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WATCHMAN INSPECTIONS - HOME INSPECTION REPORT

123 Sample Street
Demo City, ST 12345

INSPECTION DATE
1/15/2024 9:00AM

PREPARED FOR
John Sample



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8. Kitchen

9. Interior Areas

10. Final Checklist

Introduction

Hello! Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included.

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect but may show signs of normal wear and tear.

Marginal: At the time of inspection the component is functioning but, in the inspector's opinion, near the end of its service life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard or is significantly deficient. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Not Present: At the time of inspection, the system or component did not exist or was not evident on the property. This is informational only.

Not Inspected: The system or component was designated for inspection under the standards but was not inspected (doors locked, power disconnected, etc).

DEFINITION OF DEFICIENCY TERMS

Safety Concerns: A condition judged to be a significant risk of personal injury during normal use. Prompt correction by a qualified professional is recommended.

Recommendations: A system or component that is not functioning as intended, is significantly deficient, or is near the end of its service life, but is not a significant injury risk. Repair, further evaluation, or monitoring is recommended.

Maintenance Items: Routine upkeep, minor wear, or cosmetic conditions that do not significantly affect function, typically handled by the homeowner.

DEFECTS/ DEFICIENCIES SUMMARY

Safety Concerns | Recommendations | Maintenance Items

EXTERIOR

- 2.22 Backyard Sinkhole
- 2.23 Driveway Cracking – Monitor Separation
- 2.24 Exterior Outlet - No Power
- 2.25 Concrete Cracking

1.0 INSPECTION INFORMATION

This section records the property details and the conditions present on the day of the inspection, including weather, occupancy, and utilities.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Exterior of Home Photos	X	X	X	X	X	X	—

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
General Information	X	X	X	X	X	X	—
Site Conditions at Time of Inspections	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

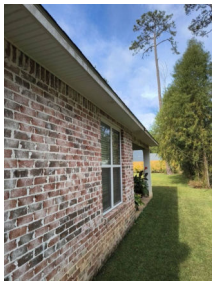
INFORMATION

1.1 Exterior of Home Photos

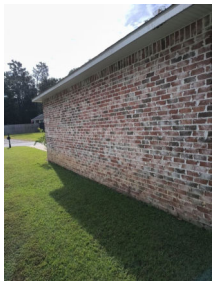
Reference photos

Photos of all sides of the home



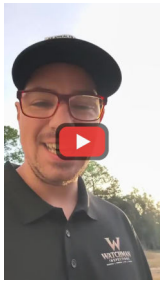







1.2 General Information

Sample Video



1.3 General Information

In Attendance: Inspector, Client(s)

1.4 General Information

Occupancy: Occupied, Personal Belongings Present, Heavily Furnished

1.5 General Information

Type of Building: Single Family

1.6 General Information

Estimate Age (Pulled from Online Listing)

4 Years (Zillow)

1.7 General Information

Utilities: Water On, Electric On, Gas On



1.8 General Information
Water Source: Public

1.9 General Information
Sewage Disposal: Public, Grind Pump Present



1.10 General Information
Entrance Faces: West

1.11 Site Conditions at Time of Inspections
Weather Conditions: Clear, Sunny

1.12 Site Conditions at Time of Inspections
Temperature at the Time of Inspection: 60-70 Degrees, 70-80 Degrees

1.13 Site Conditions at Time of Inspections
Precipitation in the Last 48 hrs?: No, Unusually Dry Conditions

1.14 Site Conditions at Time of Inspections
Ground Condition: Dry

2.0 EXTERIOR

Wall coverings, flashing, trim, exterior doors, decks, porches, steps, railings, and accessible eaves, soffits, and fascia were visually inspected. Vegetation, grading, drainage, and retaining walls were evaluated where they are likely to adversely affect the building, along with adjacent walkways, patios, and driveways.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Site Grading/Surface Drainage	X	X	X	X	X	X	1
Vegetation	X	X	X	X	X	X	—
Driveway/Walkways	X	X	X	X	X	X	1
Wall Coverings	X	X	X	X	X	X	—
Flashing & Trim	X	X	X	X	X	X	—
Windows	X	X	X	X	X	X	—

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Exterior Doors	X	X	X	X	X	X	—
Exterior Electrical	X	X	X	X	X	X	1
Stoops, Porches, & Steps	X	X	X	X	X	X	1
Decks/Balconies	X	X	X	X	X	X	—
Guardrails, Stair Rails, & Handrails	X	X	X	X	X	X	—
Eaves/Soffits/Fascia	X	X	X	X	X	X	—
Retaining Walls	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

2.1 Site Grading/Surface Drainage

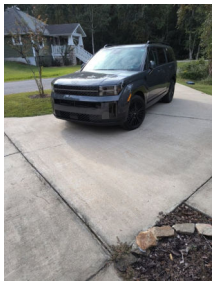
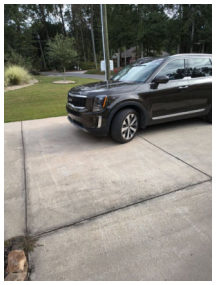
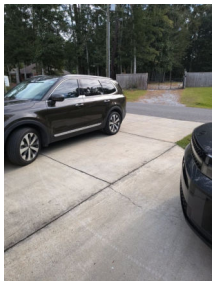
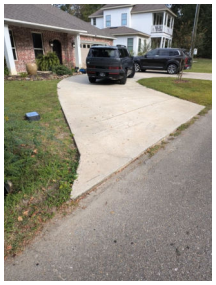
Site Grading/Surface Drainage: Sloped Away From Structure, Sloped Toward Structure

2.2 Vegetation

Vegetation: Growing Against Structure, Generally Maintained

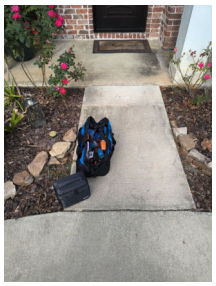
2.3 Driveway/Walkways

Driveway: Concrete

2.4 Driveway/Walkways

Walkways: Concrete



2.5 Wall Coverings

Cladding/Covering Materials: Brick Veneer



2.6 Wall Coverings

Wall Construction Type: Wood Framed

2.7 Wall Coverings

Vegetation Obscuring Wall(s) Visibility?: Partial



2.8 Flashing & Trim

Flashing & Trim Materials: Vinyl, Wood, Hardiboard





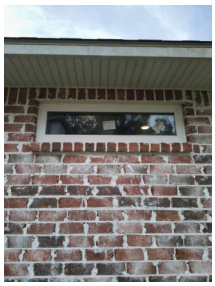


2.9 Windows

Window Materials: Vinyl







2.10 Windows

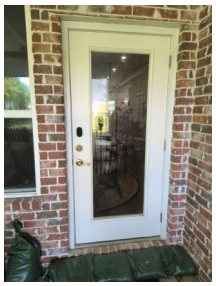
Window Types

Single Hung

2.11 Exterior Doors

Exterior Door Material: Wood w/window





2.12 Exterior Doors

Lockset & Handset Information

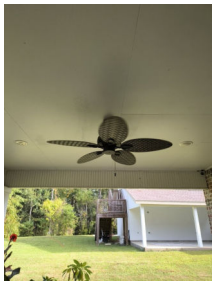
Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

2.13 Exterior Electrical

Electrical: Outlets, Lights







2.14 Stoops, Porches, & Steps

Front Porch Present: Yes



2.15 Stoops, Porches, & Steps

Front Porch: Concrete

2.16 Stoops, Porches, & Steps

Front Porch Steps: Not Present

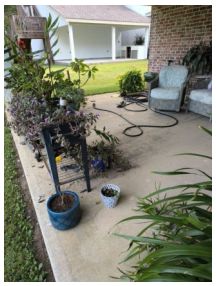
2.17 Stoops, Porches, & Steps

Rear Porch Present: Yes

2.18 Stoops, Porches, & Steps

Rear Porch: Concrete





2.19 Stoops, Porches, & Steps
Rear Porch Steps: Not Present

2.20 Stoops, Porches, & Steps
Stoop Present: No

2.21 Eaves/Soffits/Fascia
Soffit & Fascia Material: Vinyl Soffit, Aluminum Fascia





DEFECTS/ DEFICIENCIES

2.22 Site Grading/Surface Drainage
Backyard Sinkhole

Recommendations

OBSERVATION: A sinkhole approximately 3 feet by 2 feet was observed in the backyard and was continuously draining.

EVALUATION: This condition may indicate an underground void, erosion, or a drainage-related problem and could create a safety hazard or worsen over time.

RECOMMENDATION: Restrict access to the area and have the condition evaluated promptly by a qualified drainage or geotechnical contractor; repair or stabilization should be completed as recommended.





2.23 Driveway/Walkways
Driveway Cracking – Monitor Separation

Recommendations

OBSERVATION: Cracking was observed in the driveway surface.

EVALUATION: The cracking may continue to develop and could result in further separation of the driveway material.

RECOMMENDATION: Monitor the cracks for changes or increased separation, and have the condition evaluated by a qualified contractor if further separation occurs.



2.24 Exterior Electrical

Exterior Outlet - No Power

Recommendations

OBSERVATION: The exterior outlet did not have electrical power when tested.

EVALUATION: This condition may result from a tripped GFCI device or circuit breaker, a wiring defect, or another electrical problem. An inoperable exterior outlet may limit the availability of power for outdoor use and could indicate a safety concern.

RECOMMENDATION: Have a licensed electrician evaluate the outlet and associated circuit, identify the cause of the loss of power, and restore safe operation as needed.



2.25 Stoops, Porches, & Steps

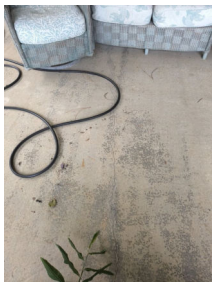
Concrete Cracking

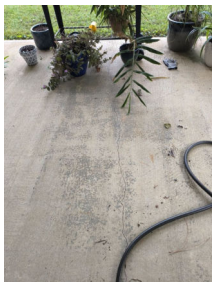
Recommendations

OBSERVATION: Cracking was observed in the concrete stoop, porch, or step surfaces. Separation may be developing or could continue to increase over time.

EVALUATION: Progressing cracks and separation can allow water intrusion and may contribute to further deterioration or movement.

RECOMMENDATION: Monitor the cracking for changes and have the affected concrete evaluated by a qualified contractor, particularly if the separation continues or increases.





3.0 ROOF

The roofing materials, drainage systems, flashing, skylights, chimneys, and penetrations were visually inspected, and the materials and inspection method are described. Antennas, other accessories, and inaccessible flue interiors are not included. Remaining life and future failure are not determined.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
General Information	X	X	X	X	X	X	—
Roof Drainage Systems	X	X	X	X	X	X	—
Roof Flashings	X	X	X	X	X	X	—
Vents / Penetrations	X	X	X	X	X	X	—
Sky Lights	X	X	X	X	X	X	—

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Chimney	X	X	X	X	X	X	—

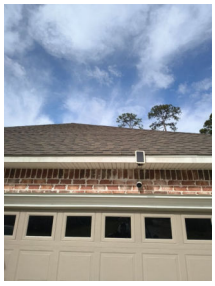
Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

3.1 General Information

Overview of Roof Photos







3.2 General Information

Roof Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

3.3 General Information

Inspection Method: From the Ground, Aerial Drone

3.4 General Information

Roof Shape: Hip

3.5 General Information

Roof Covering Material: Architectural Shingles

3.6 Roof Drainage Systems

Roof Drainage: Not Present

3.7 Roof Drainage Systems

Gutters recommended

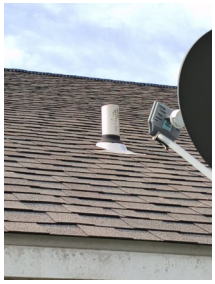
Recommend installing gutters to direct water flow to the corners of the home and terminated by downspouts with extensions at the bottom of at least 3 feet.

3.8 Roof Flashings

Roof Flashing Materials: Metal, Concealed

3.9 Vents / Penetrations

Roof Penetration Type(s): PVC



3.10 Sky Lights
Sky Lights Present: Not Present



3.11 Chimney
Chimney Present: Not Present



3.12 Chimney
Chimney Material: Not Present

4.0 STRUCTURE

The structural components, including the foundation and framing, were visually inspected. The methods used to inspect the under-floor crawlspace and attic are stated, and the foundation, floor structure, wall structure, ceiling structure, and roof structure are described. Engineering or architectural services, opinions on the adequacy of structural systems, entry into crawlspaces with less than 24 inches of clearance or an access opening smaller than 16 by 24 inches, and traversing attic load-bearing components concealed by insulation or other materials are not included.

Crawlspace
If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
General	X	X	X	X	X	X	—
Crawlspace	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

4.1 General
Foundation Types: Slab on Grade

4.2 General
Foundation Material: Poured Concrete

4.3 General
Floor Structure: Concrete Slab

4.4 General
Subflooring: Not Present

4.5 General
Wall Structure: Wood Frame

5.0 PLUMBING

Interior water supply, drain, waste, and vent systems, fixtures, water heating equipment, vents and flues, fuel systems, and sump pumps and ejectors were inspected. Piping materials, the water heater and its energy source, and the main water and fuel shut-off locations are described. Washer connections, wells, water treatment, irrigation, septic systems, water quality, and flow and pressure are not included, and shut-off valves are not operated.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
General	X	X	X	X	X	X	—
Exterior Spigots	X	X	X	X	X	X	—
Water Heater	X	X	X	X	X	X	—
Gas Meter/LP Tank	X	X	X	X	X	X	—

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Interior Drain, Waste, and Vent	X	X	X	X	X	X	—
Sump Pump & Sewage Ejector	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

5.1 General

Water Source: Public Water

5.2 General

Location of Main Water Shut Off: Front

5.3 General

Location of Fuel Shut Off: Front



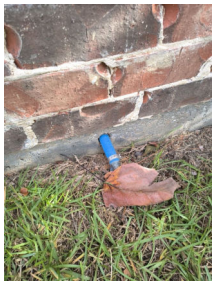


5.4 General

Fuel source available: Natural Gas

5.5 General

Interior Supply Line Material: PEX



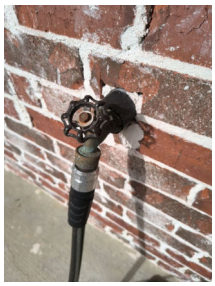
5.6 General

Plumbing In Walls, Floor

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, and identified it was only the visible sections. It is not possible to determine if any other type of pipes were used if they are concealed.

5.7 Exterior Spigots

Photos



5.8 Water Heater

Photo of Water Heater

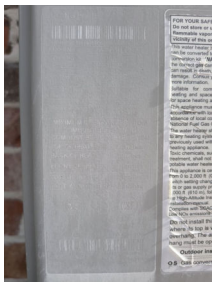
Exterior Left



5.9 Water Heater

Photo Of Water Heater Dataplate

Faded from Sun



5.10 Water Heater

Manufacturer: Takagi

5.11 Water Heater

Fuel: Natural Gas

5.12 Water Heater

Capacity: Tankless

5.13 Water Heater

Approximate Age

3 years

5.14 Water Heater

Temp & Pressure Relief Valve: Present With Blow Off Leg



5.15 Water Heater

Fuel Disconnect: Within Sight of Equipment



5.16 Gas Meter/LP Tank

Gas Utilities Present: Yes



5.17 Gas Meter/LP Tank

Gas Meter Location: Side of House, Left

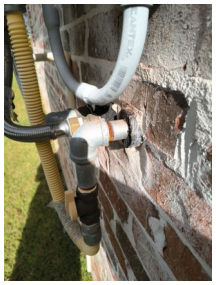
5.18 Gas Meter/LP Tank

LP Tank Present: No

5.19 Gas Meter/LP Tank

Visible Fuel Line Photos



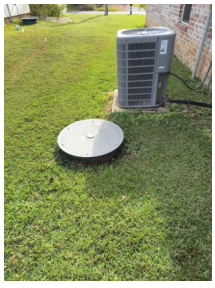


5.20 Interior Drain, Waste, and Vent

Interior Drain, Waste, and Vent Pipe Material(s): PVC

5.21 Interior Drain, Waste, and Vent

Type of Waste Disposal: Public sewer system



6.0 ELECTRICAL

The service drop, service entrance conductors, service equipment, grounding, panels, conductors, overcurrent devices, GFCIs and AFCIs, and a representative number of fixtures, switches, and receptacles were inspected. The service amperage, panel locations, smoke and CO alarm presence, and predominant branch wiring method are described. Alarm testing, low voltage wiring, and measurement of amperage, voltage, and impedance are not included.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Service Drop, Entrance, & Raceways	X	X	X	X	X	X	—
Service Equipment and Main Disconnects	X	X	X	X	X	X	—
Service Grounding	X	X	X	X	X	X	—
Service Panel	X	X	X	X	X	X	—
Sub Panel	X	X	X	X	X	X	—
Smoke Detectors	X	X	X	X	X	X	—
Carbon Monoxide Detectors	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

6.1 Service Drop, Entrance, & Raceways

Type of Service: Underground

6.2 Service Drop, Entrance, & Raceways

Photos of Conductors, Cables, and Raceways



6.3 Service Equipment and Main Disconnects

Photos of Service Equipment and Main Disconnect





6.4 Service Equipment and Main Disconnects

Main Disconnect Location: Service Panel

6.5 Service Grounding

Photos of Service Grounding





6.6 Service Grounding

Service Panel Ground: Ground Rod

6.7 Service Panel

Overview Photos of Main Service Panel





6.8 Service Panel

Service Panel Location: Exterior

6.9 Service Panel

Service Panel Manufacturer: Square D

6.10 Service Panel

Service Drop Material: Copper

6.11 Service Panel

Service Voltage: 240 volts

6.12 Service Panel

Service Amperage: 200 amps

6.13 Service Panel

Branch Circuit Wiring Material: Non-Metallic Shielded Copper

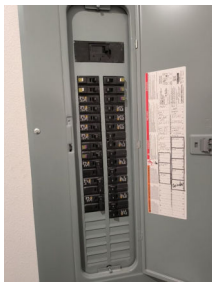
6.14 Service Panel

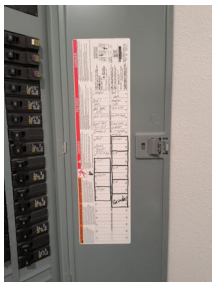
Overcurrent Protection: Breakers

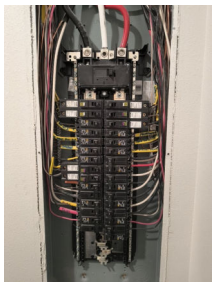
6.15 Sub Panel

Overview Photos of Subpanel









6.16 Sub Panel

Subpanel Location: Interior

6.17 Sub Panel

Subpanel Manufacturer: Square D

6.18 Sub Panel

Feeder Circuit Wiring Material: Non-Metallic Shielded Copper

6.19 Sub Panel

Overcurrent Protection: Breakers

6.20 Sub Panel

Branch Circuit Wiring Materials: Non-Metallic Shielded Copper

6.21 Smoke Detectors

Smoke Detector Locations: Bedrooms, Immediate Vicinity of Bedrooms

Smoke alarms were observed in the above areas. The alarms were not tested, and their age, type, and power source were not determined. Smoke alarms have a limited service life, commonly about 10 years, so check the manufacture date printed on each unit. It is recommended that alarms be tested monthly and batteries replaced as needed.

6.22 Carbon Monoxide Detectors

Carbon Monoxide Detectors: Bedrooms, Immediate Vicinity of Bedrooms

Carbon monoxide alarms were observed at the above locations. The alarms were not tested, and their age, type, and power source were not determined. CO alarms have a limited service life, commonly 5 to 10 years, so check the manufacture or replace-by date printed on each unit. It is recommended that alarms be tested monthly and batteries replaced as needed.

7.0 HVAC

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system was operated using normal controls to evaluate its general condition, not its life expectancy. Capacity and adequacy are beyond the scope of a home inspection. A qualified HVAC contractor should be consulted with any concerns. Annual servicing by a qualified HVAC contractor is recommended.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
General	X	X	X	X	X	X	—
Heating	X	X	X	X	X	X	—
Cooling	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

7.1 General

HVAC System Type: Central Split System

7.2 General

Thermostat: Digital



7.3 General
Thermostat Location: Living Room

7.4 General
Type of Distribution: Flexible Ducting

7.5 Heating
Type of Equipment: Air Handler

7.6 Heating
Location: Attic

7.7 Heating
Manufacturer: Heat Controller, LLC

7.8 Heating
Heating Fuel: Gas

7.9 Heating
Approximate Age

7 Years

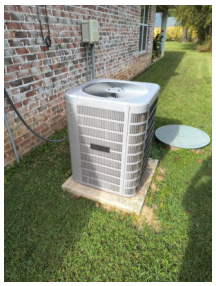
7.10 Heating
Filter Type: Disposable

7.11 Heating
Heating System - Not Tested

The heating system was not operated at the time of inspection because the outside temperature was above 65°F. Operating heating equipment at this temperature is not recommended, and a meaningful test of its operation could not be performed. The installed equipment, accessible components, and distribution were visually inspected, but the heating operation was not verified. Evaluation of the heating system by a qualified HVAC contractor is recommended.

7.12 Cooling
Photo of Unit Operating





7.13 Cooling
Type of Equipment: Split System

7.14 Cooling
Energy Source: Electric



7.15 Cooling
Energy Source Photos



7.16 Cooling

Photo of Condenser Dataplate



7.17 Cooling

Condenser Make: Heat Controller, LLC

7.18 Cooling

Condensor Size: 48,000 BTU (4 Tons)

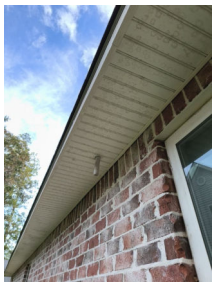
7.19 Cooling

Condenser Approximate Age

7 Years

7.20 Cooling

Condesate Drainage: To Exterior



8.0 KITCHEN

The kitchen walls, ceilings, and floors, countertops, a representative number of cabinets, doors, and windows were visually inspected. The sink, faucet, and drain were operated and checked for leaks and proper drainage. The installed range or cooktop, oven, microwave, dishwasher, and food waste grinder were operated with normal controls to activate their primary function. The kitchen exhaust system, a representative number of receptacles and switches, and ground fault circuit interrupter protection were inspected. Paint and finishes, floor coverings, refrigerators and other appliances not listed above, appliance calibration, timers, self-cleaning cycles, and specialized features are not included.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Flooring	X	X	X	X	X	X	—
Cabinets, Countertops	X	X	X	X	X	X	—
Electrical	X	X	X	X	X	X	—
Sink(s)	X	X	X	X	X	X	—
Spray Wand	X	X	X	X	X	X	—
Undersink Plumbing - Kitchen	X	X	X	X	X	X	—
Disposal Unit	X	X	X	X	X	X	—
Dishwasher	X	X	X	X	X	X	—

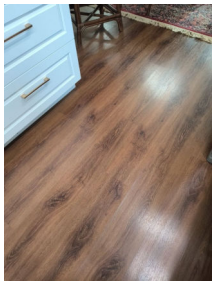
SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Microwave	X	X	X	X	X	X	—
Cooktop	X	X	X	X	X	X	—
Oven/Range	X	X	X	X	X	X	—
Exhaust Fan	X	X	X	X	X	X	—
Refrigerator	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

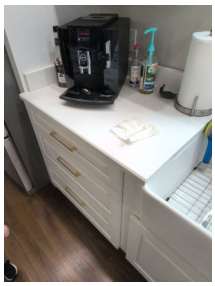
8.1 Flooring

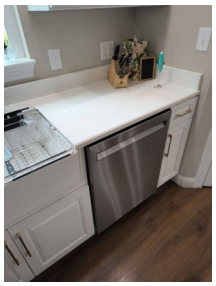
Flooring Material: Luxury Vinyl Plank



8.2 Cabinets, Countertops

Photos

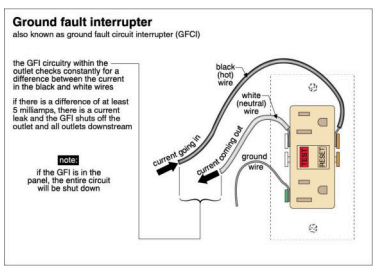




8.3 Electrical

GFCI protection

Outlets in the kitchen were properly GFCI protected. The GFCI was tested and was operating as intended at the time of the inspection. GFCI outlets can wear out over time and should be tested multiple times a year for functionality by pressing the "test" button. The reset button should trip and pop out when the test button is pressed.

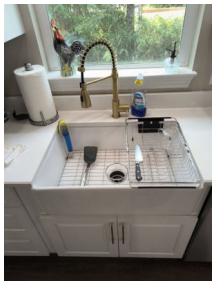






8.4 Sink(s)

Photos

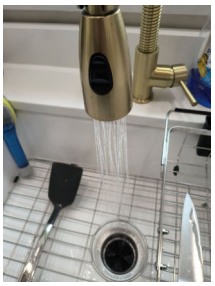




8.5 Spray Wand

Photos

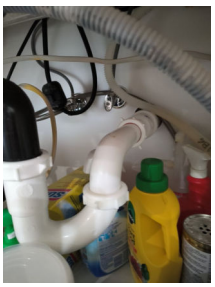




8.6 Undersink Plumbing - Kitchen

Photos





8.7 Disposal Unit

Disposal Brand: Badger, Insinkerator

The disposal was operated via the normal controls and inspected for proper installation. The disposal was in working order unless otherwise noted in this report.





8.8 Dishwasher

Dishwasher Manufacturer: Kitchenaid

The dishwasher was in working order unless otherwise noted in this report.

8.9 Dishwasher

Photos









8.10 Microwave

Built in Microwave Manufacturer: GE

The microwave was inspected for proper installation and operated to test power and operation. The inspector cannot determine how well a microwave heats food during a home inspection. The unit was in working order unless otherwise noted in this report.

8.11 Microwave

Photos



8.12 Cooktop

Cooktop Manufacturer: GE

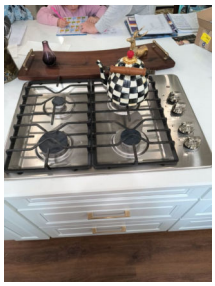
The cooktop and oven were operated via the normal controls and burners and oven checked for functionality. The home inspector cannot determine if the unit stays at a consistent temp during a home inspection. The unit was in working order unless otherwise noted in this report.

8.13 Cooktop

Cooktop Energy Source: Gas

8.14 Cooktop

Photos



8.15 Oven/Range

Stove/Oven/Cooktop Manufacturer: GE

The cooktop and oven were operated via the normal controls and burners and oven checked for functionality. The home inspector cannot determine if the oven stays at a consistent temp during a home inspection. The unit was in working order unless otherwise noted in this report.

8.16 Oven/Range

Energy Source: Electric

8.17 Oven/Range

Range Anti-tip Bracket Presence: Not Applicable

8.18 Oven/Range

Photos



8.19 Refrigerator

Refrigerator Manufacturer: Whirpool

The fridge was tested to determine if ice and water are produced from the dispensers at the time of inspection. The ice maker (if installed) was visually inspected. The home inspector cannot determine if the unit makes ice as needed during a home inspection.

8.20 Refrigerator

Photos













LIMITATIONS

8.21 Electrical

Electrical power

Electrical power under kitchen sink was non existent at time of inspection. Power was turned off at the electrical panel at the time of inspection.

9.0 INTERIOR AREAS

The interior inspection is limited to readily accessible areas and components. Areas concealed by furnishings, stored items, or personal property were not inspected, and the inspector does not move personal property. A representative number of windows, doors, and installed cabinets, as well as switches and receptacles, were tested.

SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Floors	X	X	X	X	X	X	—
Walls	X	X	X	X	X	X	—
Ceilings	X	X	X	X	X	X	—
Interior Doors	X	X	X	X	X	X	—
Windows	X	X	X	X	X	X	—
Doorbell	X	X	X	X	X	X	—
Steps, Stairwells, and Railings	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

9.1 Floors

Floor Materials: Luxury vinyl flooring

9.2 Walls

Wall Materials: Painted Drywall

9.3 Ceilings

Ceiling Materials: Painted Drywall

9.4 Ceilings

Drop Ceiling Tiles Not Removed

Drop ceiling tiles were present at the referenced area(s). These tiles were not removed for visual accessibility of overhead components and items. The inspection is limited to visual portions only.

9.5 Interior Doors

Interior Door Materials: Masonite

9.6 Windows

Window Materials: Vinyl

9.7 Doorbell

Doorbell Inspection

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

9.8 Steps, Stairwells, and Railings

Interior Stairs/Steps Present?: No

10.0 FINAL CHECKLIST

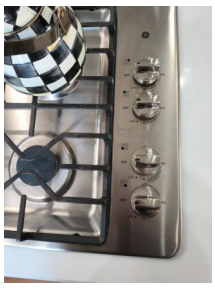
SUBSECTION	S	M	ROR	FER	NP	NI	# DEFECTS/ DEFICIENCIES
Oven/Cooktop	X	X	X	X	X	X	—
Water Fixtures	X	X	X	X	X	X	—
GFCI Receptacles	X	X	X	X	X	X	—
Garage Refrigerator/Freezer	X	X	X	X	X	X	—
Electrical Panel(s)	X	X	X	X	X	X	—
Dishwasher	X	X	X	X	X	X	—
Thermostat	X	X	X	X	X	X	—
Lights Off	X	X	X	X	X	X	—
Doors Locked	X	X	X	X	X	X	—
Gate(s)	X	X	X	X	X	X	—

Rating Legend: **S**: Satisfactory **M**: Marginal **ROR**: Repair or Replace **FER**: Further Evaluation Recommended **NP**: Not Present **NI**: Not Inspected

INFORMATION

10.1 Oven/Cooktop

Photo of Oven/Cooktop in Off Position





10.2 Oven/Cooktop

Oven/Cooktop Turned Off: Yes

10.3 Water Fixtures

Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

10.4 GFCI Receptacles

All GFCI Receptacles Reset?: Yes

10.5 Dishwasher

Dishwasher Final Check

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

10.6 Thermostat

Thermostat Initial Setting: Cool, 73

10.7 Thermostat

Thermostat Setting After Testing: Cool, 73

10.8 Thermostat

Not Initiated

The thermostat was not operated while I was at the home.

10.9 Lights Off

All Lights Turned Off?: See below

10.10 Lights Off

Client Remained at Property

10.11 Lights Off

Lights Left as Found

All lights were on upon arrival and were left as found.

10.12 Doors Locked

All Exterior Doors Locked?: See Below

10.13 Doors Locked

Clients Remained at Property

The client(s) remained at the property after I had left. The client(s) stated they would lock the home once they left.