



TF HOME INSPECTION
9084633423
tffhomeinspectionllc@gmail.com
<https://www.tffhomeinspection.com>



TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
12/07/2020 9:00AM



Inspector
Thomas Filippone

NJ LIC# 24GI00185100
9084633423
tffhomeinspectionllc@gmail.com



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

TABLE OF CONTENTS

| | |
|---------------------------------------|----|
| 1: Inspection Details | 5 |
| 2: Interior | 7 |
| 3: Plumbing System | 14 |
| 4: Electrical System | 19 |
| 5: Heating / Central Air Conditioning | 23 |
| 6: Built-In Appliances | 29 |
| Standard of Practice | 33 |

TF Home Inspection

SUMMARY

- 🔧 2.2.1 Interior - Walls: Areas in need of patching/painting
- 🔧 2.5.1 Interior - Windows (representative number): Unable to Open
- ⚠️ 2.6.1 Interior - Doors (representative number): Door Lock Inoperable
- 🔧 2.6.2 Interior - Doors (representative number): Shower Door Handles Loose
- 🔧 2.6.3 Interior - Doors (representative number): Door Latch Alignment
- 🔧 2.6.4 Interior - Doors (representative number): Door Stoppers Missing/Damaged
- 🔧 3.3.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Missing Bonding Between Hot and Cold
- 🔧 3.5.1 Plumbing System - Bathroom Toilets: Defect at Flushing Mechanism
- 🔧 3.6.1 Plumbing System - Sinks, Tubs & Showers: Loose Fixture
- 🔧 4.4.1 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Light Inoperable
- 🚫 5.2.1 Heating / Central Air Conditioning - Equipment: System Beyond Life Expectancy
- 🔧 5.2.2 Heating / Central Air Conditioning - Equipment: Corrosion
- 🔧 5.5.1 Heating / Central Air Conditioning - Distribution System: Filter Dirty
- 🔧 6.4.1 Built-In Appliances - Built-in Microwave: Damaged - Missing Buttons

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Type of Building
Attached, Condo

Occupancy
Furnished, Occupied

Temperature (approximate)
37 Fahrenheit (F)

Services
Condo Inspection

Weather Conditions
Clear



Limitations

General

HOA

My home inspection was limited to the units (202) responsibilities due to the Homeowners Association. The HOA is responsible for the structure, exterior, roof, and other associated components, and thus were not a part of my inspection. My inspection was limited to the specific unit being purchased, and the units utilities that were accessible at the time of the inspection.

General

PERMITS

It is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality if you have questions regarding this aspect of your home purchase.

2: INTERIOR

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 2.1 | Ceilings | X | | | |
| 2.2 | Walls | X | | | |
| 2.3 | Floors | X | | | |
| 2.4 | Steps, Stairways & Railings | | | X | |
| 2.5 | Windows (representative number) | X | | | X |
| 2.6 | Doors (representative number) | X | | | X |
| 2.7 | Countertops & Cabinets (representative number) | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

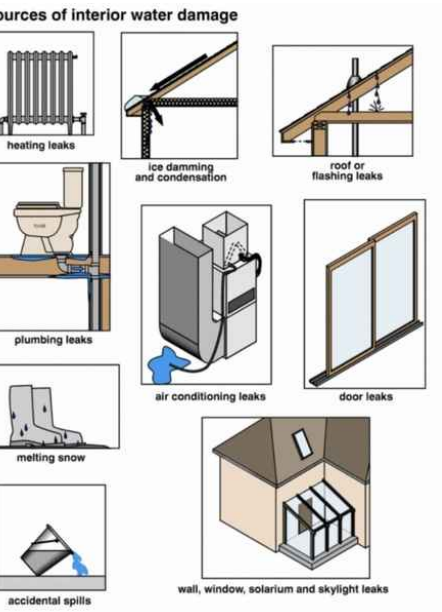
Information

| | | |
|--|---|---|
| Ceilings: Ceiling Material Gypsum Board | Walls: Wall Material Gypsum Board | Floors: Floor Coverings Engineered Hardwood |
| Windows (representative number): Window Manufacturer Unknown | Windows (representative number): Window Type Double-hung | Doors (representative number): Material Hollow-Core |
| Countertops & Cabinets (representative number): Cabinetry Wood | Countertops & Cabinets (representative number): Countertop Material Granite | |

Maintenance

Exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior home materials.

Suggest keeping windows and exterior doors well caulked to prevent moisture and air intrusion to the interior.



Windows (representative number): Maintenance Caulking

Suggest keeping windows well caulked to prevent moisture and air intrusion to the interior.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

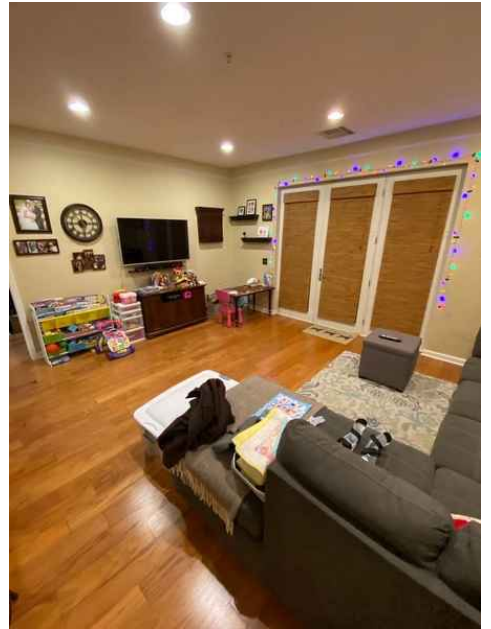
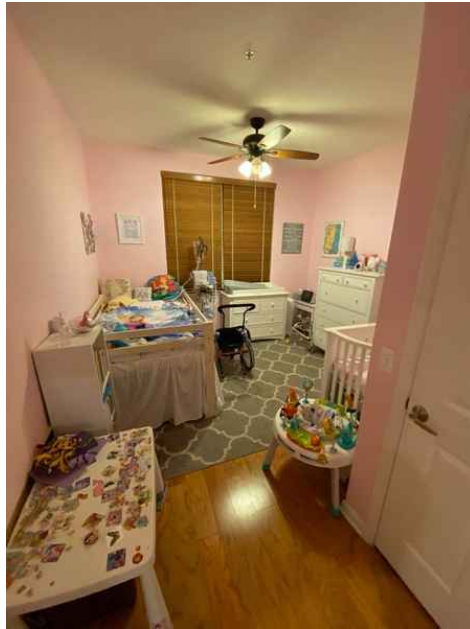
Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

General

STORED PERSONAL ITEMS

A large amount of stored personal items limited my visible access.





Countertops & Cabinets (representative number)

STORED PERSONAL ITEMS

Stored personal items on counters and within cabinets limited my inspection of these areas.

Deficiencies

2.2.1 Walls

AREAS IN NEED OF PATCHING/PAINTING



Repair and Replace

There were areas on the walls noted in the home in need of painting/patching. This is a cosmetic issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified carpenter.



2.5.1 Windows (representative number)

UNABLE TO OPEN

The window was unable to be opened at the time of inspection. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



2.6.1 Doors (representative number)

DOOR LOCK INOPERABLE

The door lock dead bolt to the exterior does not engage when the knob is turned. The screen door lock also has nothing to latch to. This is a safety and security issue. A qualified licensed professional should repair and replace.

Recommendation

Contact a qualified professional.



2.6.2 Doors (representative number)

SHOWER DOOR HANDLES LOOSE

MASTER BATHROOM

**Repair and Replace**

The door handles for the shower doors were observed to be loose. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.6.3 Doors (representative number)

DOOR LATCH ALIGNMENT

KIDS BEDROOM CLOSET DOOR

Door latch and/or strike plate is out of alignment. This may have been simply caused by the hanging rod over the door. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



2.6.4 Doors (representative number)

DOOR STOPPERS MISSING/DAMAGED

Door stoppers are missing throughout the home behind doors. This is a maintenance issue that can prevent damage to walls. A qualified licensed contractor should install as necessary.

Recommendation

Contact a qualified carpenter.



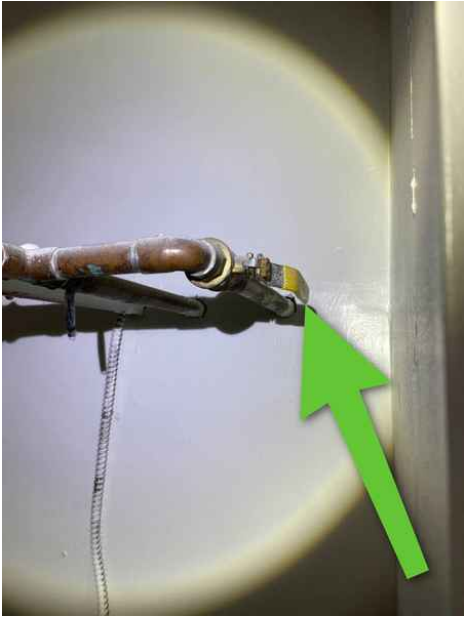


3: PLUMBING SYSTEM

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 3.1 | Water Supply, Distribution Systems & Fixtures | X | | | |
| 3.2 | Drain, Waste, & Vent Systems | X | | | |
| 3.3 | Hot Water Systems, Controls, Flues & Vents | X | | | X |
| 3.4 | Fuel Storage & Distribution Systems | X | | | |
| 3.5 | Bathroom Toilets | X | | | X |
| 3.6 | Sinks, Tubs & Showers | X | | | X |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

| | | |
|---|---|--|
| Water Source Public | Filters None | Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location Utility Closet The main shut off is the yellow lever. This is for your information. |
|  | | |
| Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home) Copper | Water Supply, Distribution Systems & Fixtures: Water Supply Material (into home) Inaccessible | Drain, Waste, & Vent Systems: Material PVC |
| Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons | Hot Water Systems, Controls, Flues & Vents: Location Washer/Dryer Area, Utility Closet | Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric |

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Water Heater System

At this time, the water heater appears to be operating as expected. The Water heater Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in __ and has a life expectancy of 7-12 years.



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter, Garage

The main fuel shut off is at gas meter.



Fuel Storage & Distribution Systems: Oil Tank Sweep Recommended

Due to the age/location of the home, it is recommended that a qualified licensed professional perform an oil tank sweep on the property to ensure there are no abandoned underground storage tanks on the property.

Bathroom Toilets: Toilets Operational

I flushed all of the toilets. All toilets were operational at the time of inspection.

Sinks, Tubs & Showers: Homeowner's Responsibility

Please be sure to keep the bathtub and/or insert well sealed to minimize chance of leaking or moisture entry to wall and flooring materials.

Please be sure to keep the shower/shower insert well sealed to minimize chance of future water seepage to wall and flooring materials.

Please be sure to keep the sink well sealed to minimize chance of future water seepage.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Limitations

General

HOA LIMITATION

The Homeowners Association is responsible for all water and fuel supply systems. My inspection only covered the interior of the condominium, which covered all fixtures, showers, toilets, tubs, sinks and related direct piping within the condominium's interior.

General

LIMITATIONS AND CONSIDERATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.

Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water drainage piping cannot be inspected.

Deficiencies

3.3.1 Hot Water Systems, Controls, Flues & Vents

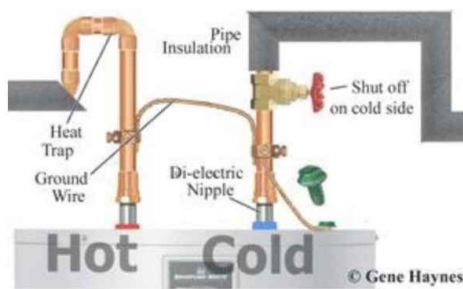
MISSING BONDING BETWEEN HOT AND COLD

**Repair and Replace**

Missing bonding between hot and cold water supplies. This is needed for safe grounding of water distribution system. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified professional.



Example of Proper Grounding



3.5.1 Bathroom Toilets

DEFECT AT FLUSHING MECHANISM

**Repair and Replace**

I observed indications of a defect at the flushing mechanism in the toilet tank. The chain was looped and hooked to shorten its length, but would get caught when flushed, restricting the flange from shutting.

This can be resolved by simply shortening the chain. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



3.6.1 Sinks, Tubs & Showers

LOOSE FIXTURE

I observed indications that the bathroom tub fixture is loose. This is a maintenance issue. A qualified licensed plumber should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEM

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 4.1 | Service Entrance Conductors | X | | | |
| 4.2 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | X | | | |
| 4.3 | Branch Wiring Circuits, Breakers & Fuses | X | | | |
| 4.4 | Lighting Fixtures, Switches, Wiring & Receptacles | X | | | X |
| 4.5 | GFCI & AFCI | X | | | |
| 4.6 | Smoke Detectors | | X | | |
| 4.7 | Carbon Monoxide Detectors | | X | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shut Off

100 AMP

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

Square D



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

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Lighting Fixtures, Switches, Wiring & Receptacles: Working as expected

All fixtures, switches, and receptacles working as expected at this time.

Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

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

Garage, Next to Stair D



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reminder

As a reminder, please be sure to use the circuit labeling as a guide until verified.

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

Master Bedroom



GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GFCI) in outlets near water supplies.

GFCI & AFCI: Exterior Outlets Inspected

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GFI outlet(s) operated as intended at this location. As a result, test monthly to insure proper operation.

Smoke Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit [Smoke Detector Information](#).

Smoke Detectors: Test Before Moving In

The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Service Entrance Conductors

HOA

HOA responsibility for outside services and utilities.

Deficiencies

4.4.1 Lighting Fixtures, Switches, Wiring & Receptacles



Repair and Replace

LIGHT INOPERABLE

The exterior patio light is not operating. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



5: HEATING / CENTRAL AIR CONDITIONING

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 5.1 | General | X | | | |
| 5.2 | Equipment | X | | | X |
| 5.3 | Normal Operating Controls | X | | | |
| 5.4 | Vents, Flues & Chimneys | X | | | |
| 5.5 | Distribution System | X | | | X |
| 5.6 | Presence of Installed Heat Source in Each Room | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Number of Heat Systems
One

General: Number of Cooling Systems
One

Equipment: Cooling Equipment Energy Source
Electric

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Heat Type
Gas-Fired Heat, Forced Air

Equipment: Operational
Heating system observed to be operational at this time of inspection.

Normal Operating Controls: Thermostat
Nest

Distribution System: Configuration
Split

Distribution System: Ductwork
Inaccessible



General: Change Filter(s)

As a reminder, please be sure to change filter(s) as recommended and pay attention to the air flow arrow on the filter when installing a new filter.

General: Clearances

Keeping landscaping and shrubs away from the compressor will help make unit more efficient.

General: Flue Piping

As a reminder, please be sure to keep furnace/water heater flue piping sealed at all times to prevent conditions conducive to backdrafting of Carbon Monoxide Gas.

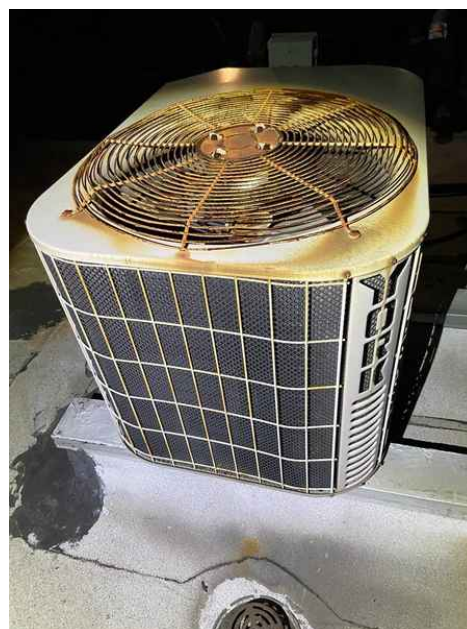
General: Information

It is strongly recommended that installed units are compatible for optimum performance. We are not able to verify or certify unit compatibility. Suggest having qualified HVAC contractor evaluate and service units prior to closing.

Equipment: System

Rheem

The a/c and heating system was manufactured in 2004. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2004. The serial number is (Please see image) and model number is (Please see image) and has a 8-15 year life expectancy.



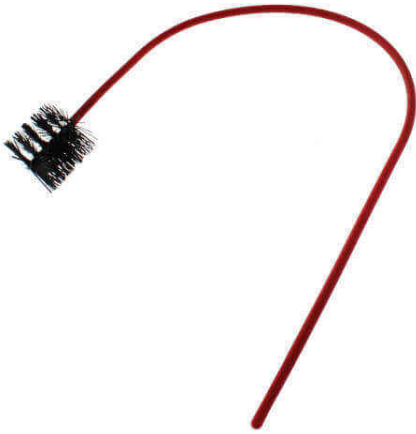
Equipment: Maintenance Recommendations

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

[Here is a resource](#) on the importance of furnace maintenance.

As a reminder, please be sure to monitor and repair/replace refrigerant line insulation as deemed as necessary to maintain efficiency.

I recommend cleaning A/C P-Trap with a 18" EZT-406 Standard Flexible Rod Cleaning Brush every time the filter is changed.



Distribution System: Filter

Disposable, 18x24x1



Limitations

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

General

AIR FLOW QUALITY

We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system.

General

LIMITATIONS AND CONSIDERATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system. The humidifier and electronic air cleaner were not tested and are beyond the scope of a standard home inspection. Recommend inspection by a qualified HVAC contractor to insure proper operation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. This unit has a sealed heat exchanger which prevents us from being able to thoroughly inspect the heat chamber or interior components at this time. We suggest all heating equipment be cleaned and checked every few years to help maintain optimum performance. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

Deficiencies

5.2.1 Equipment

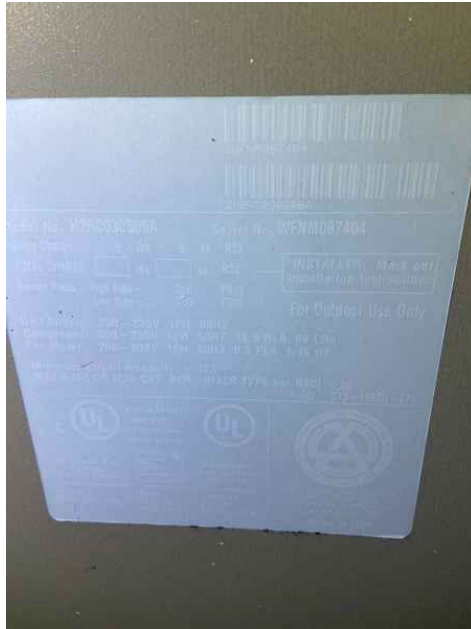
SYSTEM BEYOND LIFE EXPECTANCY



The system condenser unit is beyond its life expectancy of 8-15 years and was observed to be corroded. A qualified licensed professional should evaluate the system and advise, but replacement is likely within the coming years.

Recommendation

Contact a qualified HVAC professional.



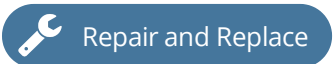
5.2.2 Equipment

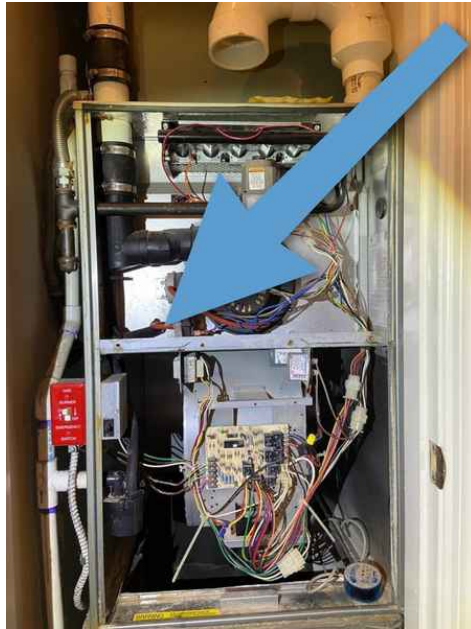
CORROSION

Corrosion was noted in one or more areas inside the furnace. This could be the result of improper venting, or a clogged condensate line. Recommend a qualified licensed HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.





5.5.1 Distribution System

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 1 to 3 months.

Recommendation

Contact a qualified professional.



Repair and Replace



6: BUILT-IN APPLIANCES

| | | IN | NI | NP | D |
|-----|--------------------|----|----|----|---|
| 6.1 | General | X | | | |
| 6.2 | Dishwasher | X | | | |
| 6.3 | Range/Oven/Cooktop | X | | | |
| 6.4 | Built-in Microwave | X | | | X |
| 6.5 | Exhaust Fan | | | X | |
| 6.6 | Refrigerator | X | | | |
| 6.7 | Clothes Dryer | X | | | |
| 6.8 | Clothes Washer | X | | | |
| 6.9 | Garbage Disposal | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.



Range/Oven/Cooktop: Operational

The Oven and Stove Top were operational at the time of the inspection.



Built-in Microwave: Operational

The microwave was operational at the time of inspection.



Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

**Clothes Dryer: Dryer Power****Source**

Inaccessible

Clothes Dryer: Dryer Vent

Metal (Flex)

Clothes Dryer: Operational

The clothes dryer was operational at the time of the inspection.

**Clothes Washer: Operational**

The clothes washer was operational at the time of the inspection.

**Garbage Disposal: Turned On**
Garbage Disposal

I turned on the garbage disposal.

**General: Information**

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Clothes Washer: Did Not Inspect

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Deficiencies

6.4.1 Built-in Microwave

DAMAGED - MISSING BUTTONS

 Repair and Replace

The microwave was missing the buttons that controlled the vent fan and surface light. This is a defect. A qualified licensed appliance repair specialist should repair or replace as necessary.

Recommendation

Contact a qualified appliance repair professional.



STANDARDS OF PRACTICE

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the

presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.