improvements are not especially costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

#### Distribution Wiring

- **Improve:** Wiring exposed on garage walls should be relocated or protected by conduit.



#### Outlets

- **Safety Issue:** Missing outlet cover plates in basement should be replaced.
- **Improve:** The installation of ground fault circuit interrupter (GFCI) devices is recommended on all exterior, garage, bathroom and kitchen counter outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

#### Switches

- **Safety Issue:** Missing switch cover plates in basement should be replaced.

## Lights

- **Safety Issue:** The loose hanging light fixtures in basement should be repaired.



## LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or other components that are not part of the primary electrical power distribution system. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some electrical components if home was occupied at the time of inspection.
- Electrical distribution loading of individual circuits cannot be determined during the home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 7 – Heating System(s)

## DESCRIPTION OF HEATING SYSTEM(S)

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<b>Primary Energy Source:</b>	•Gas
<b>Heating System Type(s):</b>	•Forced Air
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Furnace

The approximate age of this heating system is 20 years. The average lifespan of systems this type and configuration is 20+- years with proper servicing and maintenance. The actual useful life left of this system cannot be determined.

The heating system operated properly when tested. No carbon monoxide or flue gases emission was detected from system when tested.

- **Monitor:** The supply of combustion air (and draft air) for the heating systems in the furnace room needs to be sufficient when the basement is completed. The furnace room cannot be sealed without proper combustion makeup air installed.
- **Monitor:** Given the age of the furnace, it may be nearing the end of its useful life. It would be wise to budget for a new furnace.

#### Humidifier

The humidifier operated properly when tested. Annual maintenance is required.

#### Air Filter/Cleaner

- **Improve:** The dirty air filter should be replaced with a full size filter. Periodic replacement is needed.



## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 8 – Cooling/Heat Pump System(s)

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEM(S)

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<b>Energy Source:</b>	•Electricity
<b>System Type(s):</b>	•Air Cooled Central Air Conditioning
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMP SYSTEM(S) OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

The approximate age of this system is 20 years. The average lifespan of systems this type and configuration is 15 to 20+ years with proper servicing and maintenance. The actual useful life left of this system cannot be determined.

The system could not be tested due to outside temperature.

- **Monitor:** Given the age of the system, it may be nearing the end of its useful life. It would be wise to budget for a new system.

#### House Fan

The fan responded properly to operating controls.

- **Monitor:** It is recommended that the house fan be sealed airtight and insulated in winter to prevent possible condensation/mold/mildew in attics and for improved energy efficiency. If the fan is never used it may be desirable to have it removed and the ceiling/insulation replaced.

## LIMITATIONS OF COOLING / HEAT PUMP SYSTEM(S) INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Section 9 - Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Poured Concrete •Basement and Slab Configuration
<b>Beams:</b>	•Steel
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist •Truss
<b>Roof Structure:</b>	•Trusses •Plywood Sheathing
<b>Method of Attic Inspection:</b>	•Viewed from Access Hatches

## STRUCTURAL COMPONENT OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

The building exhibits no evidence of substantial structural movement. No improvement to structural components is considered necessary at this time.

#### Basement Leakage

- **Monitor:** There is evidence (staining/moisture damage) of previous moisture penetration at wall penetration, cracks and rod holes noted. It is very common for wall penetrations, minor shrinkage and/or settling cracks and rod holes to leak. If leakage is experienced, the ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation. If leakage persists, various methods of crack repair are available, including interior patching with an epoxy resin or hydraulic cement, and exterior repairs after excavation. High moisture environments in finished basements are conducive to the growth of possible toxic molds, mildews and fungus etc. and should not be allowed to persist.



- **Monitor:** Basement crack and rod hole repairs have been installed in spots. Possible warranty may be available, ask seller.
- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage/flooding. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, and/or a water pressure or battery back up system in the event of a power interruption.

## **LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces, furniture and/or storage could not be inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of the home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Section 10 - Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Gas Range •Dishwasher •Waste Disposer •Refrigerator

**Laundry Facility:**

•Gas Piping for Dryer •Dryer Vented to Building Exterior

**Other Components Tested:**

•Kitchen Exhaust Fan •Doorbell •Smoke Detectors

## APPLIANCE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

All appliances that were tested responded satisfactorily except for items noted below.

**Dishwasher**

- **Improve:** The dishwasher did not work when tested.
- **Improve:** The dishwasher should be secured properly to cabinets or countertop.

**Smoke Detectors**

- **Safety Issue:** All smoke detectors did not respond to testing. Recommend having new interconnected smoke detectors on every level of the home, inside and outside sleeping areas as a minimum.

## LIMITATIONS OF APPLIANCE TESTING

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As prescribed in the pre-inspection contract, this is a visual inspection only. Appliances are tested (not inspected) by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The testing of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances cannot be determined.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.