

# Residential Inspection Report

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**Inspection Date**

**Prepared For  
Sample**

**Prepared By**  
HomeSafe Inspection  
5317 Taylor Lane  
Fort Collins, CO 80528

Office: 1-970-223-9298  
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**Report:**

**Inspector:**

# Report Overview

## THE HOUSE IN PERSPECTIVE

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There are minor maintenance recommendations for this well built home. As with all homes, there is always ongoing maintenance and improvements to the systems of the home. Please note that the structure has been carefully evaluated and that any inspection increases the possibility of discovering routine maintenance problems. Therefore, any recommended improvements, in all probability, are normal for a home of this age and location.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, here are the definitions of building inspection industry standard terms used in this report.

**Major Concern:** Refers to a deficient or unsafe system or component. Significant deficiencies need to be corrected and, except for typical safety items, are likely to involve significant expense.

**Safety Issue:** A violation of national or regionally established safety standards and should be corrected.

**Repair:** Refers to an excessively worn, non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability.

**Monitor:** Refers to a worn, but functioning system component that may need further evaluation. Most likely, repairs will be necessary in the foreseeable future.

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

## REPORT SUMMARY

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Following is a summary of improvements that should be considered in the short term. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

No Major Concerns Found on the day of inspection.

### SAFETY ISSUES

No Safety Issues Found on the day of inspection

### REPAIR ITEMS

- Shingle granules and dirt should be washed out of gutters to prevent premature gutter wear.
- The furnace should be serviced this fall. This should be a regular maintenance item to assure safe, reliable heat.
- Insulation should be evened out in some areas of the attic.
- The shower head plumbing in the main bath is loose. Also the valve in the copper line going to the out side on the west side of the home is leaking. This is in the crawl space.
- Miss aligned door(s) stick or do not close, the door(s) should be adjusted to work properly.

### MONITOR

- Some of the ceiling fan(s) mechanical support appeared to be loose and should be checked out they will need repaired or replaced.
- Some minor drywall cracking was observed.

## SCOPE OF THE INSPECTION

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All house structure components designated for inspection in the ASHI Standards of Practice are inspected in addition to home appliances considered fixtures. Items not inspected are described in the "Limitations of Inspection" sections within this report.

Home inspection is designed to offer the home buyer additional information that will reduce risk and assist in making the 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 is a visual inspection supported with advanced instrumentation including infrared thermography. However, only a representative sample 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 without homeowner approval. If wood destroying insects are suspected, you may give permission to drill holes for visual confirmation of the insects.

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

### **WEATHER CONDITIONS**

Conditions were dry at the time of the inspection.

The estimated outside temperature was approximately 45 degrees Fahrenheit.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## **DESCRIPTION OF STRUCTURE**

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<b>Foundation Type:</b>	·Poured Concrete Walls
<b>Foundation Visibility:</b>	·20% of the foundation was visible.
<b>Basement Type:</b>	·Crawl Space
<b>Columns:</b>	·Steel
<b>Floor Structure:</b>	·Concrete and Wood Joists
<b>Wall Structure:</b>	·Wood Frame
<b>Ceiling Structure:</b>	·Joists and Trusses
<b>Roof Structure:</b>	·Trusses

## **STRUCTURE OBSERVATIONS**

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The construction of the home appears to be average quality. The materials and workmanship, where visible, are average. The visible joist spans appear to be within typical construction practices.

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

### **OBSERVATIONS AND RECOMMENDATIONS**

#### **Foundation**

Typical minor defects were noted in the foundation.



Typical minor defects were noted in the foundation.

### **Crawl Space**

Typical minor defects were noted in the Crawl Space

### **Floors**

Floors appear to be level.

### **Exterior Walls**

Exterior walls appear to be in good condition

### **Roof**

No visible defects were noted.

### **Wood Boring Insects**

No visual or thermal imaging evidence of wood boring insects.

## **LIMITATIONS OF STRUCTURE INSPECTION**

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

- Structural components concealed behind finished surfaces could not be inspected.
- 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.

Additional Limitations:

The roof space/attic was viewed from the access hatch only.

# **Roofing**

## **DESCRIPTION OF ROOFING**

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<b>Roof Type:</b>	·Asphalt Shingle
<b>Roof Flashings:</b>	·Roofing Material (Shingles)/Metal

<b>Chimneys:</b>	·Metal
<b>Roof Drainage System:</b>	·Aluminum
<b>Drainage Discharge:</b>	·Downspouts, with drain extensions, discharge above grade away from foundation.
<b>Skylights:</b>	·None
<b>Method of Inspection:</b>	·Walked on roof

## ROOFING OBSERVATIONS

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The roof coverings appear to be in average condition. Roof flashing details appear to be in good order. The roof showed no evidence of any leaks.

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

### OBSERVATIONS AND RECOMMENDATIONS

#### Sloped Roofing

The roof is in good condition. Sloped roof coverings appear normal for a home of this age.



**Flat Roofing**

None

**Flashings**

Roof flashing appears normal for a building of this age.

**Chimneys**

No visual defects noted in chimney(s).



Repair: Shingle granules and dirt should be washed out of gutters to prevent premature gutter wear.

**Gutters & Downspouts**

Gutters appear normal for a building of this age.

## LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Additional Limitations:  
None

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	·Vinyl Siding
<b>Eaves, Soffits, and Fascias:</b>	·Aluminum Aluminum Aluminum
<b>Exterior Doors:</b>	·Solid Wood Sliding Glass
<b>Window/Door Frames and Trim:</b>	·Vinyl-Covered Vinyl-Covered Vinyl-Covered
<b>Entry Driveways:</b>	·Finished Concrete
<b>Entry Walkways and Patios:</b>	·Finished Concrete Finished Concrete
<b>Porches, Decks, Steps, and Railings:</b>	·Composite & Wood
<b>Overhead Garage Door(s):</b>	·Segmented, Aluminum on Steel Frame with Windows and Automatic Opener
<b>Surface Drainage:</b>	·Graded Away From House
<b>Retaining Walls:</b>	·None
<b>Fencing:</b>	·Wood

## EXTERIOR OBSERVATIONS

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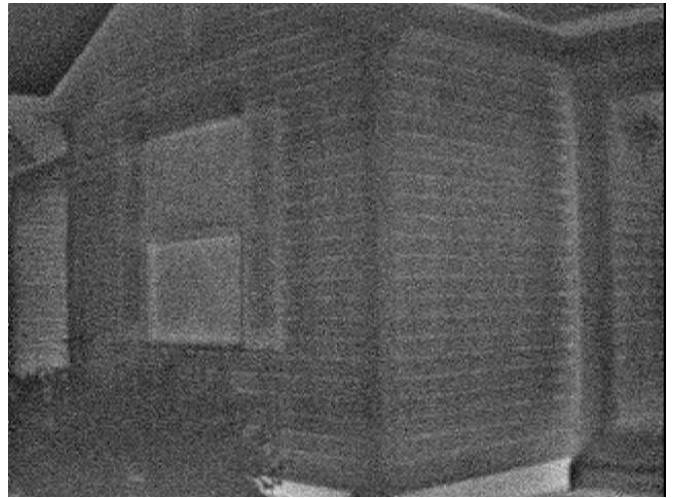
Overall, a well maintained exterior which is in good condition for a house of this age. The lot drainage was good, conducting surface water away from the building. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The exterior siding is relatively low maintenance.

The exterior of the home is generally in good condition.

## OBSERVATIONS AND RECOMMENDATIONS

### Exterior Walls

No visible defects were noted in the exterior walls. No moisture was found in the exterior walls during the infrared scan.



No moisture was found in the exterior walls during the infrared scan.

### Exterior Eaves

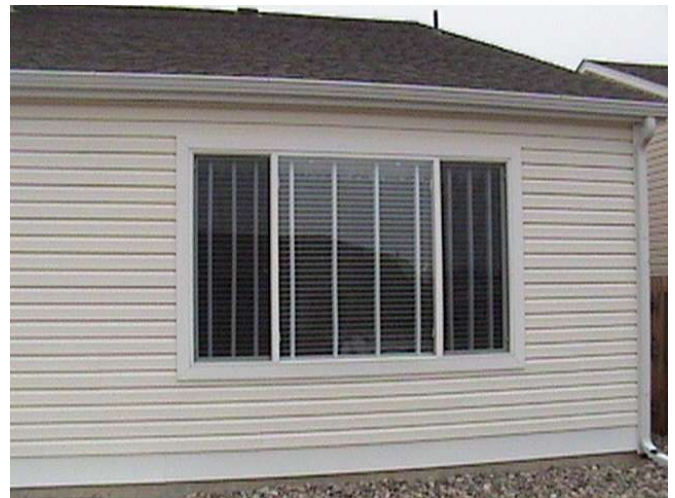
No visible defects were noted in the soffit and fascia. No moisture was found in the soffit and fascia during the infrared scan.



No moisture was found in the soffit and fascia during the infrared scan.

### Windows

No visible defects were noted in the windows.



### Carport/Garage

Carport/garage appear normal for a structure of this age. The garage door has an automatic opener and the safety reverse feature is working properly.



**Lot Drainage**

Lot drainage was away from the house.

**Porch**

The porch is in good condition.

**Deck**

None

**Driveway/Walkway**

No visible defects were noted in the driveway/walkway.

**Retaining Wall**

None

**Landscaping**

Trees, shrubs, and vines were appropriately separated about two feet from the structure.

**Fencing**

Fencing appeared normal for a fence of this age.

**LIMITATIONS OF EXTERIOR INSPECTION**

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, 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.

Additional Limitations:

Access below decks and/or porches was extremely limited.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	·200 Amp 120/240 Volt Main Service
<b>Service Drop:</b>	·Underground
<b>Service Entrance Conductors:</b>	·Copper
<b>Main Service Disconnects:</b>	·Main Breaker Rating 125 Amps Located at the main electrical panel.
<b>Service Grounding:</b>	·Copper with Water Pipe Connection
<b>Distribution Panel:</b>	·Breaker Pannel Rating: 125 Amp Located in the garage.
<b>Distribution Sub-Panel(s):</b>	·None
<b>Distribution Wiring Type:</b>	·Copper and Stranded Aluminum
<b>Wiring Method:</b>	·Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	·Three-Prong Grounded
<b>Ground Fault Circuit Interrupters:</b>	·Kitchen Bathroom(s) Exterior Garage
<b>Smoke Detectors:</b>	·Present

## ELECTRICAL OBSERVATIONS

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Electrical service appears to be sufficient for typical single family needs. All fuses/breakers are properly sized and the electrical circuits in the distribution panel are well arranged. Electrical system appears to be in good order. There appears to be a satisfactorily distribution of electrical load among the house circuits.

There appears to be no need for improvement in the electrical system.

### OBSERVATIONS AND RECOMMENDATIONS

#### Main Service Entrance

Normal aging for service wires, main service mast, and meter box.

#### Main Distribution Panel

No visible defects were noted in main distribution panel.



**Auxiliary Panel(s)**

No visible defects were noted in auxiliary panel.

**Distribution Wiring**

No visible defects were noted in distribution wiring.

**Aluminum Wiring**

Stranded

**Knob & Tube Wiring**

None observed.

**Outlets**

Tested outlets worked properly. Located throughout the house.

**Switches**

Tested switches appear to be in working order. Located throughout the house.

**Lights/Ceiling Fans**

Monitor: Some of the ceiling fan(s) mechanical support appeared to be loose and should be checked out they will need repaired or replaced.



Monitor: Some of the ceiling fan(s) mechanical support appeared to be loose and should be checked out they will need repaired or replaced.

### Smoke Detectors

Present, but not tested.

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

Additional Limitations:

None

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	·Gas
<b>Heating System :</b>	·Forced Air Furnace Manufacturer: Lennox Serial Number: 6300A19567
<b>Vents, Flues, Chimneys:</b>	·Metal-Multi Wall
<b>Heat Distribution Methods:</b>	·Ductwork
<b>Optional Heating Components:</b>	·Humidifier

## HEATING OBSERVATIONS

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Heating system appears to be working and typical for this size and age home.

The heating system shows no visible evidence of major defects.

### OBSERVATIONS AND RECOMMENDATIONS

#### Furnace

Furnace shows no visible evidence of major defects. The furnace should be serviced this fall. This should be a regular maintenance item to assure safe, reliable heat.



The furnace should be serviced this fall. This should be a regular maintenance item to assure safe, reliable heat. Humidifier

#### Supply Air Ductwork

Supply ductwork shows no visible evidence of major defects.

#### Return Air Ductwork

Return ductwork shows no visible evidence of major defects.

#### Boiler

None

#### Piping / Radiators

None

#### Combustion / Exhaust

The combustion chamber components appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.

#### Chimney(s)

From what could be seen, the chimney(s) appeared in working order without major defects.

#### Baseboard Heaters

None

#### Radiant Space Heaters

None

### Thermostat

Thermostat appears to be working properly.

### Heat Exchanger Ventilator

The heat exchanger appears to be in working condition and within its expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.

## LIMITATIONS OF HEATING INSPECTION

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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 interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Additional Limitations:

Since the air conditioning system was operating, the heating system was not tested.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	·Electrical with 240 Volt Power Supply
<b>Cooling Source:</b>	·Integrated Gas Heat and Air Conditioning
<b>Heat Exchanger Type:</b>	·Condenser-Air Contact Manufacturer: Goodman Serial Number: 0404651202
<b>Optional Components:</b>	·None

## COOLING / HEAT PUMPS OBSERVATIONS

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The capacity and configuration of the system appears to be sufficient for the home. This is a relatively new cooling system that should have years of useful life remaining.

The system shows no visible evidence of major defects.

## OBSERVATIONS AND RECOMMENDATIONS

### Central Air Conditioning

The central air conditioning appears to be in working condition and within its expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.



**Heat Pump**

None

**Supply Air Ductwork**

Supply ductwork shows no visible evidence of major defects.

**Return Air Ductwork**

Return ductwork appears to be adequately sized and shows no visible evidence of major defects.

**Evaporative Cooler**

None

**Cooling Thermostat**

Cooling and heating thermostat combined.

**House Fan**

None

**Heat Recovery For Water Heater**

None

**LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION**

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Additional Limitations:

The system was not tested.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	·Blown in insulation 14"
<b>Roof Cavity Insulation:</b>	·Infrared Scan showed Insulation was present
<b>Exterior Wall Insulation:</b>	·Infrared confirmed insulation in exterior walls.
<b>Basement/Crawl Space Insulation:</b>	·Fiberglass on Walls
<b>Floor Cavity Insulation:</b>	·None
<b>Vapor Retarders:</b>	·Not Visible
<b>Roof Ventilation:</b>	·Gable Vents Roof Vents
<b>Crawl Space Ventilation:</b>	·Exterior Wall Vents
<b>Exhaust Fan/Vent Locations:</b>	·Bathroom(s) Dryer Range Hood

## INSULATION / VENTILATION OBSERVATIONS

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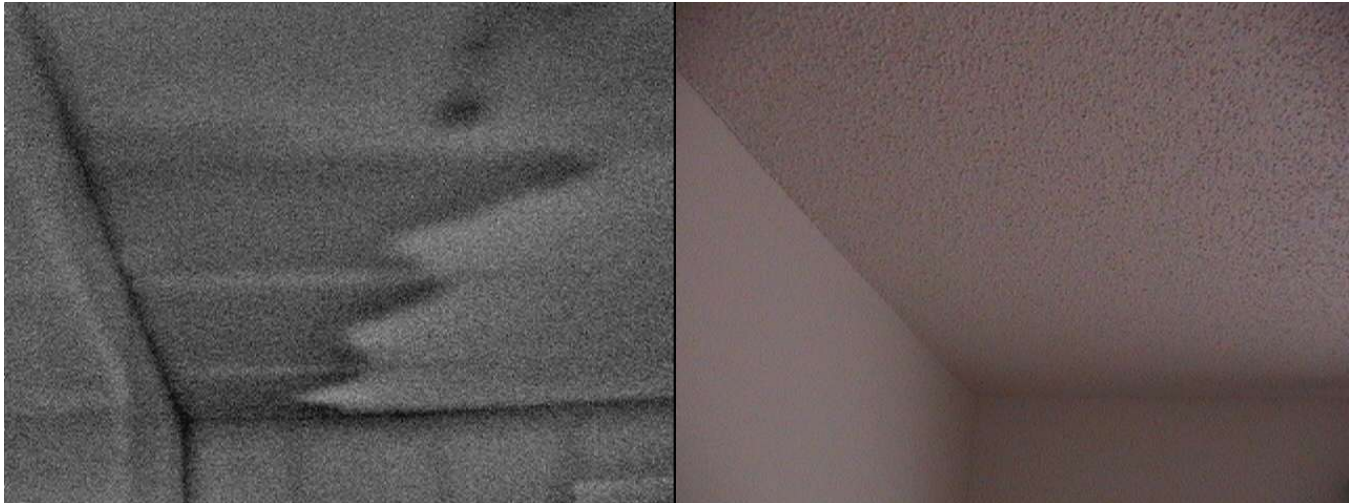
Insulation levels are typical for a home of this age and construction.  
No major defects in the house insulation and ventilation were found.

## OBSERVATIONS AND RECOMMENDATIONS

### Attic/Roof

Attic/Roof appear to be well insulated and ventilated. Repair: Insulation should be evened out.

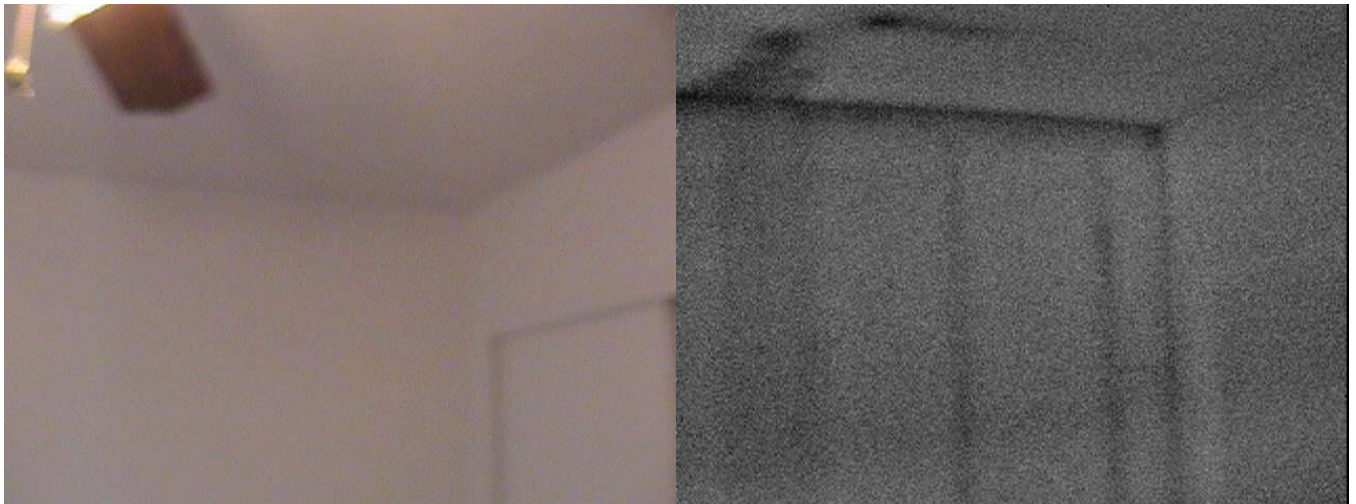




Repair: Insulation should be evened out.

### **Exterior Walls**

Infrared scan indicates insulated exterior walls.



### **Floors**

No insulation, consider adding insulation between floor joists may be desirable, to improve the comfort of the room above.

### **Basement**

No basement.

### **Crawl Space**

Crawl space appears to be well insulated and ventilated.



Crawl space appears to be well insulated and ventilated.

### LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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.

Additional Limitations:

No access to the wall cavities of the home.

The attic was viewed from the access hatch only.

# Plumbing

### DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	·Public Water Supply
<b>Service Pipe to House:</b>	·Copper
<b>Main Water Valve Location:</b>	·Beside Water Heater
<b>Interior Supply Piping:</b>	·Copper and Plastic
<b>Waste System:</b>	·Public
<b>Drain, Waste, &amp; Vent Piping:</b>	·Plastic
<b>Water Heater:</b>	·Gas Approximate Capacity : 40 gallons Manufacturer: Rheem Serial Number: RHNG 0200172466
<b>Fuel Storage &amp; Distribution:</b>	·Fuel Not Stored

**Fuel Shut-Off Valves:** ·NaturalGas Valve Located at Gas Meter  
**Optional Plumbing Components:** ·None

## PLUMBING OBSERVATIONS

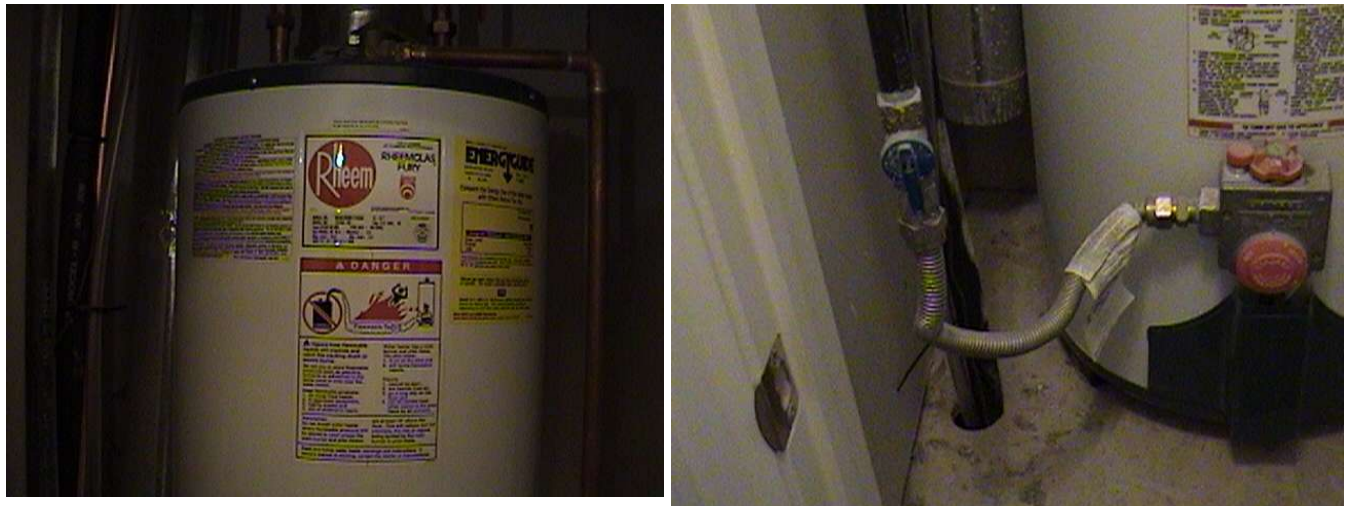
Excellent water pressure. Water pressure was between 50 and 80 pounds per square inch (PSI). Only a slight drop in water flow was seen when operating two fixtures at the same time. The plumbing system appears to be in generally good condition. Plumbing fixtures are in working order and appear to have been well-maintained.

No major defects were noted in the plumbing.

## OBSERVATIONS AND RECOMMENDATIONS

### Water Heater

The water heater(s) appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.



### Gas Piping

The gas pipe system appears to be functional and built to meet current standards. Located near the water heater.

### Supply Plumbing

Observed portions of the water supply system appear to be functional and built to meet current standards. Located throughout the home. Repair: The shower head plumbing in the main bath is loose. Also the valve in the copper line going to the out side on the west side of the home is leaking. This is in the crawl space.



Repair: The shower head plumbing in the main bath is loose.



Also the valve in the copper line going to the out side on the west side of the home is leaking. This is in the crawl space.

### **Waste / Vent**

The waste and vent plumbing appears to be functional and built to meet current standards. Located throughout the home.



### Fixtures

The fixtures appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service. Located throughout the home.

### Sump Pump

None

### Waste Ejector Pump

None

### Laundry Pump

None

### Sauna

None

## LIMITATIONS OF PLUMBING INSPECTION

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.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, private waste disposal (septic) systems, public sewer systems, and private wells or other private water supply systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Additional Limitations:

None

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall Materials:</b>	·Drywall, Tape, and Plaster
<b>Ceiling Materials:</b>	·Drywall, Tape, Plaster, and Texture
<b>Floor Surfaces:</b>	·Vinyl/Resilient Wood Carpet
<b>Window and Glazing:</b>	·Sliders-Double Glazed Fixed Pane-Double Glazed
<b>Doors:</b>	·Wood-Hollow Core Wood-Solid Core Sliding Glass

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

Although a few minor flaws were noticed, overall, the interior finishes are in good condition.

### General Condition of Windows and Doors

Most doors and windows appear to be in average working order.

### General Condition of Floors

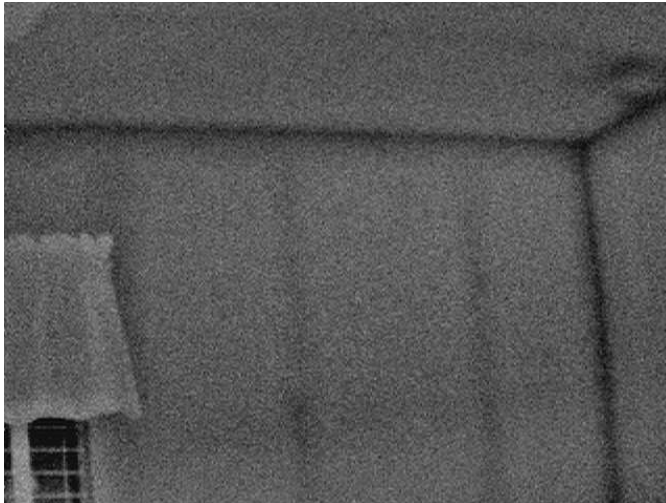
The floor structure appears to be good. Floors are mostly level and walls are mostly plumb.

## OBSERVATIONS AND RECOMMENDATIONS

### Wall/Ceiling Finishes

Infrared scan showed no moisture present at time of scan in wall's or ceilings. Located throughout the home.





Infrared scan showed no moisture present at time of scan in wall's or ceilings.



Monitor: Some minor drywall cracking was observed.

### Floors

No major defects were observed in the floors. Located throughout the home.



### Windows

No major defects were observed in the windows. Located throughout the home.

### Doors

No major defects were observed in the doors. Repair: Miss aligned door(s) stick or do not close, the door(s) should be adjusted to work properly.



Repair: Miss aligned door(s) stick or do not close, the door(s) should be adjusted to work properly.

### Kitchen Counters

Kitchen counter top showed normal wear for a home of this age.





### **Kitchen Cabinets**

Kitchen cabinets were typical with normal wear for a home of this age. Located in the kitchen.

### **Skylights**

None

### **Solariums**

None

## **LIMITATIONS OF INTERIOR INSPECTION**

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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.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Radon gas is a naturally occurring invisible, odorless and tasteless gas. A safety hazard occurs when radon gas seeps through the ground and accumulates in the enclosed structure of a house. Radon detection is not part of a visual home inspection. For more information on radon, consult the Environmental Protection Agency for further guidance and a list of testing labs in your area.

Additional Limitations:

Portions of the foundation walls were concealed from view.

**Furnishing and storage prevent full inspection – do a careful check on your final walk through.**

# **Appliances**

## **DESCRIPTION OF APPLIANCES**

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<b>Appliances Tested:</b>	·Electric Range    Dishwasher    Waste (Garbage) Disposer    Refrigerator
<b>Laundry Facility:</b>	·120 Volt Circuit for Washer    Waste Standpipe for Washer    Hot and Cold Water Supply for Washer    240 Volt Circuit for Dryer    Dryer Vented to Building Exterior
<b>Other Components Tested:</b>	·Door Bell    Kitchen Exhaust Hood

## **APPLIANCES OBSERVATIONS**

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Tested appliances appeared to work satisfactorily. Appliances appear to be in good condition.

Appliances appear to be at the beginning of their useful life. In general major appliances are reliable and you should see years of service ahead.

### **OBSERVATIONS AND RECOMMENDATIONS**

#### **Electric Range**

Electric range appeared to work properly. No missing control knobs, switches operated, and burners heated.

#### **Gas Range**

None

#### **Oven**

Oven appeared to work properly. No missing or damaged control knobs, oven door and controls operated, and oven heated.

#### **Electric Cooktop**

None

#### **Gas Cooktop**

None

#### **Dishwasher**

The dishwasher appears to operate properly. However it was not run through a complete cycle.

#### **Waste Disposer**

Waste disposer appeared to work properly.

#### **Trash Compactor**

None

#### **Refrigerator**

Refrigerator appeared to have operational door seals, to be in the correct 35 to 38 degrees F temperature range, and have working light(s).

#### **Upright/Chest Freezer**

None

#### **Clothes Dryer**

Not Tested

#### **Clothes Washer**

Not Tested

#### **Kitchen Exhaust Fan or Kitchen Exhaust Hood**

Kitchen exhaust fan/hood appeared to work properly.

#### **Cooktop Exhaust Fan**

None

#### **Central Vacuum**

None

**Door Bell**

Door bell(s) appeared to work properly.

**Intercom**

None

**Instant Hot Water Dispenser**

None

**Water Conditioning Equipment**

None

**LIMITATIONS OF APPLIANCES INSPECTION**

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

- Only those appliances that were represented as being included in the sale were inspected.
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.