



Total Home Inspection LLC

205 823-2414
1501 Kestwick Dr
Hoover, AL 35226

Page 1

Inspector: David Jenkins

dave@totalhomeinspectionllc.com

Real Estate Agent: Catherine Singletary

Inspection Report



Client: Edgar Nunez
822 Beacon Pkwy E Unit A
Birmingham, AL 35209

Report: 06nunez1919

Report Table of Contents

GENERAL INFORMATION	5
GROUND	6
EXTERIOR	8
INTERIOR	14
ELECTRICAL SYSTEM	17
HEATING - AIR CONDITIONING	18
PLUMBING SYSTEM	19
KITCHENS/WET BAR/LAUNDRY	20
BATHROOMS	23

HIGHLIGHTS

June 19, 2019

Edgar Nunez

822 Beacon Pkwy E Unit A
Birmingham, AL 35209



IMPORTANT: The following are some of the highlighted items that in the inspectors opinion should be addressed for the continued performance of the house. The complete report includes additional safety issues and repairs that may be of concern to the client. Please read the complete report. It is strongly recommended that you have a further evaluation of each repair recommendation in the complete report and its entire system by the appropriate licensed contractors before closing since this can reveal additional issues that may be outside our area of expertise or the scope of our inspection.

CONDO NOTES:

Attempts are made if accessible to evaluate aspects such as grounds, exterior, roof and foundation for your information. These may not be the direct responsibility of the home owner. However, the condition of these components could result in future assessments by the community home owner's association, and issues in these areas could affect the safety, performance or condition of the interior or other systems of the condominium unit.

EXTERIOR

Exterior Walls:

There was deteriorated wood in need of replacement in a multitude of locations around the buildings, and proper flashings are needed around the balconies. Some assessment may be needed to rectify this deferred maintenance to help prevent further damage and mold inside the walls.

Common Area Steps And Landings:

There was a white powder substance present on the interior steps and at the threshold for the inspected unit. This was purported to be pest control measures (boric acid powder) and could pose a hazard to small children (if crawling and rubbing eyes, swallowing, etc.) if it is poisonous. Removal is recommended, and the HOA should be contacted to determine the type substance.

Foundation:

The slab was not fully visible due to floor coverings. The slab had an excessive slope toward the front wall. There were no other signs of settlement viewed such as cracking in the walls and ceilings in this area. However, this could still be due to settlement, and foundation repairs may be needed. Further evaluation by a structural engineer is recommended.

INTERIOR

Windows:

There were security bars present that were not openable. It is recommended that security bars be openable without the use of a key for fire egress safety purposes.

Walls:

There was a possible mold-like substance noted on the drywall in the utility closet. Drywall replacement is likely needed as a part of the remediation process. Further evaluation and repairs as needed is recommended by a qualified contractor.

Ceilings:

There was damage in need of repair at the kitchen ceiling. There were stains with a mold-like substance at the ceiling in the bathroom. Removal/replacement of the affected drywall is recommended for remediation of the

organic growth. There were indications of active leaking in these areas, and drywall repairs should be performed once leaks are repaired in the upstairs unit. Further evaluation and repairs as needed are recommended by a qualified contractor.

Smoke Detectors:

Smoke detectors should be located in the bedroom and in an area to service the kitchen, and a carbon monoxide detector is recommended as a safety improvement. There were no smoke detectors present, and correction is needed for safety purposes.

ELECTRICAL SYSTEM

Conductors:

Solid strand aluminum wiring was present on a couple circuits. This type of wiring can be problematic. It is recommended that the connections be checked by a licensed electrician familiar with aluminum wiring.

Electrical Outlets:

Ground fault circuit interrupter (GFCI) outlets are recommended at the exterior, bathroom, laundry area and beside the kitchen range as a safety upgrade. The number of outlets appeared inadequate for modern uses over the kitchen counters, and additional outlets should be considered.

HEATING - AIR CONDITIONING

Main Air Conditioning:

The unit was 23 years old. The expected service life of an a/c unit is typically 12-15 years, and replacement may be needed now or in the near future.

KITCHENS/WET BAR/LAUNDRY

Kitchen Sink:

There was a leaking at the right drain line under the kitchen sink. Repairs should be made by a licensed plumber or qualified contractor.

Garbage Disposal:

The garbage disposal blades were seized and not properly functioning. The sink was not draining properly due to this blockage. Blades should be cleared of impediment or otherwise repaired or replaced as needed.

Dishwasher:

The dishwasher was not properly secured to the cabinetry.

Range/ Cooktop / Oven:

The drip pans for the range burners were missing and in need of replacement. The left-front element was missing and should be replaced on the range.

BATHROOMS

Bathtubs

Leakage was noted at faucet handles for the bathtub. Minor plumbing repair is recommended.

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

June 19, 2019 2:00 PM.

Client:

Edgar Nunez

Inspection Site:

822 Beacon Pkwy E Unit A
Birmingham, AL 35209.

People Present:

No one.

Occupied:

No.

Building Type:

Condo.

Year Built:

1970.

Weather:

Partly Cloudy.

Soil Conditions:

Dry.

Outside Temperature (f):

90-95.

Client & Site Information:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear.

MM = "Monitor/Maintenance" = Item warrants attention, general maintenance or monitoring and could have a limited remaining service life or condition that may require repair or replacement in the near future. Further evaluation or servicing may be needed by a qualified licensed specialist.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SAF = "Safety Issue or Upgrade" = Item is a safety hazard, or a safety upgrade is recommended that may not have been implemented at the time of construction.

REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. It is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. This inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, Chinese drywall, toxic or flammable materials, the condition of oil tanks, whether exposed or buried and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, age or expected life of components are general estimates based on information about similar components, and occasional wide variations are to be expected between such estimates and actual experience.

GROUND S

Condo Notes:

General Comments:

Attempts are made if accessible to evaluate aspects such as grounds, exterior, roof and foundation for your information. These may not be the direct responsibility of the home owner. However, the condition of these components could result in future assessments by the community home owner's association, and issues in these areas could affect the safety, performance or condition of the interior or other systems of the condominium unit.

Paving Conditions:

OK MM RR SAF

Parking Areas:

☐ ☒ ☐ ☐ Type: Asphalt. Common parking area. The asphalt parking lot was due for maintenance and resurfacing.



Sidewalks:

☒ ☐ ☐ ☐ Materials: Concrete.

Patio/Hardscape:

Slab:

☒ ☐ ☐ ☐ Patio type: Concrete.

Grading & Drainage:

Foundation Grading:

☐ ☒ ☐ ☐ Slope: Moderate. The soil in the front should be graded to slope away from the building at the left end to help prevent issues related to water at the foundation. This did not appear to directly affect the unit inspected.



Landscaping:

Condition:

OK MM RR SAF

☐ ☒ ☐ ☐

Vegetation was in contact with the exterior walls. The vegetation should be trimmed away to prevent damage to the building.

EXTERIOR

In accordance with the standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Where areas are hidden from view by floor coverings, finished walls or stored items, the condition of the underlying materials cannot be determined and are not a part of this inspection. If major cracks are present, we routinely recommend further evaluation be made by a qualified structural engineer, but if no such recommendation is made, this should not deter you from seeking the opinion of any such expert. **Chimneys:** The inspection of the chimney, hearth and flue system conforms to industry standards, and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a home inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, it is recommend that their integrity or drafting ability be more thoroughly evaluated by a qualified specialist prior to use.

Exterior Walls:

	OK	MM	RR	SAF	
Wall Materials:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Materials: Brick and Plywood.
Wall Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There was deteriorated wood in need of replacement in a multitude of locations around the buildings, and proper flashings are needed around the balconies. Some assessment may be needed to rectify this deferred maintenance to help prevent further damage and mold inside the walls.







Gutters & Downspouts:

Condition:

OK	MM	RR	SAF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The downspout was disconnected and should be re-secured to the gutter at the rear.



Exterior Entryway, Steps & Porch:

Materials:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Steps Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Porch Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Material: Concrete. Location: Front.

Common Area Steps And Landings:

Materials:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Steps Condition:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Material: Wood. Location: Interior stairway.

There was a white powder substance present on the interior steps and at the threshold for the inspected unit. This was purported to be pest control measures (boric acid powder) and could pose a hazard to small children (if crawling and rubbing eyes, swallowing, etc.) if it is poisonous. Removal is recommended, and the HOA should be contacted to determine the type substance.



Foundation:

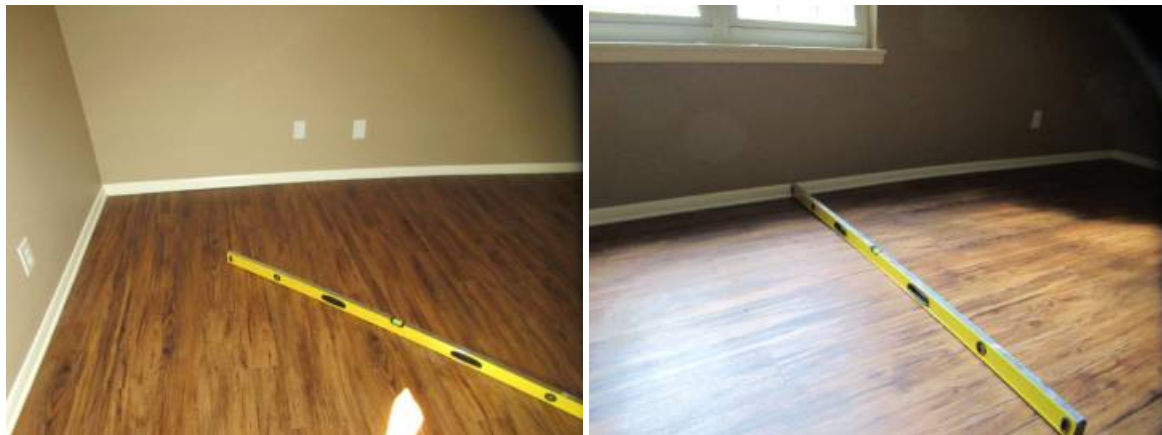
The inspector's evaluation of foundations is that of a generalist and not a specialist. No engineering analysis, core drilling or soil sampling is performed by the home inspector. Most foundations have cracks that may or may not require repairs. Further evaluation by a foundation specialist or structural engineer should be considered in any instance to determine the need for any repair.

OK MM RR SAF

Materials & Condition:

☐ ☒ ☐ ☐

The foundation was a poured in place concrete slab. Perimeter visibility: Not Visible. The slab was not fully visible due to floor coverings. The slab had an excessive slope toward the front wall. There were no other signs of settlement viewed such as cracking in the walls and ceilings in this area. However, this could still be due to settlement, and foundation repairs may be needed. Further evaluation by a structural engineer is recommended.





Structure:

OK MM RR SAF
Materials & Condition:
☒ ☐ ☐ ☐ Type: Conventional wood framing. The structure was not fully visible.

Roof:

Type & Access:
 Roof Style: Gable. Roof Access: Viewed from ground with binoculars and with a drone. Material: Asphalt Shingles. Number of layers: Unknown.



Roof Condition:
☒ ☐ ☐ ☐ The visible portions of the roof and flashings appeared serviceable.

Flashings:
☒ ☐ ☐ ☐ Plumbing vents and roof penetrations appear serviceable.

Wall Connections:
☒ ☐ ☐ ☐ The flashings at the wall connections were not fully visible.

Roof Support Columns:
☐ ☐ ☒ ☐ There was deteriorated wood in need of replacement on some of the front roof columns.



INTERIOR

The automatic reverse function on vehicle door openers is not tested to help prevent damage to vehicle doors or defective openers. This should be checked after occupancy.

Doors:

	OK	MM	RR	SAF	
<i>Exterior & Entry Doors:</i>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Hardware operational. Weather stripping appears serviceable.
<i>Interior Doors:</i>					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		A representative sampling of doors throughout the house were tested. There was door damage noted at the utility closet. The bedroom closet doors were off track and in need of adjustment.



Windows:

<i>Type & Material:</i>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Material: Vinyl and Aluminum. Type: Double hung.
<i>General Condition:</i>					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		A representative sampling of windows throughout the house were tested. There were security bars present that were not openable. It is recommended that security bars be openable without the use of a key for fire egress safety purposes.



Walls:

<i>Material:</i>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Type: Drywall.
<i>General Condition:</i>					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		There was a possible mold-like substance noted on the drywall in the utility

closet. Drywall replacement is likely needed as a part of the remediation process. Further evaluation and repairs as needed is recommended by a qualified contractor.



Ceilings:

	OK	MM	RR	SAF	
Materials:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Drywall with acoustic spray. Note: Many ceilings with acoustic spray could contain asbestos. It is advisable to have them tested if removing the textured spray (and protocols followed if tests are positive).
General Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cosmetic repairs were noted to the ceilings in a few areas. Additional repairs and paint are advisable for a more uniform cosmetic appearance. There was damage in need of repair at the kitchen ceiling. There were stains with a mold-like substance at the ceiling in the bathroom. Removal/replacement of the affected drywall is recommended for remediation of the organic growth. There were indications of active leaking in these areas, and drywall repairs should be performed once leaks are repaired in the upstairs unit. Further evaluation and repairs as needed are recommended by a qualified contractor.



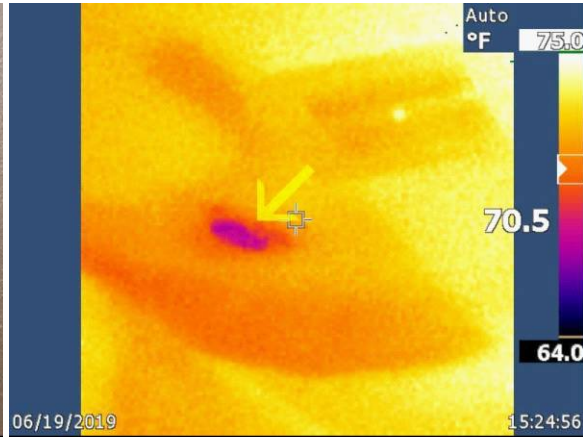
Repairs



Repairs



Replace - Mold



Active Leaking



Active

Floors:

	OK	MM	RR	SAF	
<i>Floor Coverings:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials: Carpet, Vinyl, and Tile.
<i>General Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Smoke Detectors:

<i>General:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors should be located in the bedroom and in an area to service the kitchen, and a carbon monoxide detector is recommended as a safety improvement. There were no smoke detectors present, and correction is needed for safety purposes.
-----------------	--------------------------	--------------------------	--------------------------	-------------------------------------	---

ELECTRICAL SYSTEM

Service:

	OK	MM	RR	SAF	
Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground. 120/240 Volt. Circuit breakers.
Grounding Equipment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main grounding electrode was present.

Electrical Distribution Panels:

Main Panel Location:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location: Exterior at meter. Amps: 125. Main disconnect was present. This was a shared panel with other units, and the panel was not opened.
----------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--



Subpanel #1:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subpanel Location: Utility Closet. Circuit and wire sizing appear serviceable.
--------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--

Conductors:

Entrance Cables:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum- OK.
Branch Wiring:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Copper and solid-strand aluminum. Solid strand aluminum wiring was present on a couple circuits. This type of wiring can be problematic. It is recommended that the connections be checked by a licensed electrician familiar with aluminum wiring.

Switches & Fixtures:

General:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches, fixtures and outlets were checked.
----------	-------------------------------------	--------------------------	--------------------------	--------------------------	---

Electrical Outlets:

General:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ground fault circuit interrupter (GFCI) outlets are recommended at the exterior, bathroom, laundry area and beside the kitchen range as a safety upgrade. The number of outlets appeared inadequate for modern uses over the kitchen counters, and additional outlets should be considered.
----------	--------------------------	--------------------------	--------------------------	-------------------------------------	---

HEATING - AIR CONDITIONING

The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to perform pressure tests on coolant systems, inspect coolant charge or line integrity, furnace heat exchangers for evidence of cracks or holes, or inspect electronic air filters, humidifiers and de-humidifiers or concealed portions of evaporator and condensing coils, heat exchanger or firebox, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. This is beyond the scope of this inspection. We perform a general evaluation of the system, but we are not specialists. Have these systems evaluated by a qualified individual. Normal service and maintenance is recommended on an annual basis. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death.

Main Heating Equipment:

Type & Location:

Type: Electric Heat. Location: Utility Closet.

OK MM RR SAF

Fuel Source:

☒ ☐ ☐ ☐ Fuel Type: Electric.

General Operation:

☒ ☐ ☐ ☐ Heating unit was operational at the time of the inspection.

Blower Fan:

☒ ☐ ☐ ☐

Ducts And Plenum:

☒ ☐ ☐ ☐ The distribution system was ducts with registers.

Air Filters:

☐ ☒ ☐ ☐ The air filter was improperly sized. Replacement with proper size is recommended.

Normal Controls:

☒ ☐ ☐ ☐ The thermostat appears serviceable.

Main Air Conditioning:

Primary Type:

Central, Split System.

Fuel Source:

☒ ☐ ☐ ☐ 240 Volt. Electrical disconnect present.

System Condition:

☒ ☐ ☐ ☐ The appropriate sizing of the a/c unit is not determined. The air temperature drop was correct.

Age:

☐ ☒ ☐ ☐ The unit was 23 years old. The expected service life of an a/c unit is typically 12-15 years, and replacement may be needed now or in the near future.

Condensate Line:

☐ ☒ ☐ ☐ The condensate line appears serviceable. There was no catch pan under the expansion coil for the inside unit. This is recommended where possible to protect the interior walls and floors if the condensate line has blockage.

Refrigerant Lines

☒ ☐ ☐ ☐ Insulation was installed on lines and visible portions of lines appear serviceable.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older homes with galvanized or cast iron supply or waste lines can be obstructed yet working during an inspection but later fail under heavy use. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection.

Main Line:

	OK	MM	RR	SAF	
<i>Meter & Disconnect:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A water meter and main disconnect were not located. This utility may be included in the association dues and provided by the HOA.
<i>Material:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material: Not determined.
<i>Pressure/Flow:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water pressure was checked at an interior hose bib. 55 PSI - considered within normal/acceptable range.

Supply Lines:

<i>Materials:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper.
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing supply lines were not fully visible.

Waste Lines:

<i>Materials:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PVC, Cast Iron, and Galvanized.
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing waste lines were not fully visible.

Water Heater:

<i>Power Source:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric. 38 Gallons.
<i>Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Manufactured 2011. Water shutoff valve: Installed. An expansion tank was not installed on the supply line. This is recommended as an upgrade, typically at the time of replacement. There was no catch pan under the water heater with a drain line to the exterior. This pan is recommended in cases where it can be installed, but some locations are not accessible to the exterior.
<i>Tpr Valve</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPR valve and discharge pipe: Installed.

Fuel System:

<i>Fuel/Gas Service:</i>	There was no gas service. The unit was all electric.
--------------------------	--

See relative sections of report for information about plumbing for fixtures in specific areas.

KITCHENS/WET BAR/LAUNDRY

Appliances may be tested for basic functionality but are not evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, washers, dryers, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink:

OK MM RR SAF

Fixtures & Drains:

☐ ☐ ☒ ☐

Type: Stainless Steel. The aerator screen was missing on the faucet. There was a leaking at the right drain line under the kitchen sink. Repairs should be made by a licensed plumber or qualified contractor.



Counters & Cabinets:

☐ ☒ ☐ ☐

Type: Laminate. There was moisture damage to the cabinetry under the kitchen sink.



Garbage Disposal:

Condition:

☐ ☐ ☒ ☐

The garbage disposal blades were seized and not properly functioning. The sink was not draining properly due to this blockage. Blades should be cleared of impediment or otherwise repaired or replaced as needed.

Dishwasher:

OK MM RR SAF

Condition:☐ ☐ ☒ ☐

Drain line installed: High loop method. The dishwasher was not properly secured to the cabinetry.

**Range/ Cooktop / Oven:***Type & Condition:*☐ ☐ ☒ ☐

Type: Electric, The anti-tip protection device was not installed as per the manufacturer's installation instructions. The drip pans for the range burners were missing and in need of replacement. The left-front element was missing and should be replaced on the range.

**Ventilation:***Type & Condition:*☒ ☐ ☐ ☐

Type: Internal. Fan/Hood operational.

Refrigerator:*Condition:*☒ ☐ ☐ ☐

The refrigerator was unplugged at the time of the inspection and not tested.

Laundry:*Hose Bibs / Hookups:*☐ ☐ ☒ ☐

The water supply valve for the washing machine was dripping.



	OK	MM	RR	SAF	
<i>Waste Lines/Standpipe:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standpipe not tested.
<i>Fuel System:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical: A 220 volt three prong dryer outlet was provided. Upgrades should be considered to a four prong grounded outlet.
<i>Dryer Vent:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A dryer vent was provided and appears serviceable.

Laundry appliances are not tested or moved during the inspection, and the condition of hidden walls or floors are not viewed. Drain lines and water supply valves serving washing machines are not operated, and valves may be subject to leaking if turned.

BATHROOMS

Sinks & Cabinetry

Condition

OK	MM	RR	SAF
----	----	----	-----

☒ ☐ ☐ ☐ Under-sink plumbing appeared serviceable. Counters/cabinets appeared serviceable.

Toilets

Condition

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Bathtubs

Condition

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The drains appeared serviceable. Leakage was noted at faucet handles for the bathtub. Minor plumbing repair is recommended.



Showers

Condition

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

The shower diverter appeared serviceable. Enclosure appeared serviceable.

Ventilation

Condition

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Vent fan appeared serviceable.