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INSPECTION REPORT BY ADVANCED QUALITY INSPECTIONS

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06/15/2026



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ITEMS INSPECTED

COSMETIC DEFECT OR
MAINTENANCE ITEM

MINOR DEFECT



MAJOR DEFECT

- 🔧 3.2.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- 🔧 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⚠️ 4.1.1 Basement, Foundation, CrawlSpace & Structure - Foundation: Foundation Cracks
- ⚠️ 9.1.1 Plumbing - Water Supply & Distribution Systems: Water in Meter Box
- 🔧 10.1.1 Interior, Doors & Windows - Doors: Door Doesn't Latch
- ⚠️ 10.1.2 Interior, Doors & Windows - Doors: Loose Door Hardware
- ⚠️ 10.2.1 Interior, Doors & Windows - Windows: Latches Poorly Aligned
- 🔧 10.3.1 Interior, Doors & Windows - Floors, Walls, Ceilings: Minor Corner Cracks
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- ⚠️ 10.3.3 Interior, Doors & Windows - Floors, Walls, Ceilings: Paint Cracking
- ⚠️ 10.3.4 Interior, Doors & Windows - Floors, Walls, Ceilings: Stain(s) on Ceiling
- 🔧 10.3.5 Interior, Doors & Windows - Floors, Walls, Ceilings: Poor Paint
- ⚠️ 11.2.1 Bathrooms - Sinks, Tubs & Showers: Damage at Fixture
- ⚠️ 11.2.2 Bathrooms - Sinks, Tubs & Showers: Sealant / Caulking Defect
- 🔧 11.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Fan Rattles
- ⚠️ 11.5.1 Bathrooms - Heat Source in Bathroom: Missing Heat Source in Bathroom
- 🔧 12.3.1 Kitchen - Garbage Disposal: Excessive Noise
- ⚠️ 12.9.1 Kitchen - Exhaust Fan: Light Did Not Turn On
- 🔧 13.2.1 Laundry - Clothes Washer: Hoses Not Reliable
- 🔧 14.2.1 Garage - Garage Floor: Minor Cracking
- ⚠️ 14.4.1 Garage - Garage Door Opener: Manual Release Defect
- ⚠️ 14.4.2 Garage - Garage Door Opener: Contact Auto-Reverse Failed

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Occupants, Your Home Inspector

General Inspection Info: Occupancy

Occupied, Furnished

General Inspection Info: Style

Multi-level

General Inspection Info: Temperature (approximate)

85 Fahrenheit (F)

General Inspection Info: Weather Conditions

Sunny, Hot, Clear

General Inspection Info: Type of Building

Townhouse

General Inspection Info: Congratulations!

Congratulations on your new property and **Thank You** for choosing **AQI** to provide you with an inspection.

Details

AQI & InterNACHI are so certain of the integrity of our members that we back them up with our **\$25,000 Honor Guarantee**.

Read Your Operations and Maintenance Manuals

Your property systems and appliances likely came with operation and maintenance booklets. They include information on how your systems work, how to maintain them, and in some cases, how to save energy. Please be sure to gather these and your inspectors' contact information in one centralized location so that you can always reference them and contact your AQI inspector.

We are your neighbor! So, feel free to reach out whenever you have a question about your property.

Things To Know After Your Inspection

Now that you've bought your property and had your inspection, you may still have some questions about your new property and the items revealed in your report.

Maintenance is a primary responsibility for every owner, whether you've owned several or have just purchased your first one. Staying on top of a seasonal maintenance schedule is important, and your AQI Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection (not to mention the sellers disclosure and what you noticed yourself) it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the property if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No property is perfect. Keep things in perspective as you move into your new property.

And remember that ownership is both a joyful experience and an important responsibility, so be sure to call on your AQI inspector to help you devise an annual maintenance plan that will keep your property safe and in good condition for years to come.

Schedule a Maintenance Inspection

Even the most vigilant property owner can, from time to time, miss small problems or forget about performing some routine building repairs and seasonal maintenance. That's why an Annual Maintenance Inspection will help you keep your property in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new owner is that your property requires care and regular maintenance. As time goes on, parts of your building will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Maintenance Inspection as part of the cost of upkeep for your most valuable investment your property.

Your Licensed Inspector can show you what you should look for so that you can be an informed property owner. Protect your health and safety, and enjoy your property for years to come by having an Annual Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your inspector today!

Every property should be inspected every year as part of routine property maintenance plan. Catch problems before they become major defects.

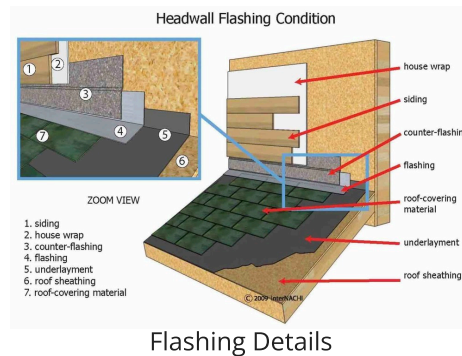
2: ROOF

Information

Roof Covering: Roof Type/Style Gable



Flashing: Wall Intersections



Gutters & Downspouts: Gutter Material Aluminum

Roof Covering: Inspection Method

Drone

We attempted to inspect the roof from various locations and methods.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof.



Roof Covering: Owner's Responsibility

Your job as the owner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of an owner's routine maintenance plan. Catch problems before they become major defects.

Roof Covering: Roof-Covering

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Flashing: Material

Aluminum, Rubber, Various



Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

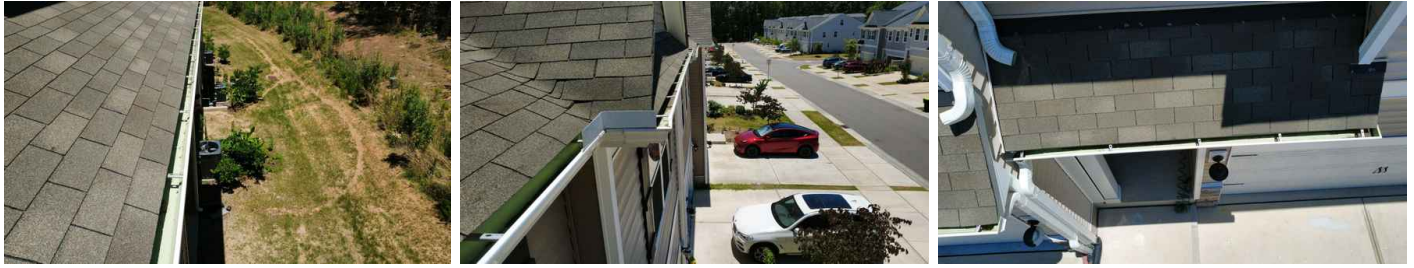
All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.



Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the foundation.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. I utilized a drone to closely inspect the roof system. This was a restriction to my inspection of the roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Flue Gas Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

I was unable to closely reach and observe all of the flue gas vent vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

3: EXTERIOR

Information

Walkways, Patios & Driveways:
Driveway Material

Concrete



Decks, Balconies, Porches:
Material

Concrete, Stone, Various

Siding, Flashing & Trim: Siding
Style

Panels



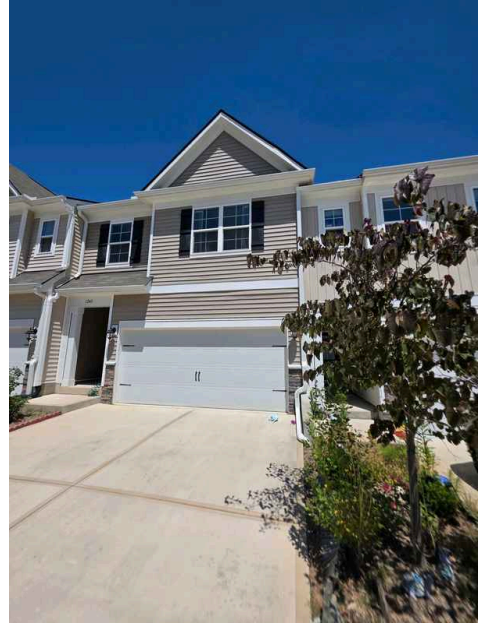
Exterior Doors: Exterior Entry
Door

Fiberglass, Glass, Various Material

Exhaust Hoods: Observed

General: Exterior Was Inspected

I inspected the exterior of the property.



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.



Walkways, Patios & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Walkways, Patios & Driveways: Driveway Slope

Away From The Home

In general, I noted if the driveway sloped towards or away from the structure.

Decks, Balconies, Porches: Appurtenance

Covered Porch, Front Porch



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

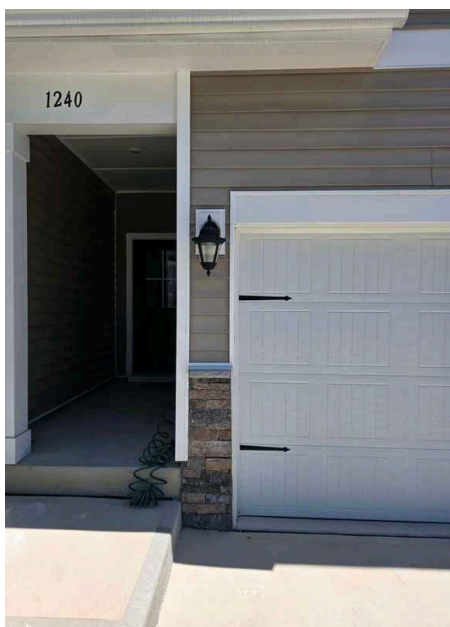


Siding, Flashing & Trim: Type of Wall-Covering Material Described

Stone Veneer, Vinyl

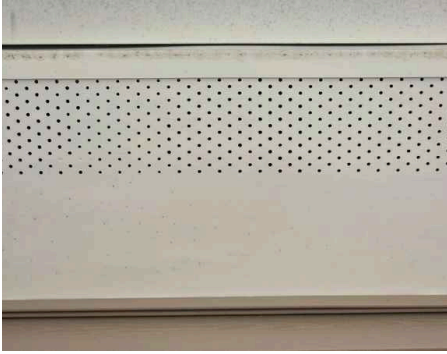
The exterior of your structure is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



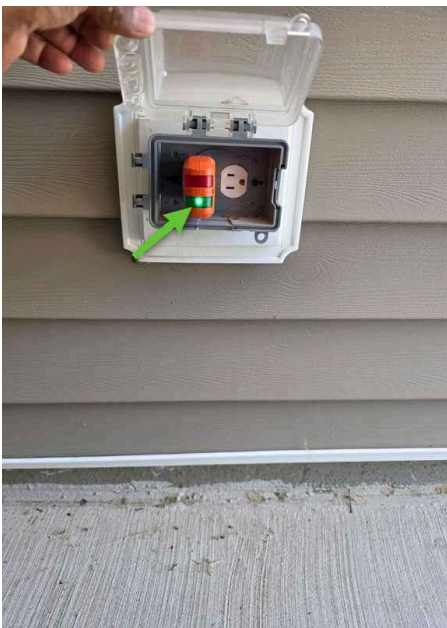
Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since an inspection is limited in its scope.



GFCIs & Electrical: Inspected GFCIs

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



Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



Windows: Windows Inspected

A representative number of windows from the ground surface were inspected.



Limitations

Siding, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. An inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during an inspection. An inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only inspection. I inspected the electrical system as much as I could.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.2.1 Vegetation, Surface Drainage, Retaining Walls & Grading

DENSE VEGETATION

BACK YARD

I observed dense vegetation in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Contact a qualified landscaping contractor



Cosmetic Defect or Maintenance Item



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

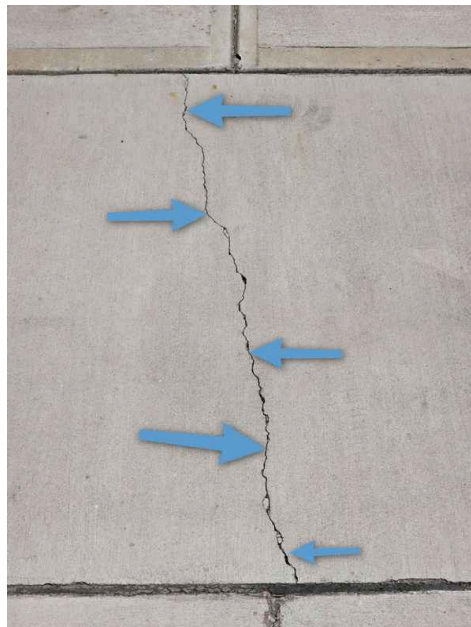
Minor, typical cracks observed in driveway. Recommend sealing cracks to prevent further deterioration of material.

Recommendation

Recommend monitoring.



Cosmetic Defect or Maintenance Item



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Foundation: Material Concrete, Slab on Grade	Floor Structure: Material Concrete, Inaccessible, Slab
Floor Structure: Sub-floor Inaccessible	Insulation in Foundation/Basement Area: Type of Insulation Observed Foam-board	



Insulation in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

1-3 inches

Determining how much insulation should be installed depends upon where a property is located. Proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

Limitations

Wall Structure

MATERIAL INACCESSIBLE

Do to slab foundation and completed drywall, wall structure is inaccessible. This is a limitation of the inspection.

Recommendations

4.1.1 Foundation

FOUNDATION CRACKS

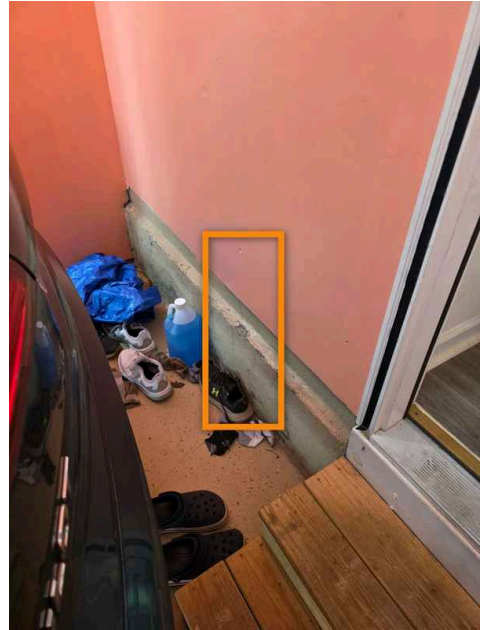
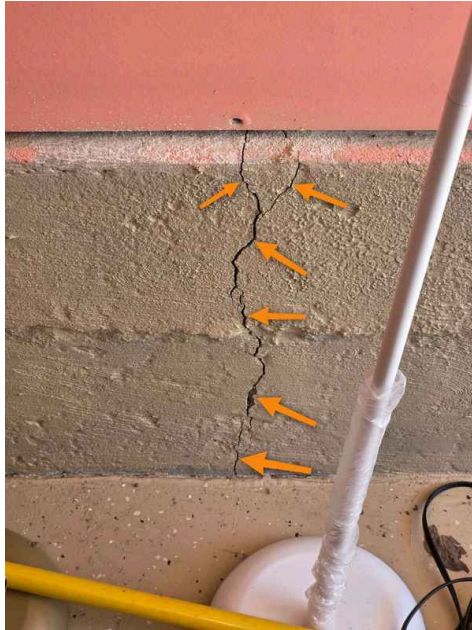
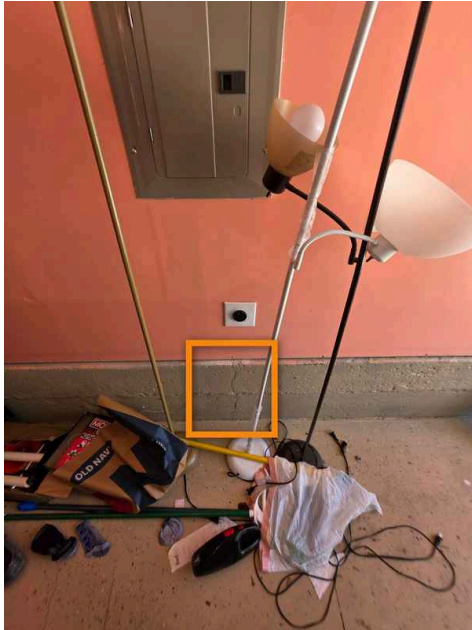
GARAGE

Cracking noted at the foundation. This is typically consistent with soil movement and could lead to further damage to other components, foundation and/or slabs. Recommend a qualified contractor evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



5: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Access
Type
Walk-In



Structural Components & Observations in Attic: Access
Location
3rd Floor

Ventilation in Attic: Ventilation
Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust
Systems
Observed Vents

Structural Components & Observations in Attic: Material
Plywood, Wood, TechShield



Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

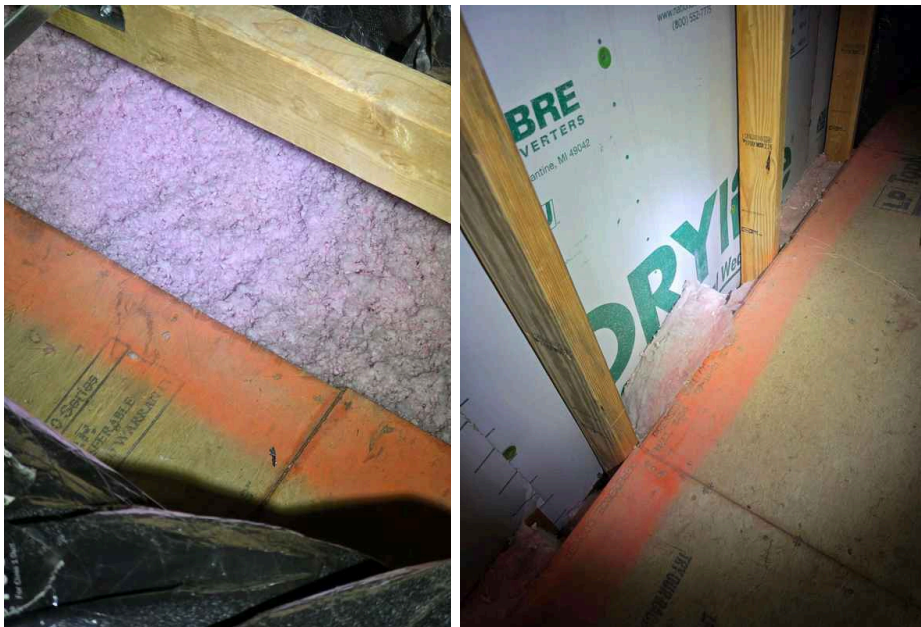


Insulation in Attic: Insulation Was Inspected

During the inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

Insulation in Attic: Type of Insulation Observed

Fiberglass, Blown, Batts



Insulation in Attic: Approximate Average Depth of Insulation

Unable To Determine

Determining how much insulation should be installed depends upon where a property is located. The amount of insulation that should be installed at a particular area is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

6: HEATING

Information

Heating System Information:
Brand
Goodman



Heating System Information:
Energy Source
Gas



Heating System Information:
Service Switch Inspected

I observed a service switch for the heating system.



Heating System Information:
Heating Method
Gas Furnace

Heating System Information:
Method of Inspection
Cover Not Removed, Visual

Distribution Systems: Ductwork
Insulated



Thermostat and Normal Operating Controls: Thermostat Location

Multiple locations, 2nd Floor



Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

7: COOLING

Information

Cooling System Information:
Energy Source

Electric

Distribution System:
Configuration

Multiple Zones

Cooling System Information:
System Type

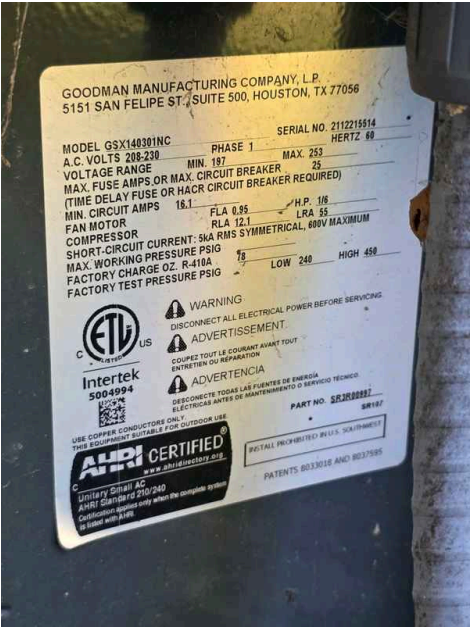
Central Air Conditioner

Cooling System Information:
Location

Exterior Rear



Cooling System Information: Brand
Goodman



Cooling System Information: Delta T

Less Than 16°F

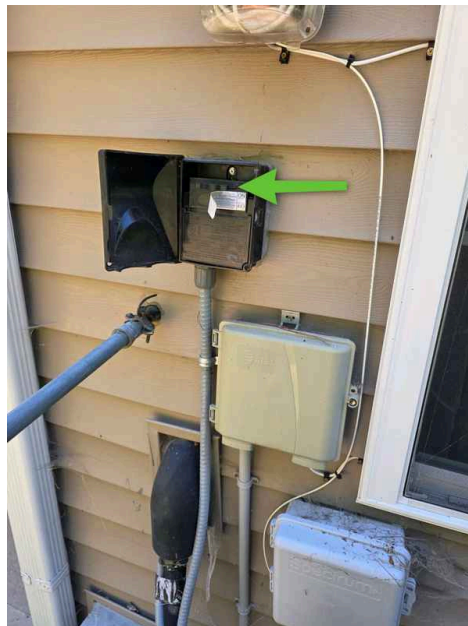
The return and supply air temperature was measured.

While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should be between 16 and 22 degrees Fahrenheit. This difference in temperature is the evaporator Delta T.



Cooling System Information: Service Disconnect Observed

I observed a service disconnect within sight of the cooling system.



Thermostat and Normal Operating Controls: Thermostat Location

Multiple locations, 1st Floor



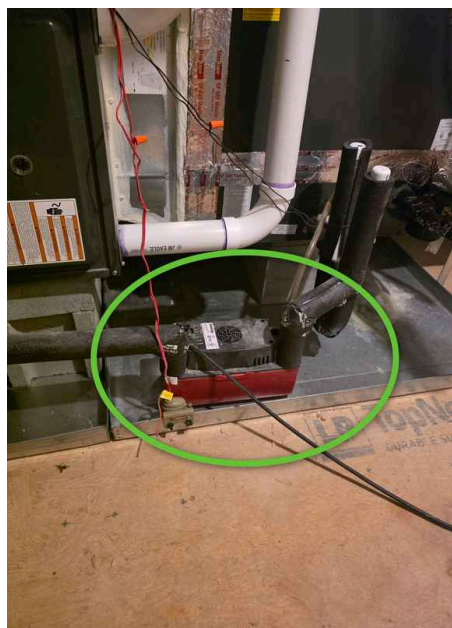
Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



Condensate: Condensate Pump

I observed a condensate pump installed at the cooling system. This component collects condensate water that is created when the cooling system is operating. The condensate pump should collect and discharge the water properly.



Distribution System: Ductwork Installed

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.



8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, 240 Volts

Main Service Disconnect:
Inspected Main Service Disconnect
I inspected the electrical main service disconnect.

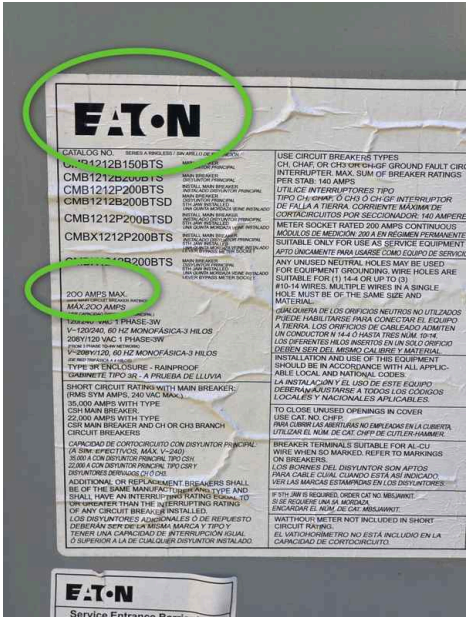
Electric Meter & Base: Inspected the Electric Meter & Base
I inspected the electrical electric meter and base.



Panelboards & Breakers: Panel Capacity
200 AMP

Panelboards & Breakers: Panel Manufacturer
Eaton

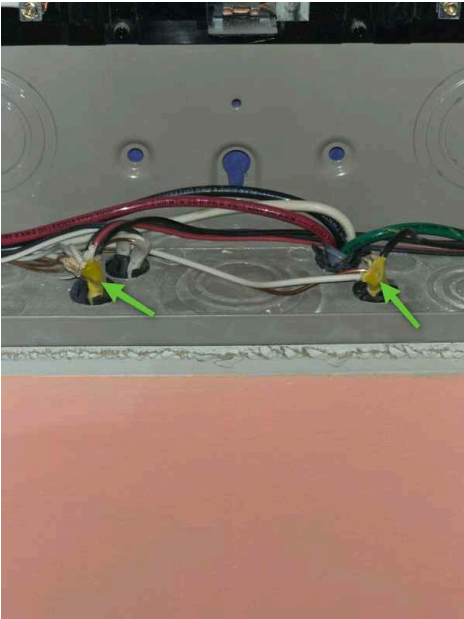
Panelboards & Breakers: Panel Type
Circuit Breaker



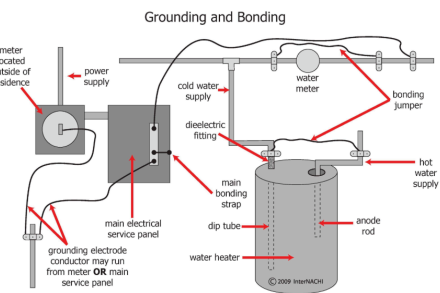
Branch Wiring & Circuits: Branch Wire 15 and 20 AMP Copper



Branch Wiring & Circuits: Type of Wiring, If Visible NM-B (Romex)



Service Grounding & Bonding: Inspected the Service Grounding & Bonding
I inspected the electrical service grounding and bonding.



Main Service Disconnect: Owner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you should hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem.



Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Main Panel Location

Back, Exterior

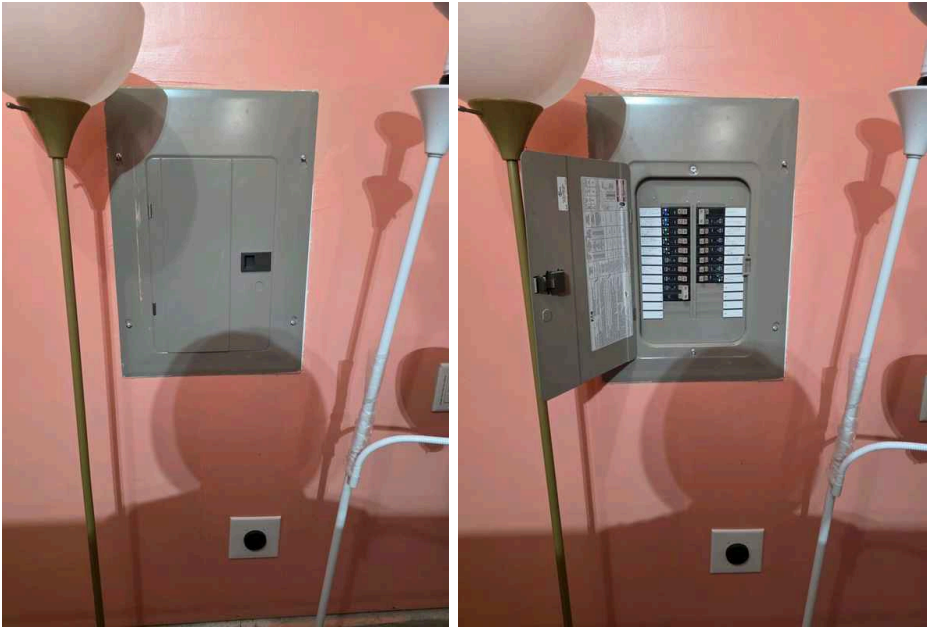


Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Sub Panel Location

Garage



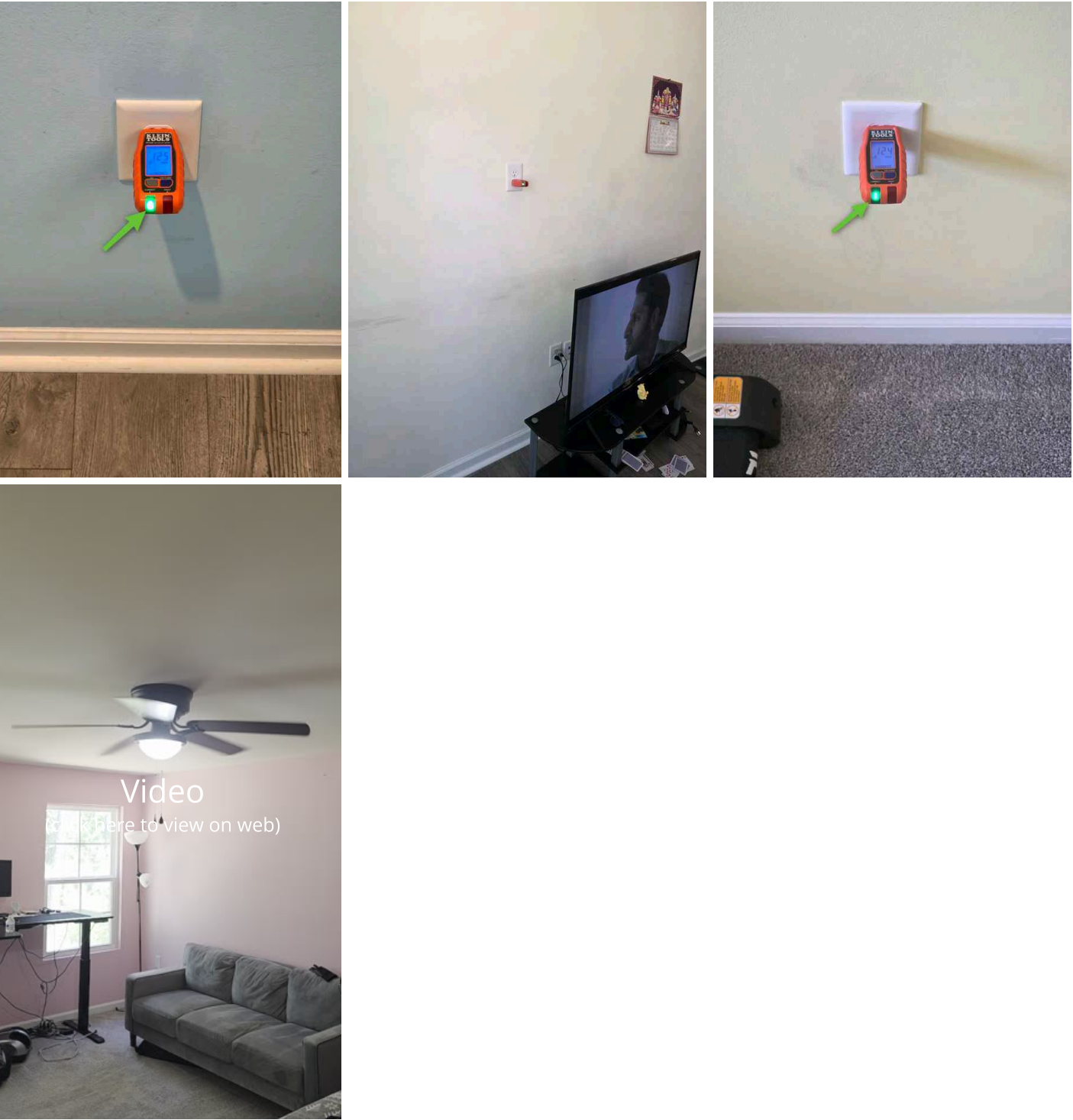
GFCI & AFCI: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.



Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.



Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

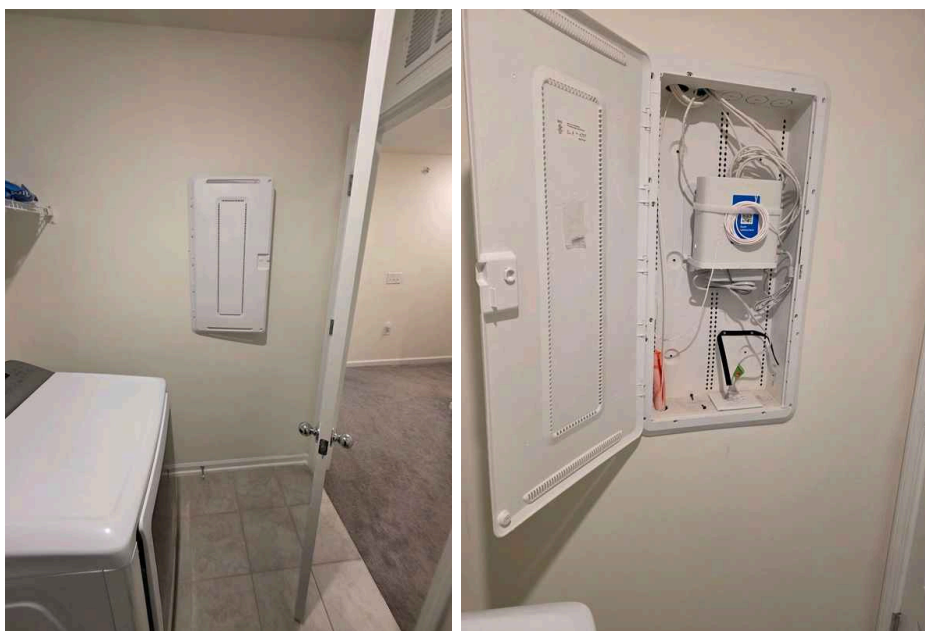
There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



Network Enclosure: Observed Network Enclosure

Laundry

I noticed a network enclosure in the home. The components inside the enclosure should be terminated by a qualified installer and tested to ensure proper function. The functionality of these components is not within the scope of a home inspection.



Limitations

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Branch Wiring & Circuits

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

GFCI & AFCI

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the electrical system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCI & AFCI

DID NOT TEST AFCI BREAKERS

Due to occupancy during time of inspection, I did not want to trip the AFCI breakers and risk turning off any electronic systems currently in use. Recommend testing these breakers at a suitable time. This is a restriction of the inspection and a limitation.

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

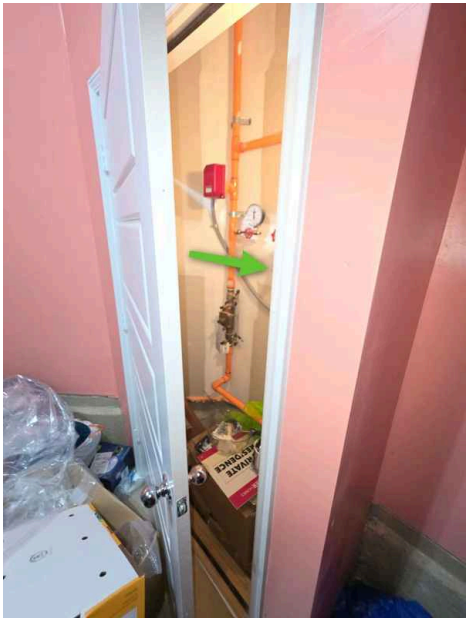
I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

9: PLUMBING

Information

Water Supply & Distribution Systems: Water Supply & Distribution Material
Copper, Pex, Various

Main Water Shut-Off Valve: Location of Main Shut-Off Valve
Garage, Utility Room



Drain, Waste, & Vent Systems: Drain Size
Various

Drain, Waste, & Vent Systems: Material
PVC



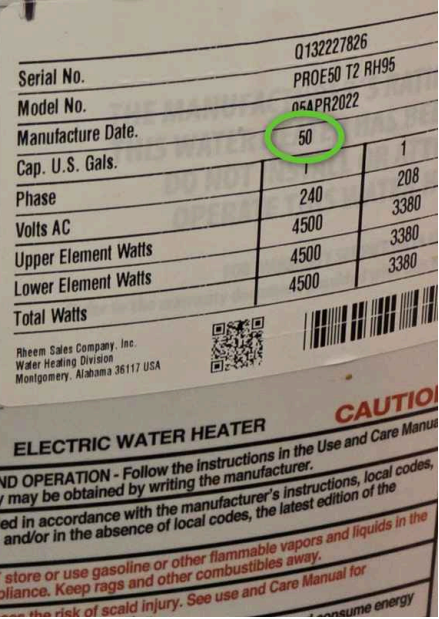
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter



Fuel Storage & Distribution Systems: Fuel-Storage System Was Observed
None

Hot Water Source: Location
Garage

Hot Water Source: Capacity
50 gallons

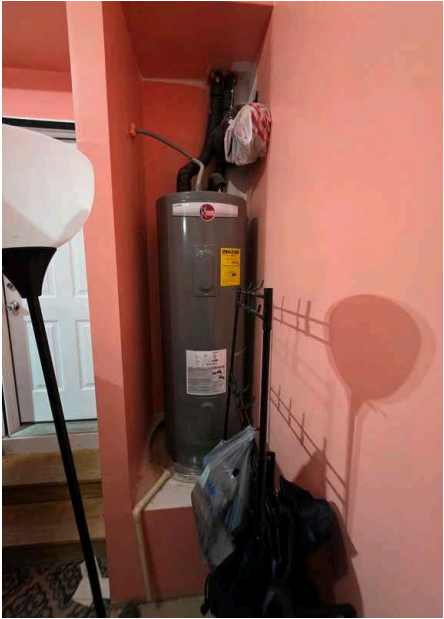


Hot Water Source: Inspected TPR
Valve

I inspected the temperature and pressure relief valve.



Hot Water Source: Inspected Hot
Water Source



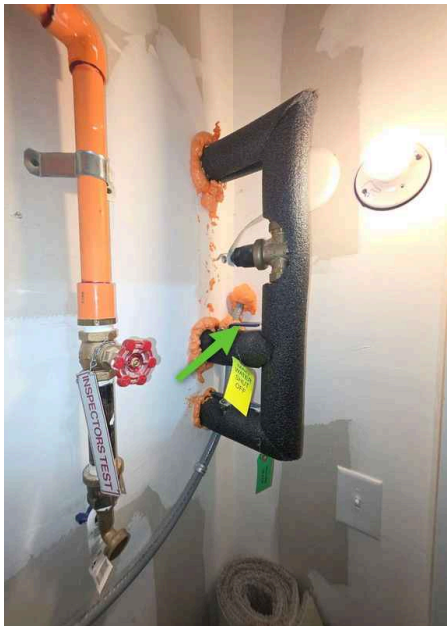
Water Supply & Distribution Systems: Water Supply Is Public

The water supply appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the current owner for details.



Main Water Shut-Off Valve: Owner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.



Hot Water Source: 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 Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the owner for details about the hot water equipment and past performance.

Limitations

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Recommendations

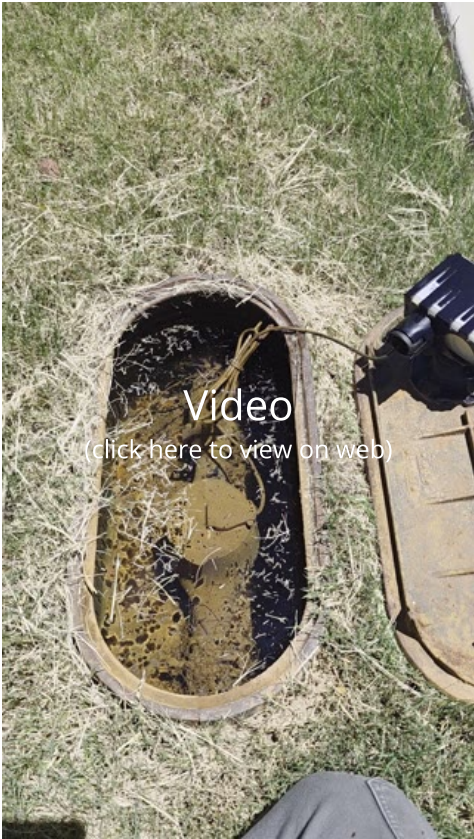
9.1.1 Water Supply & Distribution Systems

WATER IN METER BOX

I observed standing water in the meter box. This can be an indication of a nearby leak at a plumbing fitting or poor drainage at the meter box. Since I cannot confirm that this is not a leak, I recommend further evaluation to ensure the leak is not present.



Recommendation
Contact a qualified plumbing contractor.



10: INTERIOR, DOORS & WINDOWS

Information

Doors: Doors Inspected

I inspected a representative number of doors.



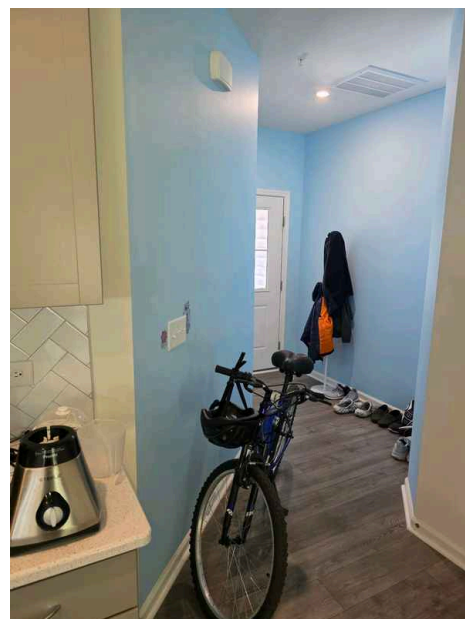
Floors, Walls, Ceilings: Ceiling Material

Gypsum Board



Floors, Walls, Ceilings: Wall Material

Gypsum Board

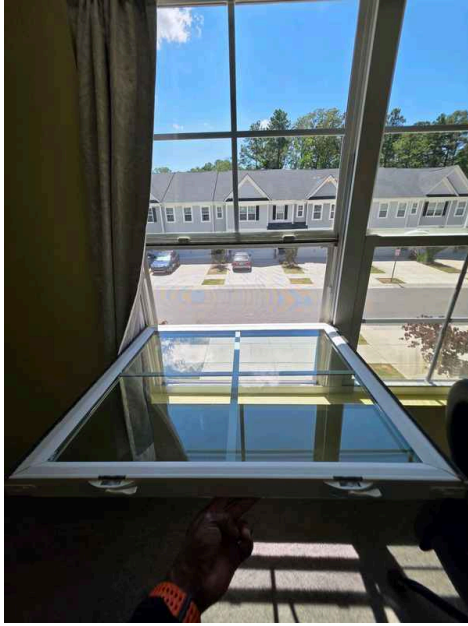


Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings.

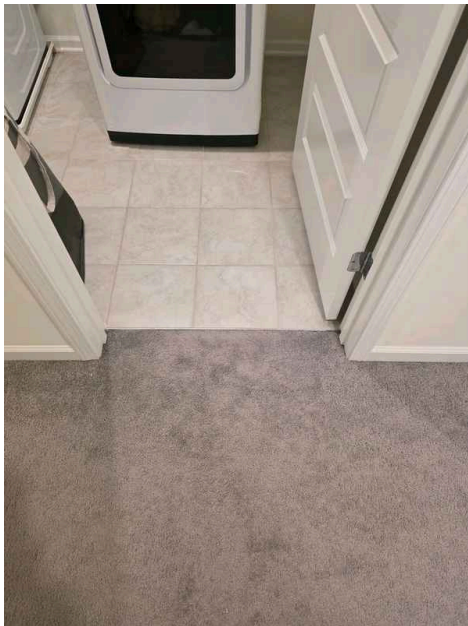
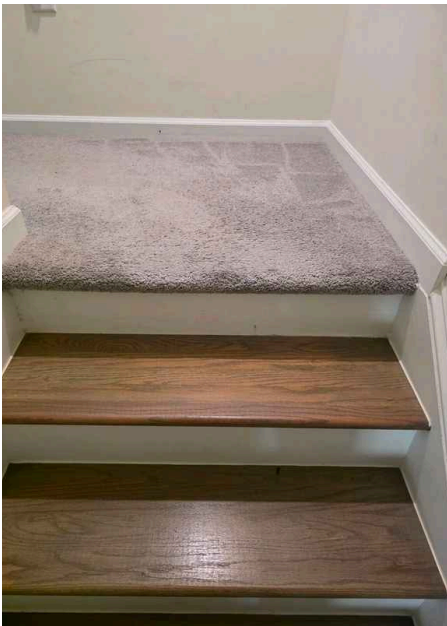
Windows: Windows Inspected

I inspected a representative number of windows.



Floors, Walls, Ceilings: Floor Coverings

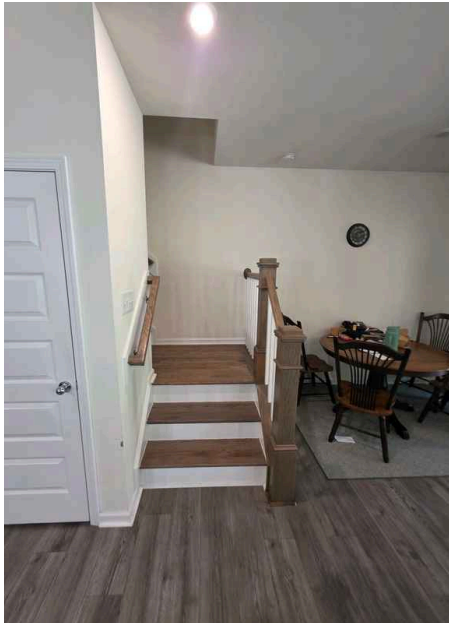
Engineered Wood, Carpet, Tile



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

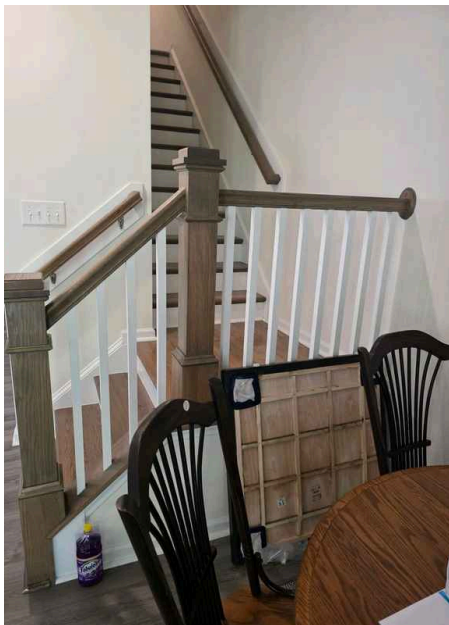
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.



Recommendations

10.1.1 Doors

DOOR DOESN'T LATCH

2ND FLOOR CLOSET

I observed that a door does not latch and close properly. Recommend adjustment and further evaluation of all doors to ensure proper functionality.

Recommendation

Contact a qualified handyman.



Cosmetic Defect or Maintenance Item



10.1.2 Doors

LOOSE DOOR HARDWARE

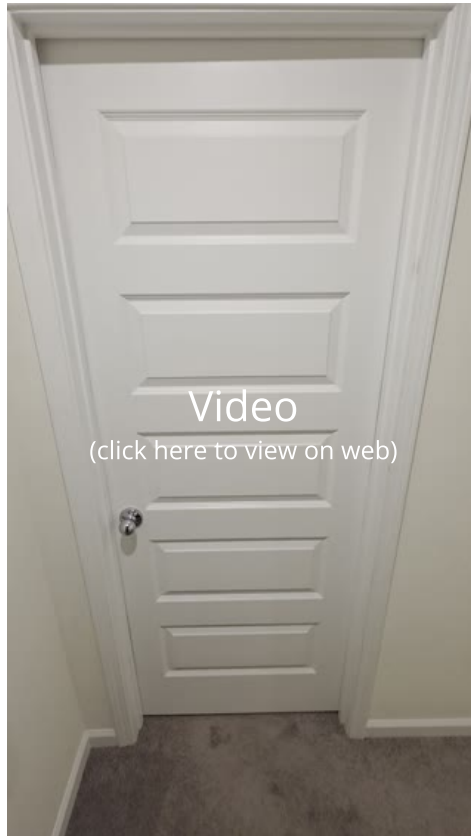
INTERIOR DOORS

Door hardware is loose at one or more doors. Recommend tightening to ensure proper functionality.

Recommendation

Contact a qualified handyman.





10.2.1 Windows

LATCHES POORLY ALIGNED

LIVING ROOM

Some windows in the home are difficult to latch or the locking mechanism does not engage properly. Recommend replacement or adjustment by window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors, Walls, Ceilings

MINOR CORNER CRACKS

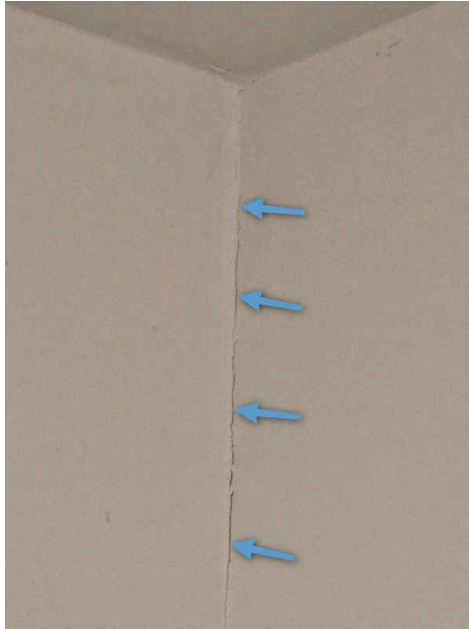
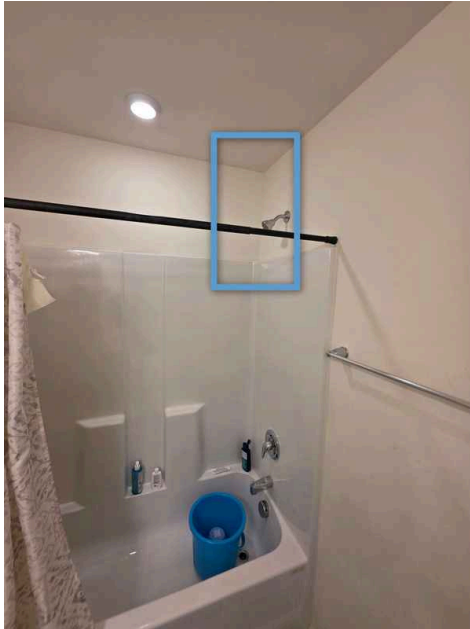
Minor cracks were observed at the corners of trim, doors, windows and walls. Appeared to be the result of settling. Some settling is not unusual in a home of this age. Recommend further evaluation of the interior walls and trim by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



Cosmetic Defect or Maintenance Item



10.3.2 Floors, Walls, Ceilings

NAIL POPS

Protruding nail heads were visible at the time of the inspection. Recommend further evaluation of all surfaces and repair by a qualified contractor as needed. Nail pops are largely due to wood or drywall movement and often appear within a year of construction. The result is a tiny bulge on the wall surface or, in some cases, a visible nail head if the drywall compound comes loose and falls away. This is the most common cause of nail pops and it's completely cosmetic. Another reason for nail pops to show themselves is due to the introduction of moisture. Moisture can swell or expand the building material and force the nail to pop out. Because of this possibility, I recommend to ensure that the contractor looks for signs of moisture when repairing.

Recommendation

Contact a qualified drywall contractor.



Cosmetic Defect or Maintenance Item



10.3.3 Floors, Walls, Ceilings

PAINT CRACKING



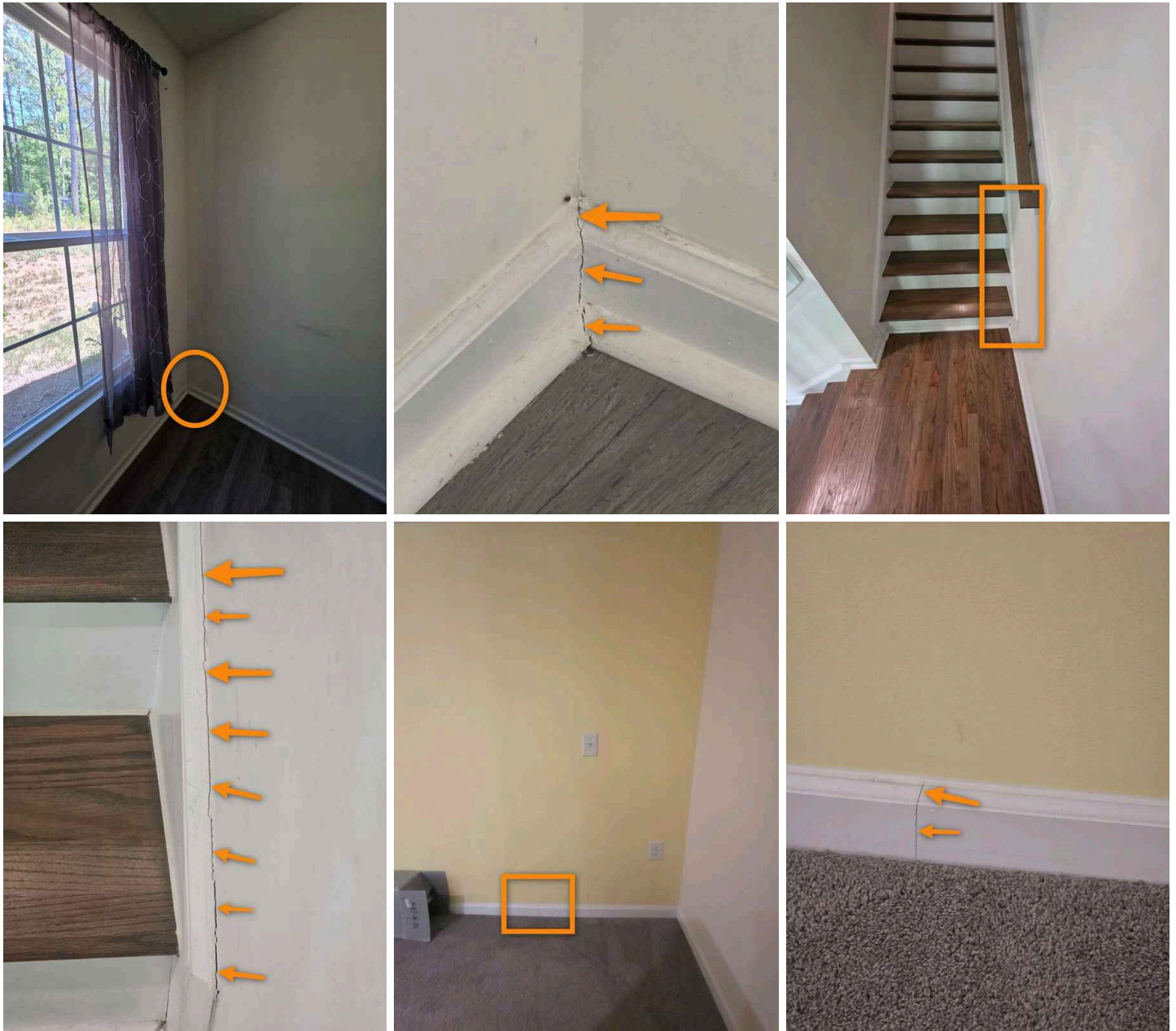
Minor Defect

Wall/trim paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



10.3.4 Floors, Walls, Ceilings

STAIN(S) ON CEILING

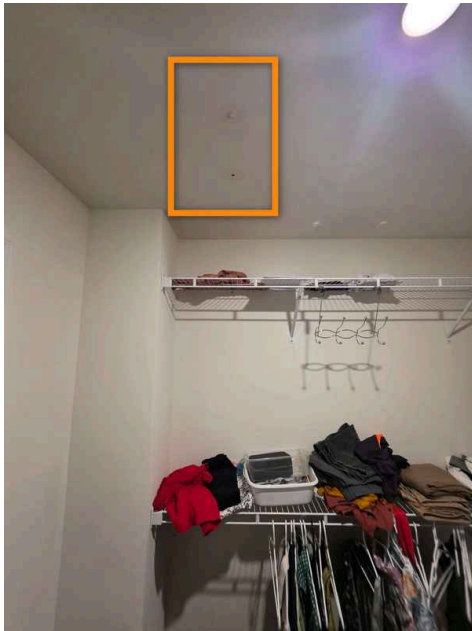
2ND FLOOR BEDROOM CLOSET

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.





10.3.5 Floors, Walls, Ceilings

POOR PAINT

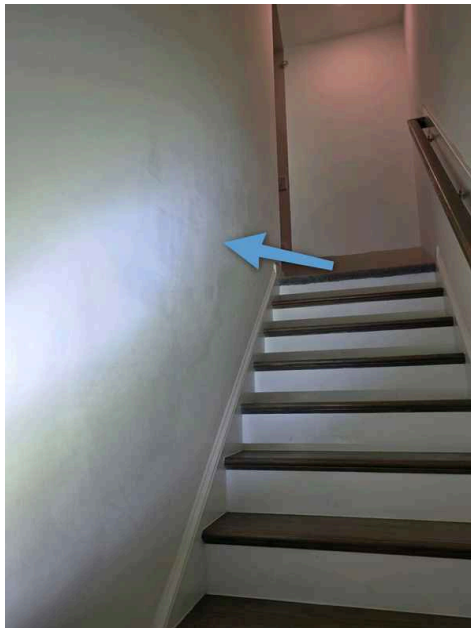
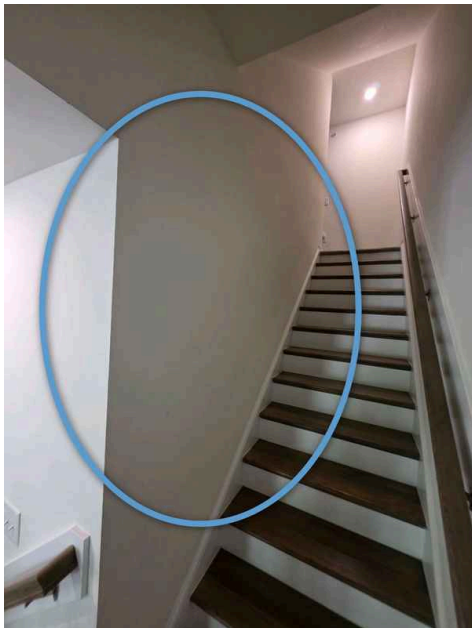
Sub-standard paint finish was observed at time of inspection. Recommend re-painting.

Recommendation

Contact a qualified painting contractor.



Cosmetic Defect or Maintenance Item



11: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



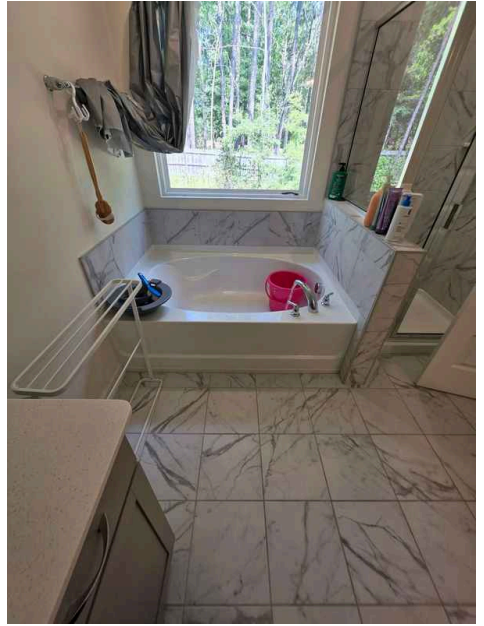
Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom.



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.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

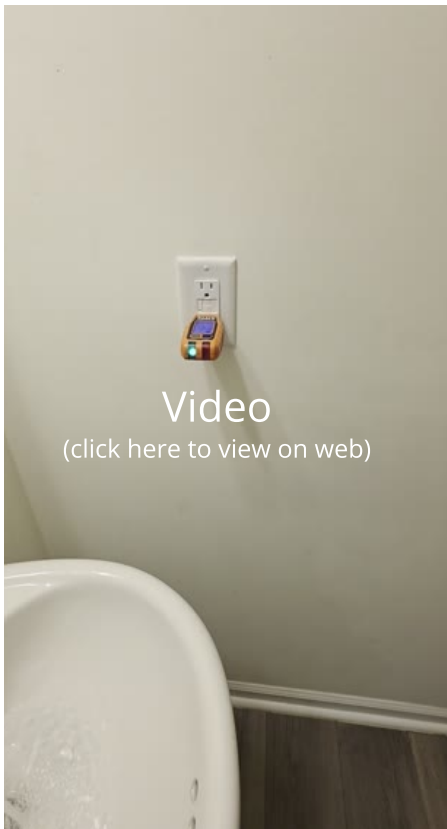
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Cabinetry, Ceiling, Walls & Floor: Inspected

I inspected the cabinets, walls, ceilings, and floors in the bathrooms according to the standards of practice.

Recommendations

11.2.1 Sinks, Tubs & Showers

DAMAGE AT FIXTURE

2ND FLOOR MASTER BATHROOM

I observed damage at sink fixture. Recommend replacement of defective fixture.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect



11.2.2 Sinks, Tubs & Showers

SEALANT / CAULKING DEFECT

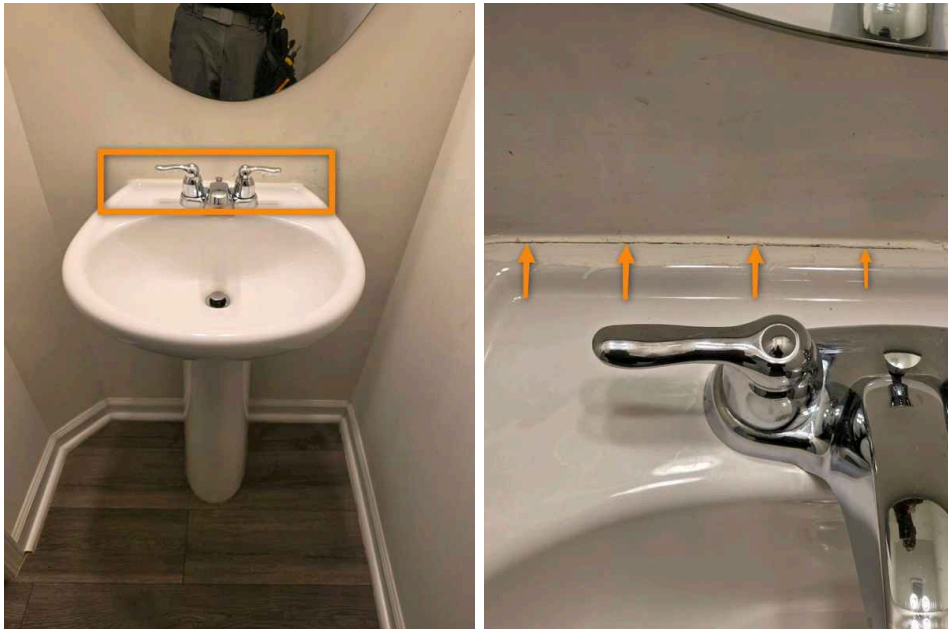
Caulking / sealant was poor or missing in wet locations during inspection. Recommend properly installing sealant in all wet locations to prevent deterioration of material due to water intrusion.

Recommendation

Contact a qualified handyman.



Minor Defect



11.3.1 Bathroom Exhaust Fan / Window



Cosmetic Defect or Maintenance Item

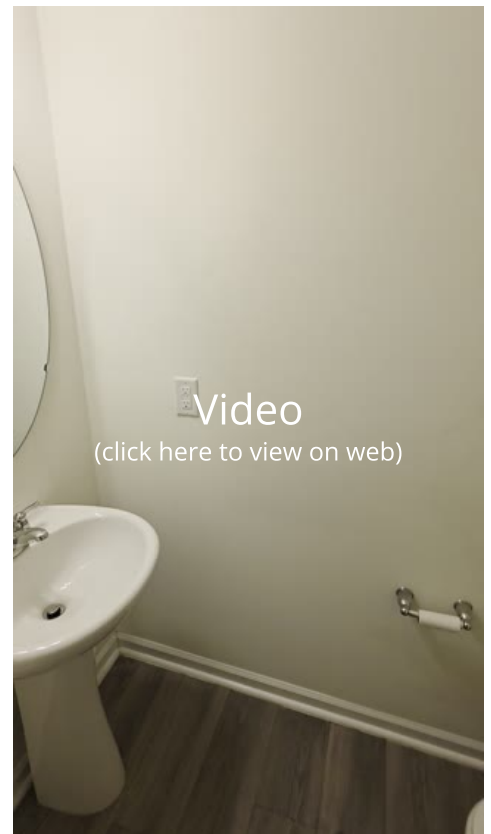
FAN RATTLES

1ST FLOOR BATHROOM

I observed indications that the fan rattles unexpectedly and does not sound typical. Recommend further evaluation and repair as needed to ensure fan is working properly.

Recommendation

Contact a qualified handyman.



11.5.1 Heat Source in Bathroom



Minor Defect

MISSING HEAT SOURCE IN BATHROOM

1ST FLOOR BATHROOM

I observed that there is a missing heat source in the bathroom. Every bathroom should have a source of heat.

Recommendation

Contact a qualified HVAC professional.

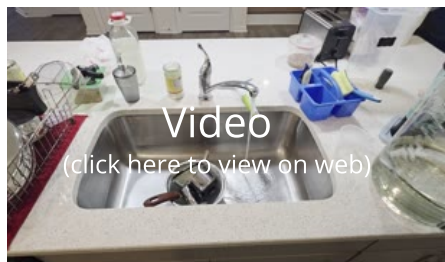


12: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Dishwasher: Brand Whirlpool



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Range/Oven/Cooktop: Range/Oven Brand Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source Gas

Refrigerator: Brand Samsung



Countertops & Cabinets:**Cabinetry**

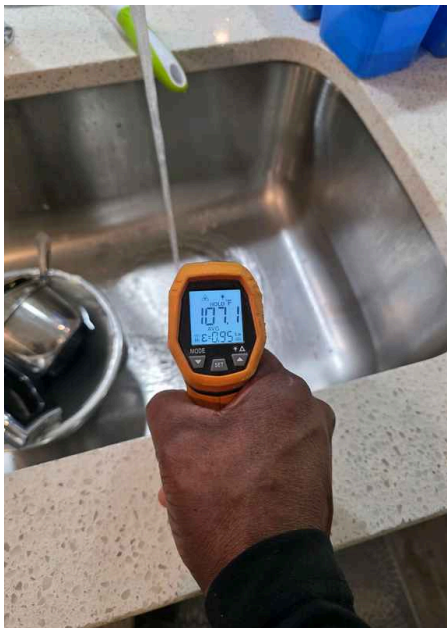
Laminate, Wood

**Exhaust Fan: Exhaust Hood Type**

Vented

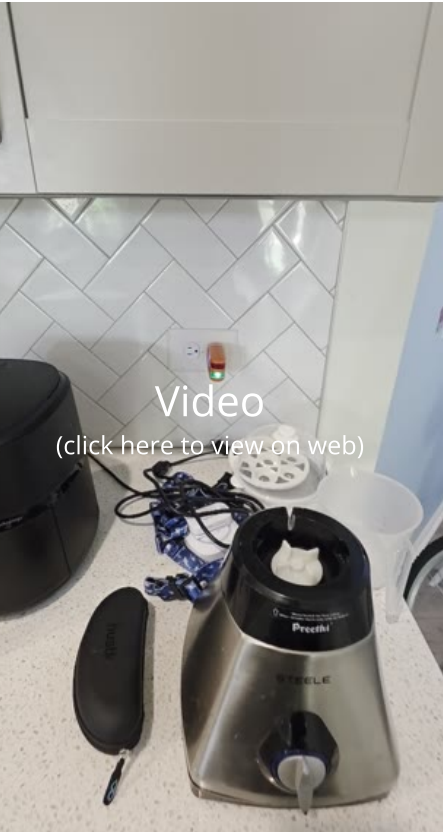
**Kitchen Sink: Water Temp**

I checked the water temperature from the kitchen sink. This is another test that we run to confirm functionality of the water heater. See the plumbing section for more details regarding the water heater system.



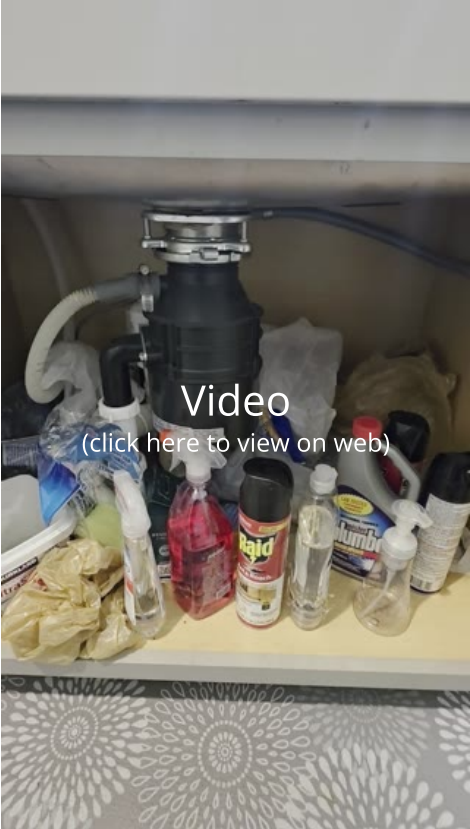
GFCI: GFCI Tested

I tested for ground fault circuit interrupter (GFCI) protection in the kitchen.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

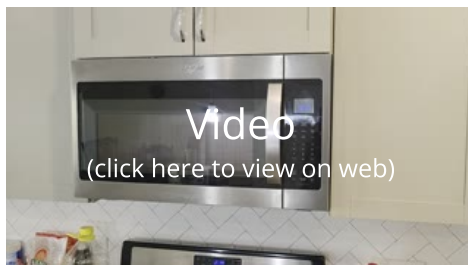
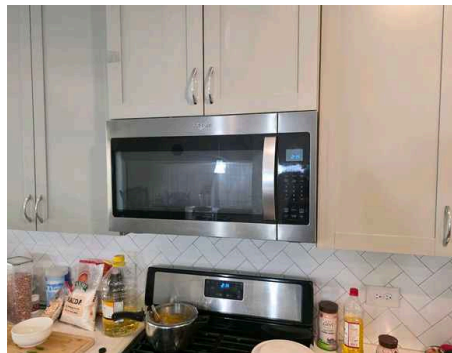


Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

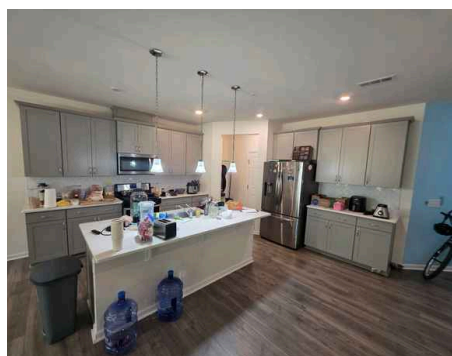
Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



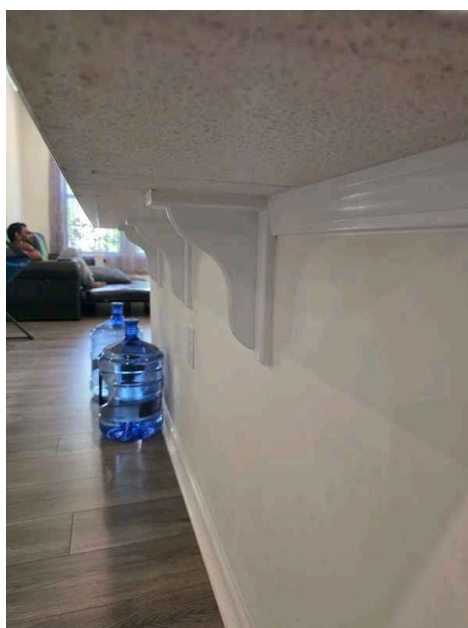
Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces. I attempted to state the type of countertop material, however some types can be deceiving. I recommend confirming with the seller if the type I listed does not sound accurate.



Countertops & Cabinets: Countertop Material

Quartz



Exhaust Fan: Inspected Exhaust Fan

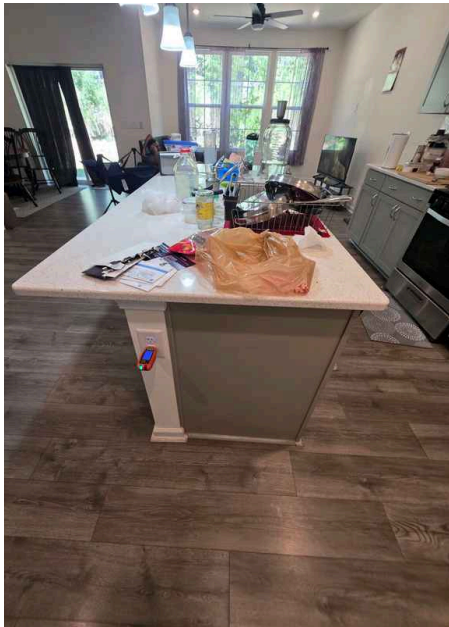
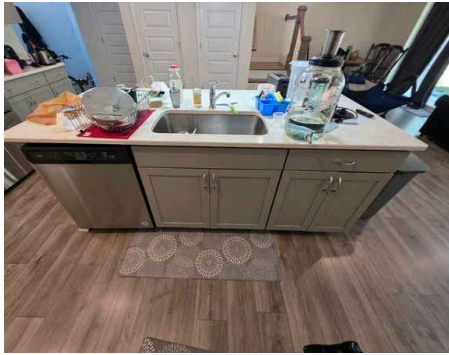
I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Video

(click here to view on web)

Kitchen Island: Inspected



Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher due to occupant belongings.



Recommendations

12.3.1 Garbage Disposal



Cosmetic Defect or Maintenance Item

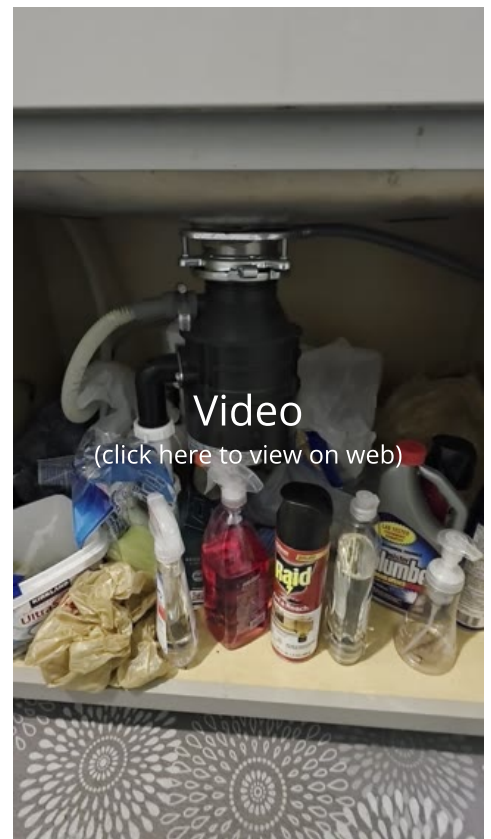
EXCESSIVE NOISE

KITCHEN

I observed that there was excessive noise coming from the garbage disposal when it was operating. Recommend further evaluation and repair to ensure proper functionality.

Recommendation

Contact a qualified handyman.



12.9.1 Exhaust Fan

LIGHT DID NOT TURN ON

KITCHEN

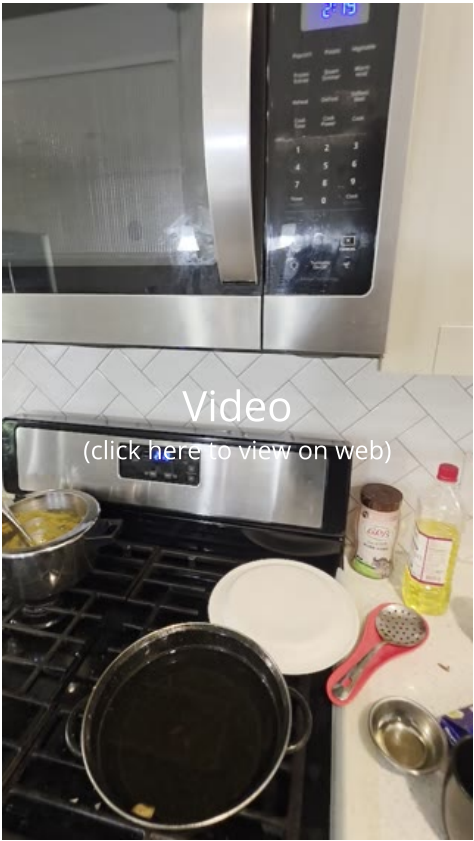
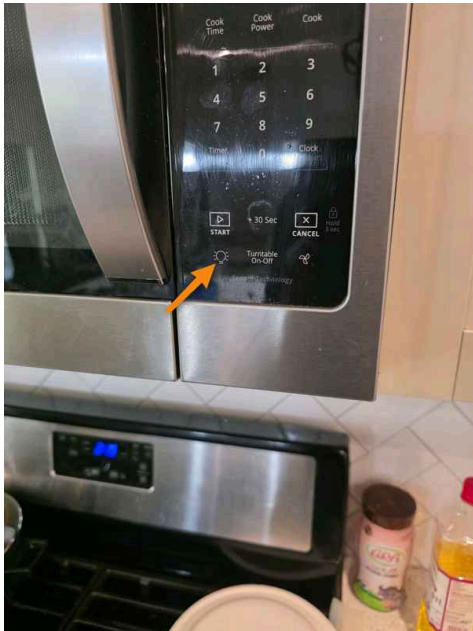
I observed that the light did not turn on. Could be a light bulb not working, or it could be something electrical. Recommend replacing bulb, if that does not work, further evaluation is recommended.

Recommendation

Contact a qualified appliance repair professional.



Minor Defect



Video
(click here to view on web)

13: LAUNDRY

Information

Clothes Washer: Observed

I observed water connections and a standpipe box.

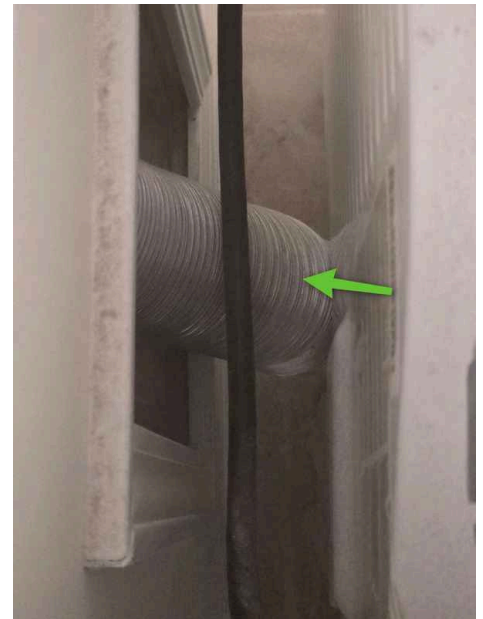


Clothes Dryer: Dryer Power Source

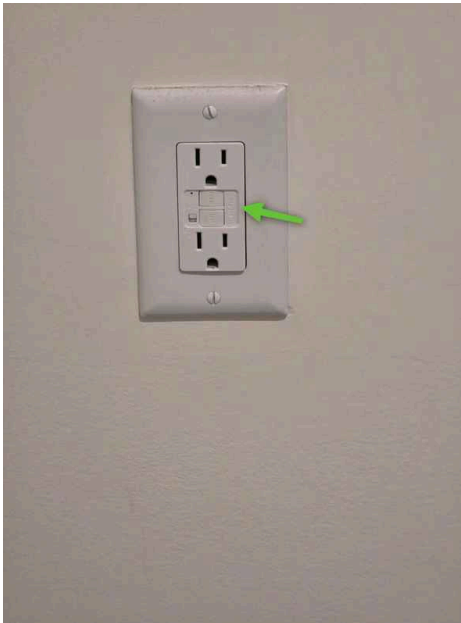
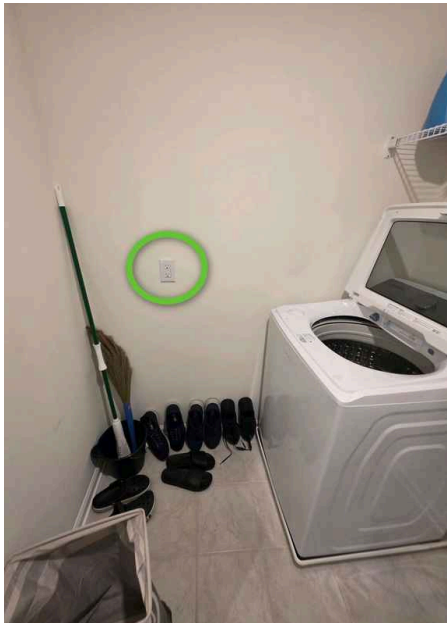
240 Volt



Clothes Dryer: Dryer Vent Metal (Flex)



Laundry Room, Electric, and Tub: GFCI in Laundry



Laundry Room, Electric, and Tub: Washer & Dryer Installed

I observed a washer and dryer in the home. I do not check these appliances for functionality or run them; I am only informing you that they are present.



Limitations

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.

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.

Recommendations

13.2.1 Clothes Washer

HOSES NOT RELIABLE

LAUNDRY

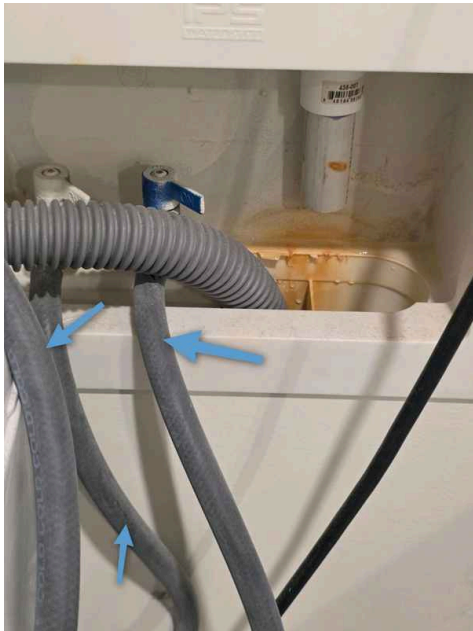


Cosmetic Defect or Maintenance Item

I observed hoses that were not reliable. Replacement of the hoses is recommended. Rubber hoses are the least durable and lose much of their flexibility and strength over time, resulting in corrosion and cracks that lead to leaks or busted hoses. Rubber supply lines aren't industry standard and are generally not recommended. Stainless steel shielded hoses are preferred.

Recommendation

Contact a qualified handyman.



14: GARAGE

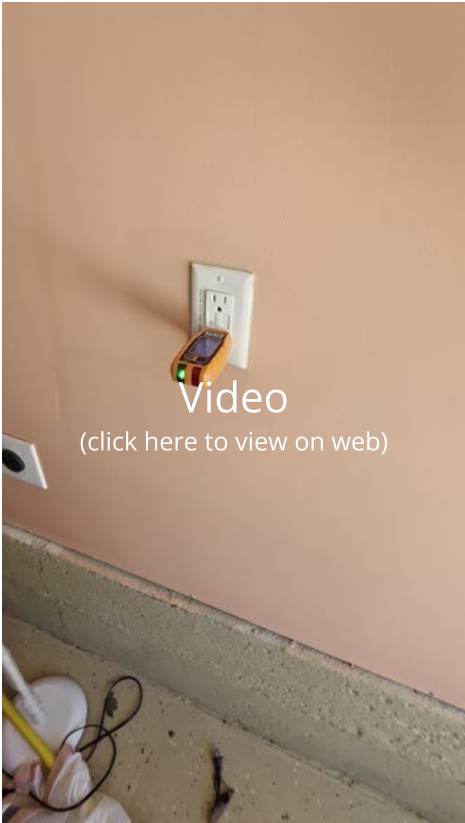
Information

Garage Floor: Garage Floor Inspected

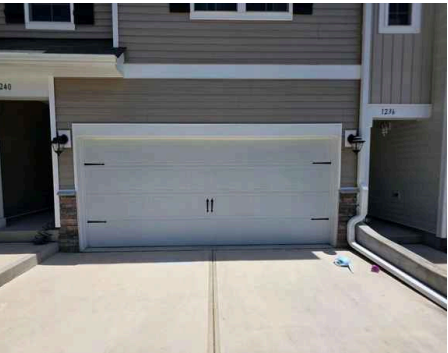
I inspected the floor of the attached garage.

Garage Door: Type Sectional

Electric in Garage: Tested GFCI Receptacles in Garage



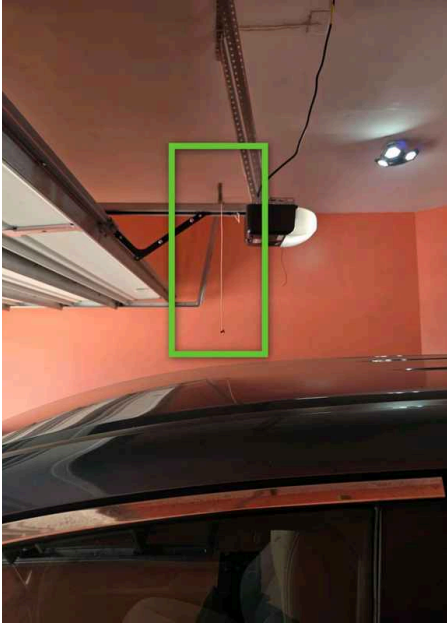
Garage Door: Material Metal, Insulated



Garage Door Opener: Manual Release

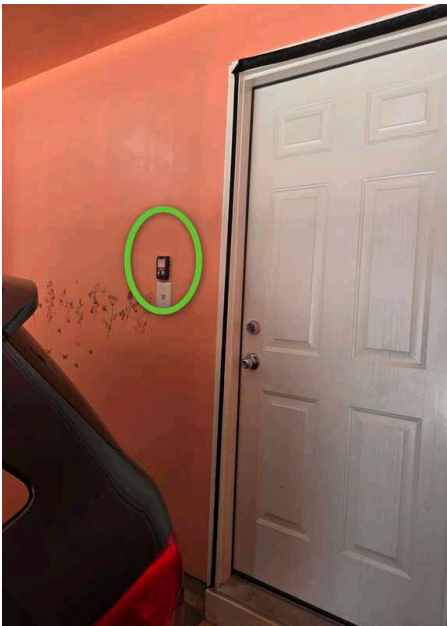
I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.



Garage Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

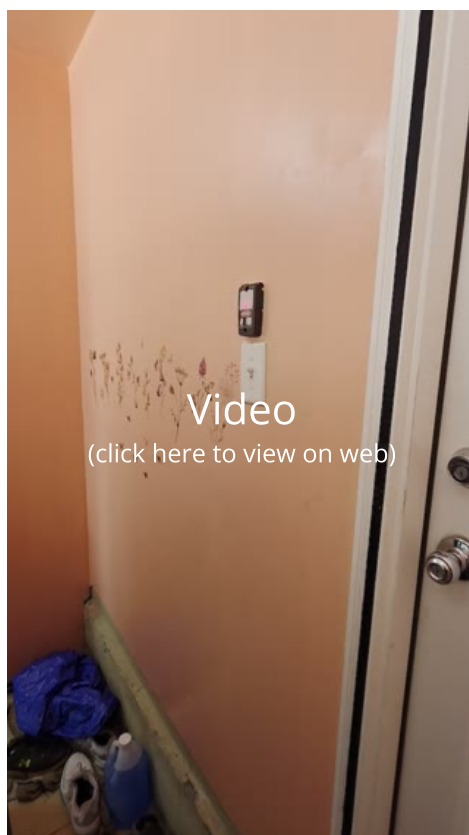


Garage Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

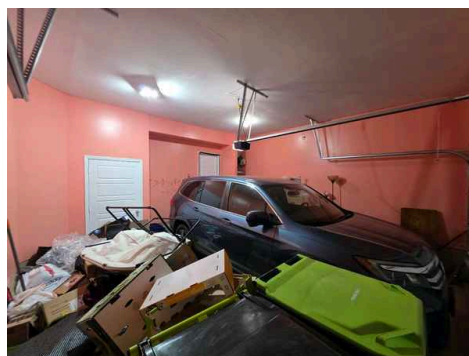
Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

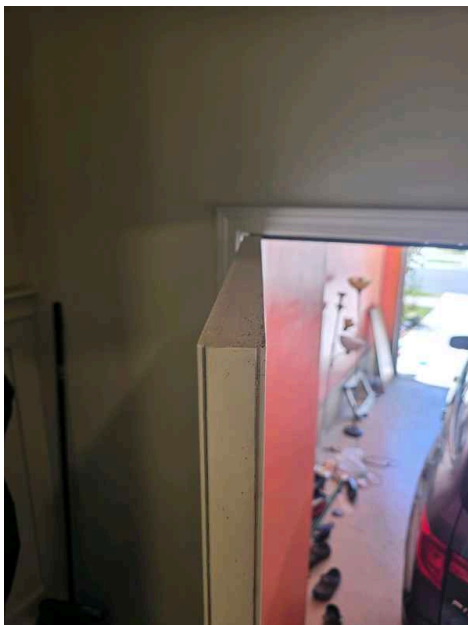
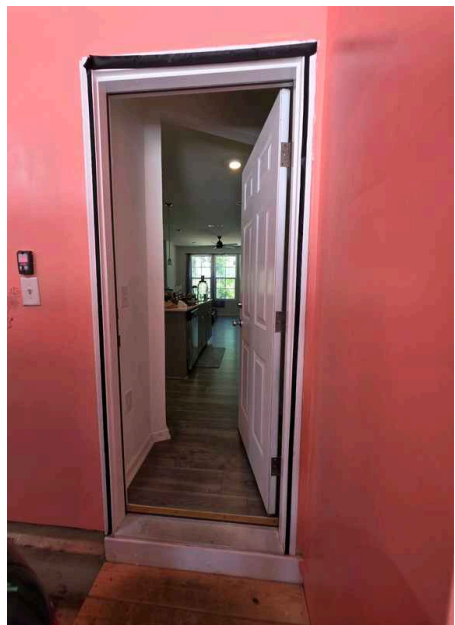


Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.



Electric in Garage: Car Charger

I observed what appears to be a receptacle for a car charger. I did not test this, only observed.

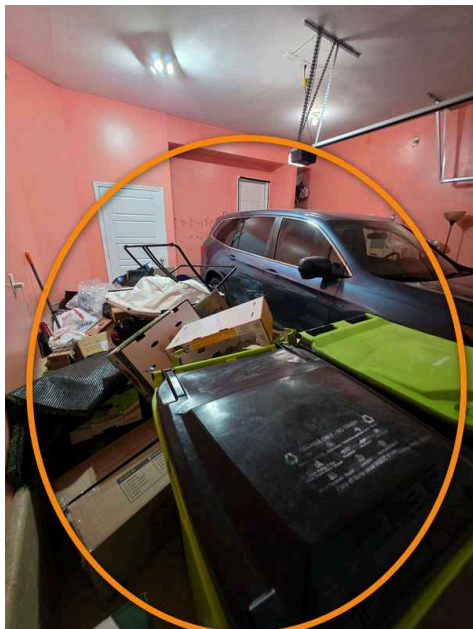


Limitations

General

PERSONAL ITEMS

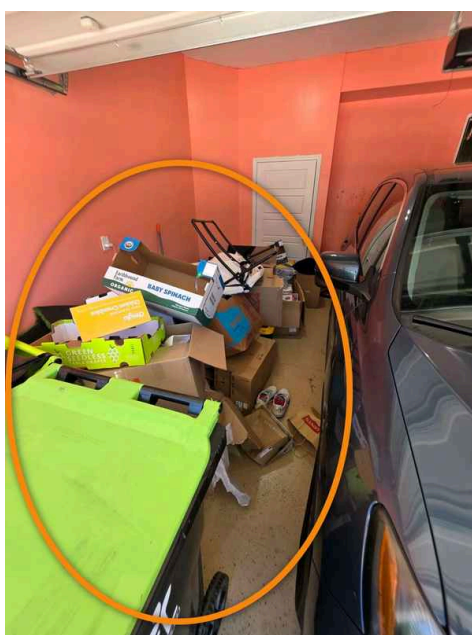
Obstructed inspection due to personal items interfering view.
Recommend further evaluation once visibility is obtained.



Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything due to occupant belongings. Inspection restrictions. My inspection was limited.



Recommendations

14.2.1 Garage Floor

MINOR CRACKING

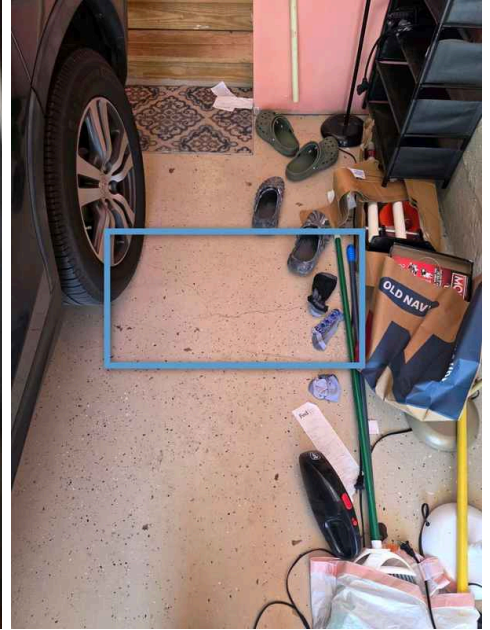
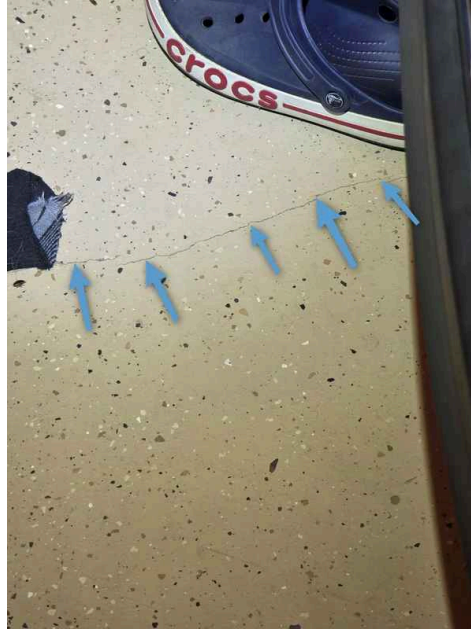
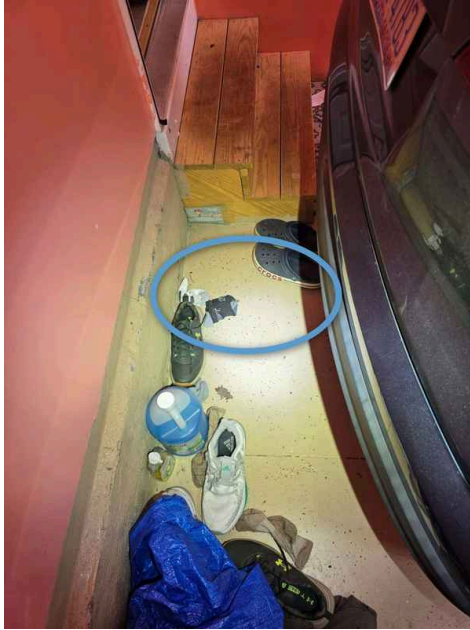
During the home inspection, minor cracking was visible in the garage floor. This is typical at joints and in large concrete slabs. Continue to monitor the area for future potential signs of further cracking and obtain an evaluation by a concrete contractor if the crack spreads excessively. Check out the link below for some helpful expert tips.

[Click HERE - When to worry about concrete cracks?](#)

 Cosmetic Defect or Maintenance Item

Recommendation

Recommend monitoring.



14.4.1 Garage Door Opener

MANUAL RELEASE DEFECT

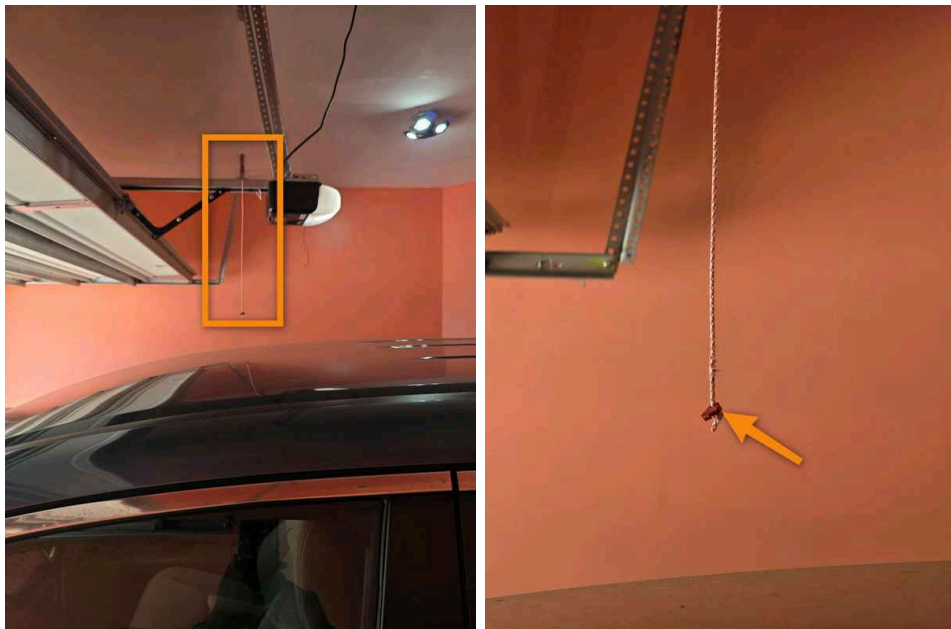
GARAGE

I observed a defect at the manual release handle of the garage door opener. Handle is broken/damaged. Recommend replacement to ensure proper functionality.

Recommendation

Contact a qualified garage door contractor.





14.4.2 Garage Door Opener

CONTACT AUTO-REVERSE FAILED

 Major Defect

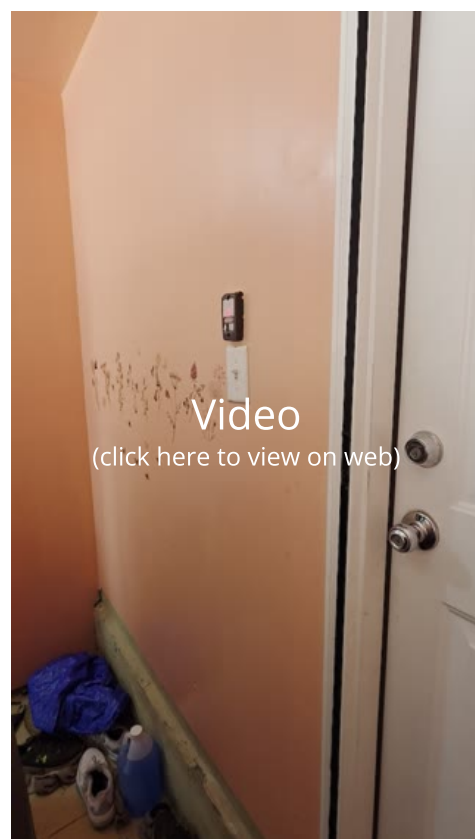
I observed that the garage door did not automatically reverse after a contact auto-reverse test. This is a safety defect and should automatically open after light to moderate pressure is held against the door as it closes. Recommend reading the owner's manual and adjusting the setting on the door opener.

Below is a video from *Lift Master* to help you learn how to adjust the opener yourself.

[CLICK HERE FOR VIDEO](#)

Recommendation

Contact a qualified garage door contractor.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure**I. The inspector shall inspect:**

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Attic, Insulation & Ventilation**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Heating**I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling**I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Electrical

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.

Plumbing**I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Interior, Doors & Windows**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Kitchen

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.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.