

Building Inspection Report

----- **Essex, VT**

Inspection Date:
08/19/2013

Prepared For:

Prepared By:
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Report Number:
-----.0813

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Report Overview / Summary

THE HOUSE IN PERSPECTIVE

This is an average quality 34+- yr. old condominium. It is a two-story unit that can be considered in good, general, up to date condition. The street setting is pleasant and the complex, at first glance, appears well maintained. With recommendations followed, this should remain a comfortable, relatively easily maintained home.

Apart from the short term need to deal with some lacking maintenance, the improvements that are recommended in this report are not considered unusual for a home of this age.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

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

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended but not required right away.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost: denotes significant improvements that are imminent – likely in the short term.

Links: URL links (colored in blue) will bring you to a helpful web page by using **Ctrl + click**



A qualified professional will be recommended to effect repairs/replacement in many of the recommendations in this report. Where not specifically stated, this recommendation should be assumed as noted at the beginning of each section.

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

Adobe Acrobat Reader Tips:



<http://www.adobe.com/products/reader/>

1. Use the ‘zoom tool’ for the photos.

2. You can use the *pages (or thumbnails)* found on the left hand Navigation Pane to skip around this report quickly.

SUMMARY OF DEFECTS / OBSERVATIONS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term along with other selected observations. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations you may consider significant and/or necessary.

Any professionals consulted or contracted for the following should read the pages of the report that are relative to the concern.

Major Item/Concern(s):

Safety Concern(s):

Repair Item(s):

- **Repair:** The operation of the clothes washer is suspect. **Page 20**
- **Repair:** A serious amount of corrosion was observed at the hot tap water coil. **Page 11**
- **Repair:** No heat issued to the 1st floor zone. **Page 11**
- **Repair:** Shelf supports are inadequate in a few wall cabinets. **Page 17**

Improve:

Monitor:

- **Monitor:** Prior repairs to the roof structure are evident. **Page 7**

Deferred Cost:

- **Deferred Cost:** Based on its age, the boiler may be near the end of its useful life. **Page 10**

END OF SUMMARY

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. A copy is available upon request. These can also be accessed on the NAHI website: : [National Association of Home Inspectors](http://www.nahi.org) or my website: <http://burlingtonhomeinspection.net>.



It is the goal of the inspection to put a home buyer 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.

This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Exterior and other ‘common’ components are excluded in this inspection. Common components can only be estimated because a full review of the Condominium Association Documents is necessary to fully define what is considered ‘common’. Such a review is not included in this inspection. However, the Inspector will inquire, at the inspection, if there are exterior areas that are the responsibility of the owner to maintain. Areas identified will be observed and included in the Inspection Report.

Limited common areas (areas considered common but limited to the owners use) will be included in the inspection report as a courtesy to the buyer in order to inform the Association.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 78+- degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

For the purpose of this report, it is assumed that the house faces west.



Structure/Basement

DESCRIPTION OF STRUCTURE/BASEMENT

Foundation Material:	•Poured Concrete
Foundation Design:	•Basement Configuration
Basement Floor:	•Concrete Floor
Columns:	•Steel
Floor Structure:	•Wood Joist - Size: 2x10 inch @ 16 inches oc •Plywood Sheathing
Floor Carrying Beams:	•Wood: - Size: Triple 2x10 inch
Wall Structure:	•Wood Frame •Wall Frame Thickness – 6 Inch
Attic Access:	•In the 2nd Floor Bedroom Closet
Ceiling Structure:	•Bottom Chord of Trusses
Roof Structure:	•Trusses • <u>Roof Sheathing</u> : Chip Board

STRUCTURE/BASEMENT ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.



Positive Attributes

The inspection did not discover evidence of substantial structural movement. The wood frame exterior walls of the home appear to be at least 6 inches thick. This typically provides for extra exterior wall insulation. When sighted down their length they were observed to be straight and flat.

The spans of all observed joists and rafters appear to be within acceptable limits and no appreciable movement was noted when floors were 'bounced upon'. They were observed to be clean and free of rot with only minor, typical cracks. The carrying beams and support columns were reasonably straight and in good condition with no significant rust or rot. The exterior plane of the roof was even but not flat.

The foundation walls were straight and even. No severe cracks or bulges were noted in the observed walls. With exception of a few spots, ample ground clearance from wood sills and trim was noted. The basement floor slab observed is in good condition – flat and even. It has typical cracks usually the result of shrinkage and/or settling of the slab. A fire wall was observed in the attic space abutting the adjacent unit. It was complete and in good condition.

General Comments

The construction of the house is average quality with typical liberties taken with good building practice. See **Roof** - page 7

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Roof

- **Monitor:** Some roof sheathing sags. This is common where roof trusses are spaced two feet apart, allowing sagging between trusses.
- **Monitor:** Prior repairs to the roof structure are evident. Roof trusses have been altered. They have been "sistered" and otherwise re-supported/patched. The trusses may have been site built by the builder as opposed to being designed by an engineer and built by a truss manufacturer. Trusses should not be modified without special engineering of additional support. This area should be monitored. Any further movement warrants a consult with a qualified licensed structural engineer.



Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. Think of the home as sitting on top of the Pitcher's mound in Baseball. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

LIMITATIONS OF STRUCTURE/BASEMENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The roof space/attic was viewed from the access hatch only.
- No access was gained to the wall cavities of the home.

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

Exterior

DESCRIPTION OF EXTERIOR

Exterior Doors:	•Insulated Metal with Storm Doors •Sliding Glass
Window Frames and Trim:	•Vinyl Replacement Windows
Entry Driveways and Parking:	•Asphalt
Entry Walkways and Patios:	•Concrete Walk @ Front
Porches, Decks, Steps, Railings:	•Treated Wood Deck @ Rear
Overhead Garage Door(s):	•None

EXTERIOR ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

With exception of the garage roofing, the exterior observed is in generally in good condition (See Limitations). The walkway, driveway and parking area appeared in good general condition. There were no serious dips, cracks, ruts, or holes.

Window frames are clad, for the most part, with a low maintenance material. All doors were opened and they operated freely. The sliding glass door was in good condition. It operated smoothly as did its screen door. The deck appears to be constructed from pressure treated wood – a rot resistant material. The deck/porch railings are firm. Ledger flashing was noted at the deck/wall. This helps prevent rot by not trapping water here.



DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Sloped Roofing

- **Major Concern:** The Composition Shingle roofing on the carport is at end of its life and should be replaced. Curling, bubbling (especially at the edge of the shingles), loss of particulate and some missing roofing material were noted. These conditions are a normal sign of age and brittleness of the shingles. A qualified experienced roofing contractor should perform this work.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Most exterior components are excluded during a condominium inspection. See **Scope Of The Inspection** – page 5
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization

measures are not inspected unless specifically agreed-upon and documented in this report.

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

This confidential report is prepared exclusively for _____

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•Unable To Determine
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Aluminum-Bare •Copper out of the panel box •Water Pipe Connection
Main Disconnects:	• Location: at the meter
Service Panel:	• Location: in the basement •Breakers •Panel Rating: 125 Amp
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Sheathed Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Electrical Panel •Kitchen •Laundry •Exterior Outlets
Smoke Detectors:	•Present: Hard Wired with Battery Backup - Photo Electric Type
Carbon Monoxide Detectors:	•Present: Combined with Smoke Detector and Plug-in
Circuit Sizes:	•120V Circuits: 15, 20 amps •240V Circuits: 30, 40 amps

ELECTRICAL ATTRIBUTES AND COMMENTS

A qualified licensed electrician should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

Generally speaking, the electrical system is in good order. The electrical panel is well arranged and rated for both copper and aluminum. Three prong outlets were tested randomly with a plug in circuit analyzer. All 3-prong outlets that were tested were appropriately grounded and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. The observed wiring within the home is copper, with exception of the larger aluminum wires. These are good quality electrical conductors.

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. Dedicated 220-volt circuits have been provided for all 220-volt appliances within the home. The majority of the older wiring within the home has been updated, improving the safety of the system.

General Comments

Inspection of the electrical system did not reveal the need for improvement.



DEFECTS / OBSERVATIONS / RECOMMENDATIONS

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components that may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, ancillary wiring, systems, and other components which are not part of the primary electrical power system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Oil
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g •Fill Pipes Located at the front wall
Heating System Type:	•Hot Water Boiler
Heating Unit:	•Boiler Manufacturer: Trianco Heatmaker •Approximate Age: 20 •Serial Number: 1092-99 •BTU output: 100,000 •# of Zones: 2
Heat Distribution Methods:	•Baseboard Heaters
Vents, Flues, Chimneys:	•Metal-Single Wall Flue into Metal-Double Wall Flue

HEATING ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The central heating system appears in generally good condition. Heat distribution within the home appears adequate. It has been maintained as evidenced by service tags and by new looking parts such as a section of flue pipe. The boiler operated quietly, heated up, and distributed hot water throughout an activated zone as expected. No leaks were detected in the baseboard heaters. Heating a home with this type of heating system should be relatively economical. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow. A “set back” thermostat controls the main floor zone of the heating system. This type of thermostat helps reduce heating costs.

A manual emergency shut off switch was noted at the top of the basement stair. Automatic shut off devices were noted for electricity and fuel to the unit. Upward pitch was noted on the flue pipe. The flue connections were secure and the clearances as observed seemed reasonable. The oil tank has a minor spill mark on the top but is otherwise in good clean condition with minimal rust. The paint on the tank is in reasonably good condition.

General Comments

The boiler requires service by a qualified, professional heating technician before use and every year thereafter. This should be a regular maintenance item to assure safe, reliable heat. The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

The boiler is considered old as read on the information plate It may be approaching the end of its life. It would be wise to budget for new.

OBSERVATIONS / DEFECTS / RECOMMENDATIONS

Flue

- **Monitor:** Corrosion was noted on exhaust flue piping. New piping was noted. This is an indication of problems with efficient exhaust of flue gasses. This condition has been known to allow flue gasses into the home and/or to allow condensate to corrode a heater beyond repair. Further investigation by a heating specialist is recommended.



Chimneys

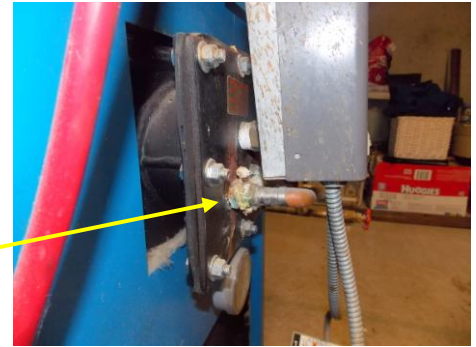
- **Monitor:** The chimney serving the oil fired heating system has been in use for a long time. These are often in poor condition from corrosive condensate. Recommend further investigation by a qualified heating technician or chimney sweep. A new liner may be required.

Thermostat

- **Repair:** The thermostat was activated but did not respond. No heat issued to the 1st floor zone.

Boiler

- **Deferred Cost:** Based on its age, the boiler may be near the end of its useful life. Budget for a new boiler; this is a significant expense.
- **Improve:** A low water cut off control was not found. This item helps safeguard the boiler in event of a boiler leak.
- **Repair:** A serious amount of corrosion from a leak was observed at the hot tap water coil. This can be especially problematic for steel boilers. A heating technician should be engaged to remedy this condition.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The thermostat was activated but did not respond.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•8+- inches Blown Cellulose in the Attic Floor
Roof Ventilation:	•Gable Vents •Soffit Vents with Attic Baffles •Ridge Vents
Exterior Wall Insulation:	•Unknown in the finished walls
Basement Wall Insulation:	•None Visible on the Unfinished Walls
Rim Joist Insulation:	•Yes
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.



Positive Attributes

Insulation levels are typical for a home of this age and construction. No mildew or rot was noted on the underside of the roof sheathing. Based on the insulation seen and the evidence of insulation seen, this can be considered a moderately well insulated home.

General Comments

Upgrading insulation levels in a home is an improvement worth consideration.

DEFECTS / RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Basement

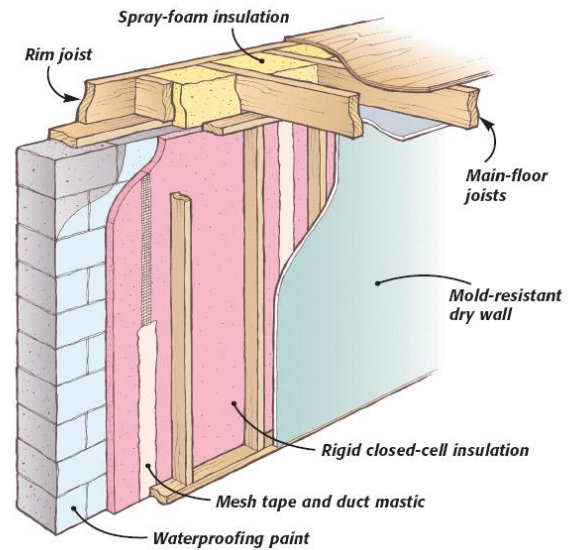
- **Improve:** During any basement refinishing or renovation plans, it would be wise to add insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapor barrier be installed on the warm side of the insulation. Recommend a qualified builder or insulation specialist design and perform this work.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- The attic was viewed from the access hatch only.
- No access was gained to the wall cavities of the home.

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



Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply – Evidenced by Basement Meter and Exterior Meter Reading Device
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System (Reported by Seller) - Discharge Leaves the House at the Front Wall
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Tankless System Combined with Boiler
Other Components/Features:	•Mixer (temperature) Valve for Hot Water Heater

PLUMBING ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, seems a good system. All feeds and drains operated freely. No leaks or sewer odors were detected. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when all fixtures in each bath were operated simultaneously. A plumbing vent pipe was observed to penetrate the roof in good condition. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. Freeze resistant hose bibs (exterior faucets) have been installed. Exterior hose bibs operated when turned on.

Hot Water

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Water Heater

- **Repair:** After turning on most available faucets, the water heater coil produced hot water today. It did show corrosion from previous leaking. Expect to have top service this item. A qualified licensed plumber should perform this work. **See also Boiler - page 11**

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Ceramic Tile •Plastic Laminate ('Pergo') •Vinyl/Resilient
Window Type(s) & Glazing:	•Double Glazed: •Double Hung with Tilt Feature •Casement
Doors:	•Stamped-Panel (Hollow Core) •Slide-by Closet Doors
Other Components Observed:	•Door Bell

INTERIOR ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.



General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The doors and windows are average quality. The windows have, for the most part, been well maintained. A sample of windows and doors were opened and seemed to operate freely. No rotted parts or inoperable hardware was noted in the windows that were opened. No fogged glass was observed.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The observed hardwood flooring was very good. The finish was bright and the floor was lying flat and even with very little wear. The ceramic tile was in good condition – no obvious cracks were observed.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Door Bell

- **Repair:** The door bell is inoperative.

Environmental Issues

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult http://healthvermont.gov/enviro/lead/lead_water.aspx.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult http://healthvermont.gov/enviro/lead/lead_paint.aspx.
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of 4.0 picocuries per liter of air or more represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) <http://www.epa.gov/radon/pubs/hmbyguid.html> or the Vermont Occupational and Radiological Health (1-800-640-0601) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, dryer, water heater, space heater, automobile, or wood stove. Proper maintenance of these appliances paired with installing Carbon Monoxide detectors within the home is one of the best ways to reduce the risk of carbon monoxide poisoning. <http://www.dps.state.vt.us/fire/co.htm>

DISCRETIONARY IMPROVEMENTS

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

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



Kitchen and Appliances

DESCRIPTION OF KITCHEN AND APPLIANCES

Kitchen Sink:

Kitchen Countertops:

Tested Appliances:

- Metal Sink
- Plastic Laminate Countertops installed
- mid aged Frigidaire Electric Range
- mid aged Whirlpool Dishwasher
- mid aged ISE Waste Disposer
- older Magic Chef Refrigerator
- mid aged Hotpoint Microwave Oven

Other Components Observed:

- Wood Cabinets Installed
- Kitchen Exhaust Hood – Vented to the Interior

KITCHEN AND APPLIANCES ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Attributes

Cabinets and counters were in good condition. No obvious damage, scratches or chips were observed. All cabinet hardware tested was firm and operated smoothly. The counters were secure. The cabinets were firmly attached. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily:

- The dishwasher ran through a short cycle and drained normally.
- All of the range burners/elements gave heat, as did the oven bake and broil.
- Items in the refrigerator compartments were frozen and cold respectively.
- The garbage disposal operated as expected – no leaks or excessive noise.
- The microwave heated a glass of water.



General Comments

Improvements to the appliances are needed. The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, a few years of serviceable life should remain.

DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Electric Range

- **Potential Safety Issue:** An anti-tip device could not be seen behind the oven. One should be installed according to the manufacturer's directions. This will reduce the risk of tipping of the appliance from abnormal usage or by excessive loading of the oven door.

Dishwasher

- **Improve:** The dishwasher should be better secured.

Kitchen Cabinets

- **Repair:** Shelf supports are inadequate in a few wall cabinets. They should be installed where needed. A qualified experienced carpenter can perform this work.



LIMITATIONS OF KITCHEN AND APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The temperature calibration, effectiveness and efficiency of appliances is outside the scope of this inspection.
- Thermostats, timers and other specialized features and controls are not tested.

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

Bathrooms and Laundry

DESCRIPTION OF BATHROOMS AND LAUNDRY

Bathroom Location:	•1 on the first Floor: - Half bath, •1 on the Second Floor: - Full Bath (tub & shower),
Floor Covering:	•Ceramic Tile
Laundry Facility:	•Located: in the basement •Circuit for Dryer: 240 Volt •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Tested Appliances:	•mid aged Whirlpool Clothes Washer •mid aged Whirlpool Clothes Dryer
Other Components Observed:	•Bathroom Exhaust Fan

BATHROOMS AND LAUNDRY ATTRIBUTES AND COMMENTS

A qualified technician or professional should effect any recommendations resulting from the following observations that include consulting, repair and/or replacement.

Positive Comments

The bathroom, and laundry facilities appear neat, clean, well organized and in good working condition. The bathrooms in both locations have been recently remodeled/refurbished. The workmanship and finish detail look neat and professional.

The laundry appliances were observed to be in generally good condition: Water came in the washer, splashed, pumped out and spun with no apparent leaks. The dryer turned and gave heat. It was hooked to an exterior vent.

The bathroom fixtures were in good working condition. The sinks drained as expected when the stoppers were pulled at every location. No leaks were noted under the sinks. Faucets were secure and gave water with no leaks. The sinks and toilets were firmly secured. The toilets flushed completely. Some of the bath fixtures/faucets within the home have been upgraded. The bathtub drain held an inch of water and then drained when released. The tub/shower surround was in good condition. Surfaces were bright with no serious damage/scratches or rot. No leaks under these fixtures were noted in the basement. The ceramic tile was in good condition – no obvious cracks were observed.



DEFECTS / OBSERVATIONS / RECOMMENDATIONS

Clothes Washer

- **Repair:** The operation of the clothes washer is suspect. It would not continue past fill cycle today Further review by a service technician is recommended.

DISCRETIONARY IMPROVEMENTS

The dryer outlet should, ideally, have a four prong outlet installed. Current wiring practices require that the neutral and equipment be separate on a 240 volt appliance.

The clothes dryer exhaust vent pipe should be periodically cleaned of lint. If ignored, this can become a fire hazard.

'Flexible steel hoses' are recommended for the washing machine to reduce the possibility of a broken or burst hose. Washer hoses are under pressure (if not turned off) and can cause extensive damage when they burst.



LIMITATIONS OF BATHROOMS AND LAUNDRY INSPECTION

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

- Clothes washing machine connections are not inspected.
- Components concealed behind finished surfaces could not be inspected.
- The bathtub overflow drain(s) are not tested.

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