



# Property Inspection Report

**Report Number: NC22012**

**For The Property Located On:**

1391 Plaza West Road  
Somewhere, North Carolina 12345



**Prepared For Exclusive Use By:**

Sample Commercial  
1391 Plaza West Road, Somewhere, North Carolina 12345

Report Prepared By: Harry Hacker, NC 5015

**Inspector Signature:**

Date of Inspection: Tuesday, June 14, 2022

Time Started: 10:00 AM, Time Completed: 3:30 PM

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## Report Sections / Confirmation of Inspection

### Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

### Summary

### Report Introduction

### Weather Conditions

### Inspection Report Body

#### A - Structural

**A1 - Structural: Foundation** IN/NI LT

(A1 - 1 ) Main Building IN LT

**A3 - Structural: Floor Structure** IN/NI LT

(A3 - 1 ) Main Building IN LT

**A4 - Structural: Wall Structure** IN/NI LT

(A4 - 1 ) All Interior Areas IN LT

**A5 - Structural: Ceiling Structure** IN/NI LT

(A5 - 1 ) All Accessible Interior Areas IN

**A6 - Structural: Roof Structure** IN/NI LT

(A6 - 1 ) Main Building IN

#### B - Exterior

**B1 - Exterior: Wall Claddings, Flashing, and Trim** IN/NI LT

(B1 - 1 ) Main Building IN

**B2 - Exterior: Windows and Doors** IN/NI LT

(B2 - 1 ) Window IN

**B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls** IN/NI LT

(B4 - 1 ) Driveway IN

**B5 - Exterior: Vegetation and Grading** IN/NI LT

(B5 - 1 ) Grading IN

(B5 - 2 ) Vegetation IN

#### C - Roofing

**C1 - Roofing: Coverings** IN/NI LT

(C1 - 1 ) Main Building IN

**C2 - Roofing: Drainage Systems** IN/NI LT

(C2 - 1 ) Main Building IN

**C3 - Roofing: Flashings, Skylights, and Penetrations** IN/NI LT

(C3 - 1 ) Main Building IN

#### D - Plumbing

**D1 - Plumbing: Water Distribution Systems** IN/NI LT

(D1 - 1 ) IN LT

**D2 - Plumbing: Drain, Waste, and Vent Systems** IN/NI LT

(D1 - 1 ) Kitchen IN

(D1 - 2 ) Bathroom IN

<b>D3 - Plumbing: Water Heating Equipment</b>	<b>IN/NI</b>	<b>LT</b>
(D3 - 1 ) Unit #1	IN	
<b>E - Electrical</b>		
<b>E1 - Electrical: Main Service</b>	<b>IN/NI</b>	<b>LT</b>
(E1 - 1 ) Underground	IN	
<b>E2 - Electrical: Main Panels</b>	<b>IN/NI</b>	<b>LT</b>
(E1 - 1 ) Main Panel #1	IN	
(E1 - 2 ) Main Panel #2	IN	
(E1 - 3 ) Main Panel #3	IN	
(E1 - 4 ) Main Panel #4	IN	
<b>E3 - Electrical: Distribution Panels</b>	<b>IN/NI</b>	<b>LT</b>
(E1 - 1 ) Distribution Panel #1	IN	
(E1 - 2 ) Distribution Panel #2	IN	
(E1 - 3 ) Distribution Panel #3	IN	
(E1 - 4 ) Distribution Panel #4	IN	
<b>E4 - Electrical: Branch Circuits and Wiring</b>	<b>IN/NI</b>	<b>LT</b>
(E1 - 1 ) Area: Sub Panel	IN	
<b>E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors</b>	<b>IN/NI</b>	<b>LT</b>
(E1 - 1 ) Bathroom	IN	
(E1 - 2 ) Hallway	IN	
<b>F - Heating</b>		
<b>F1 - Heating: Equipment</b>	<b>IN/NI</b>	<b>LT</b>
(F1 - 1 ) Heating Unit #1	IN	LT
(F1 - 2 ) Heating Unit #2	IN	LT
(F1 - 3 ) Heating Unit #3	IN	LT
(F1 - 4 ) Heating Unit #4	IN	LT
<b>F2 - Heating: Distribution Systems</b>	<b>IN/NI</b>	<b>LT</b>
(F2 - 1 ) Heating Unit	IN	LT
<b>F3 - Heating: Gas Piping, Fuel Storage Systems</b>	<b>IN/NI</b>	<b>LT</b>
(F3 - 1 ) Attic	IN	LT
<b>G - Cooling</b>		
<b>G1 - Cooling: Equipment</b>	<b>IN/NI</b>	<b>LT</b>
(G1 - 1 ) Cooling Unit #1	IN	LT
(G1 - 2 ) Cooling Unit #2	IN	LT
(G1 - 3 ) Cooling Unit #3	IN	LT
(G1 - 4 ) Cooling Unit #4	IN	LT
<b>G2 - Cooling: Distribution Systems</b>	<b>IN/NI</b>	<b>LT</b>
(G2 - 1 ) Cooling Unit	IN	
<b>H - Interiors</b>		
<b>H1 - Interiors: General Rooms</b>	<b>IN/NI</b>	<b>LT</b>
(H1 - 1 ) All Rooms	IN	
<b>H2 - Interiors: Kitchens</b>	<b>IN/NI</b>	<b>LT</b>
(H2 - 1 ) Kitchen	IN	
<b>H3 - Interiors: Bathrooms</b>	<b>IN/NI</b>	<b>LT</b>
(H3 - 1 ) Bathrooms	IN	

H5 - Interiors: Attic, Basement, Rooms, and Areas		IN/NI	LT
(H5 - 1 )	Attic: Unfinished	IN	
I - Insulation and Ventilation			
I1 - Insulation and Ventilation: Areas		IN/NI	LT
(I1 - 1 )	Attic: All Accessible	IN	
J - Built In Appliances			
J1 - Built In Appliances: Equipment		IN/NI	LT
(J1 - 1 )	Dishwasher	IN	
(J1 - 2 )	Garbage Disposal	IN	
(J1 - 3 )	Microwave: Built In	IN	
(J1 - 4 )	Oven: Gas: Double	IN	
(J1 - 5 )	Refrigerator: Built-In	IN	



## Summary

"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

### (A1 - 1 ) Main Building

#### Summary - Structural: Foundation (Confirmation of Limitation):

**Limitation(s):** The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during the building inspection.

### (A3 - 1 ) Main Building

#### Summary - Structural: Floor Structure (Confirmation of Limitation):

**Limitation(s):** The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during the building inspection.

### (A4 - 1 ) All Interior Areas

#### Summary - Structural: Wall Structure (Confirmation of Limitation):

**Limitation(s):** The wall and ceiling structures are not visible for inspection or reporting a structural description.

### (A5 - 1 ) All Accessible Interior Areas

#### Summary - Structural: Ceiling Structure (Defects, Comments, and Concerns):

#### (A5 - 1.1 ) All Accessible Interior Areas



#### (A5 - 1.2 ) All Accessible Interior Areas



The ceiling tiles in several rooms are cracked, broken or chipped. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

#### (A5 - 1.3 ) All Accessible Interior Areas

#### (A5 - 1.4 ) All Accessible Interior Areas



#### (A5 - 1.5 ) All Accessible Interior Areas



#### (A5 - 1.6 ) All Accessible Interior Areas



#### (A5 - 1.7 ) All Accessible Interior Areas



From the attic, the wood framing components located in an interior room are discolored. The framing, insulation, and ceiling show evidence of a history of a leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

#### (A5 - 1.8 ) All Accessible Interior Areas



Ceiling diffuser for HVAC show signs of previous moisture in system. There is no obvious dripping at time of inspection. Further evaluation is recommended by qualified HVAC contractor to review.

#### (A6 - 1 ) Main Building

##### Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

#### (A6 - 1.1 ) Main Building



There is a considerable amount of stored Boxes and furniture that should be removed. Further investigation is needed.

### (A6 - 1.2 ) Main Building



From the attic, the roof rafters were noted to be bowed or warped beyond what would be typically expected. The bowing could indicate an underlying problem with the rafter design, installation, or attic conditions. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

### (B1 - 1 ) Main Building

#### Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

### (B1 - 1.1 ) Main Building



The fascia and soffits need attention as paint is peeling and there is some areas of decay. The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the building to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

### (B1 - 1.4 ) Main Building



The fascia and soffits need attention as paint is peeling and there is some areas of decay. The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the building to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

### (B2 - 1 ) Window, Location: Building

#### Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

### (B2 - 1.1 ) Window



All windows in building need to be caulked and sealed to avoid water penetration. Water penetration will lead to rot and mold. A licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.

### (B2 - 1.2 ) Window



Additional Picture

#### (B2 - 1.3 ) Window



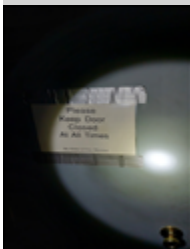
Additional Picture

#### (B2 - 1.4 ) Window



Additional Picture

#### (B2 - 1.5 ) Window



The fire doors in the attic that separate the gas furnaces DO NOT have strike plates. Therefore, the fire doors are not operating as intended. This is a safety fire hazard. A General Contractor should be consulted for further review.

#### (B2 - 1.6 ) Window



Additional Picture

#### (B4 - 1 ) Driveway , Location: Main Building

##### Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

#### (B4 - 1.1 ) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

#### (B4 - 1.2 ) Driveway



#### (B4 - 1.3 ) Driveway



#### (B4 - 1.4 ) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard.

There is noticeable damage to the driveway due to tree roots growing beneath in a number of locations. We recommend a licensed general contractor with landscaping experience and grading should be consulted for further evaluation and repair.

#### (B4 - 1.5 ) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

#### (B4 - 1.6 ) Driveway



#### (B5 - 1 ) Grading, Location: Rear of Main Building

##### Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

#### (B5 - 1.1 ) Grading



The grading around the package HVAC unit is directing drainage toward the unit and into the building. Direct water penetration into the slab is undesirable and should be corrected. A licensed general contractor should be consulted to make necessary repair to ensure correct lot drainage and that the foundation area will be dry and stable.



**(B5 - 2 ) Vegetation, Location: Main Building**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 2.1 ) Vegetation**



The vegetation around the perimeter of the building is over grown and blocks the air circulation around the building. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

**(B5 - 2.2 ) Vegetation**



Additional Picture

**(B5 - 2.3 ) Vegetation**



**(B5 - 2.4 ) Vegetation**



This building has a large tree on the right side of the building. This tree could present a sizable hazard to this building if it dies or falls. An arborist should be consulted to determine the general health of the tree, required service, and recommend a care plan. The tree has already caused damage to the driveway as noted previously.

**(B5 - 2.5 ) Vegetation**



The vegetation/tree limbs around the perimeter of the building is over grown and blocks the air circulation around the building including the roof. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

**(B5 - 2.6 ) Vegetation**



The vegetation around the perimeter of the building is over grown and blocks the air circulation around the building including the roof. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

#### (B5 - 2.7 ) Vegetation



The vegetation around the transformer of the building is over grown and blocks the air circulation around the transformer. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

#### (B5 - 2.8 ) Vegetation



The vegetation around the transformer of the building is over grown and blocks the air circulation around the transformer. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

### (C1 - 1 ) Main Building

#### Summary - Roofing: Coverings (Defects, Comments, and Concerns):

#### (C1 - 1.1 ) Main Building



#### (C1 - 1.2 ) Main Building



The shingles for the building are covered with a heavy build-up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allowing water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles/adjacent component for evidence of damage and make necessary repairs.

#### (C1 - 1.3 ) Main Building



Exposed nails have displaced shingles over the roof surface. Displaced shingles could indicate an underlying problem with the shingles installation or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the weathertightness of the roof covering system.

#### (C1 - 1.4 ) Main Building



An installed condensate drain has shingles bunched up on eave. Further investigation is recommended by a licensed contractor.

## **(C2 - 1 ) Main Building, System Type: Gutter**

### **Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):**

#### **(C2 - 1.1 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(C2 - 1.2 ) Main Building**



The gutter downspouts are not extended or piped correctly to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(C2 - 1.3 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(C2 - 1.4 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(C2 - 1.5 ) Main Building**



Drain is clogged with leaves and debris. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(C2 - 1.6 ) Main Building**



Evidence of debris in the valley impeding gutters from working properly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.



### (C2 - 1.7 ) Main Building



Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

### (C2 - 1.8 ) Main Building



The gutter trays have been leaking at seams and corners. It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted a complete evaluation and to make necessary repairs.

### (C3 - 1 ) Main Building, System Type: Plumbing Vent

#### Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):

### (C3 - 1.1 ) Main Building



### (D1 - 1 )

#### Summary - Plumbing: Water Distribution Systems (Confirmation of Limitation):

**Limitation(s):** The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

### (D2 - 2 ) Bathroom

#### Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

### (D2 - 2.4 ) Bathroom



The faucet in the women's bathroom is not connected properly and loose. This could leak to leaking water pipes. A qualified technician should be consulted for further evaluation.

### (D2 - 2.5 ) Bathroom



The toilet in the women's bathroom is not functioning properly. This could leak to leaking water pipes. A qualified technician should be consulted for further evaluation.

### (D3 - 1 ) Unit #1 , Location: Utility Room

#### Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

#### (D3 - 1.2 ) Unit #1



The water heating unit for this building is 9 years old. A water heating unit has a life expectancy of 10 to 12 years. The unit was noted to be operational and fair condition. The unit should be serviced annually and the TPRV inspected and or replaced every three years. The buyer should budget for replacement.

### (E1 - 1 ) Underground

#### Summary - Electrical: Main Service (Defects, Comments, and Concerns):

#### (E1 - 1.1 ) Underground



#### (E1 - 1.5 ) Underground



#### (E1 - 1.6 ) Underground



Transformer requires airflow around the exterior to keep it functioning as intended. According to label shrubs, trees etc. should be cleared 10 Ft around unit.

### (E1 - 1.7 ) Underground



The service outlet at transformer is non functioning.

### (E5 - 1 ) Bathroom

#### Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

#### (E5 - 1.1 ) Bathroom



The building was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

#### (E5 - 1.2 ) Bathroom



The building was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

### (E5 - 2 ) Hallway

#### Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

#### (E5 - 2.1 ) Hallway



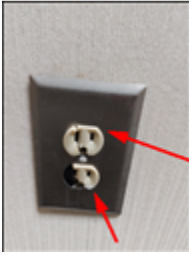
The receptacle(s) has/have cracked face. A cracked receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

#### (E5 - 2.2 ) Hallway



The switch for the light fixture is broken. Damaged switches could result in improper operation of fixtures and electrical hazards. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

### (E5 - 2.3 ) Hallway



The receptacle(s) is/are broken in half leaving the top and bottom receptacle face loose. A broken receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

### (F1 - 1 ) Heating Unit #1, Location: Attic

#### Summary - Heating: Equipment (Confirmation of Limitation):

**Inspection Method and Limitation(s):** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### (F1 - 2 ) Heating Unit #2, Location: Attic

#### Summary - Heating: Equipment (Confirmation of Limitation):

**Inspection Method and Limitation(s):** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### (F1 - 3 ) Heating Unit #3, Location: Attic

#### Summary - Heating: Equipment (Confirmation of Limitation):

**Inspection Method and Limitation(s):** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### (F1 - 4 ) Heating Unit #4, Location: Attic

#### Summary - Heating: Equipment (Confirmation of Limitation):

**Inspection Method and Limitation(s):** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### (F2 - 1 ) Heating Unit, Access: Attic

#### Summary - Heating: Distribution Systems (Confirmation of Limitation):

**Limitation(s):** For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The owner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### **(F3 - 1 ) Attic**

#### **Summary - Heating: Gas Piping, Fuel Storage Systems (Confirmation of Limitation):**

**Limitation(s):** For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The owner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

### **(H5 - 1 ) Attic: Unfinished**

#### **Summary - Interiors: Attic, Basement, Rooms, and Areas (Defects, Comments, and Concerns):**

##### **(H5 - 1.4 ) Attic: Unfinished**



The attic is filled with boxes, furniture and other materials. Recommend having a General Contractor review and evaluate prior to remodel.

### **(I1 - 1 ) Attic: All Accessible**

#### **Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

##### **(I1 - 1.3 ) Attic: All Accessible**



There is an open junction box located in the attic for fan control this a possible electrical shock hazard. Recommend a licensed electrical technician evaluate.



## Introduction

This report is a written evaluation that represents the results of a Commercial inspection performed according to the inspector's specific standard of practice as identified in the inspection contract. The word "inspect" means the act of making a visual examination. Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the Building. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE BUILDING.

## Inspection Weather Conditions

Temperature: 80 Deg. F

Weather Conditions: Rain - Showers

## Inspection Report Body

### A - Structural Section (General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed Contractor or Engineer. Items in need of repair should be referred to a Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the building. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the inspection.

### A - Structural Section (Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered the attic inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the building inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

#### (A1 - 1) Main Building Structural: Foundation

IN/NI LT

IN LT

**Foundation Type:** Slab: Concrete

**Foundation Materials:** Slab (Undetermined)

**Limitation(s):** The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during the building inspection.

#### (A3 - 1) Main Building Structural: Floor Structure

IN/NI LT

IN LT

**Limitation(s):** The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during the building inspection.

**(A4 - 1 ) All Interior Areas**  
**Structural: Wall Structure**

IN/NI LT

IN LT

**Limitation(s):** The wall and ceiling structures are not visible for inspection or reporting a structural description.

**(A5 - 1 ) All Accessible Interior Areas**  
**Structural: Ceiling Structure**

IN/NI LT

IN

**Ceiling Joist Type:** Dimensional Lumber: Standard Construction: Wood  
**Beam/Girder Type:** Not Visible: Not Accessible For Inspection or Description

**(A5 - 1 ) All Accessible Interior Areas**  
**Structural: Ceiling Structure (Defects, Comments, and Concerns):**

**(A5 - 1.1 ) All Accessible Interior Areas**



**(A5 - 1.2 ) All Accessible Interior Areas**



The ceiling tiles in several rooms are cracked, broken or chipped. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

**(A5 - 1.3 ) All Accessible Interior Areas**

**(A5 - 1.4 ) All Accessible Interior Areas**



**(A5 - 1.5 ) All Accessible Interior Areas**



**(A5 - 1.6 ) All Accessible Interior Areas**





**(A5 - 1.7 ) All Accessible Interior Areas**



From the attic, the wood framing components located in an interior room are discolored. The framing, insulation, and ceiling show evidence of a history of a leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

**(A5 - 1.8 ) All Accessible Interior Areas**



Ceiling diffuser for HVAC show signs of previous moisture in system. There is no obvious dripping at time of inspection. Further evaluation is recommended by qualified HVAC contractor to review.

**(A6 - 1 ) Main Building  
Structural: Roof Structure**

IN/NI LT

IN

**Roof Style/Type:** Hip

**Roof Sheathing Type:** Plywood

**Rafter & Beam Types:** Dimensional Lumber: Standard Construction

**(A6 - 1 ) Main Building**  
**Structural: Roof Structure (Defects, Comments, and Concerns):**

**(A6 - 1.1 ) Main Building**



There is a considerable amount of stored Boxes and furniture that should be removed. Further investigation is needed.

**(A6 - 1.2 ) Main Building**



From the attic, the roof rafters were noted to be bowed or warped beyond what would be typically expected. The bowing could indicate an underlying problem with the rafter design, installation, or attic conditions. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

**B - Exterior Section**  
**(General Limitations, Implications, and Directions):**

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed Contractor. If additional concerns are discovered during the process of evaluation and repair, the Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the building to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

**(B1 - 1 ) Main Building**  
**Exterior: Wall Cladding**

IN/NI LT

IN

**Wall Cladding Type:** Brick Veneer

**Trim Type:** Metal frame windows/ wood soffits

**(B1 - 1 ) Main Building**  
**Exterior: Wall Cladding (Defects, Comments, and Concerns):**

**(B1 - 1.1 ) Main Building**



The fascia and soffits need attention as paint is peeling and there is some areas of decay. The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the building to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

**(B1 - 1.2 ) Main Building**



Additional Picture

**(B1 - 1.3 ) Main Building**



Additional Picture

**(B1 - 1.4 ) Main Building**



The fascia and soffits need attention as paint is peeling and there is some areas of decay. The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the building to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

**(B2 - 1 ) Window**  
**Exterior: Windows and Doors**

IN/NI LT

IN

**Window/Door Type:** Window:

**Location:** Building

**(B2 - 1 ) Window**  
**Exterior: Windows and Doors (Defects, Comments, and Concerns):**

**(B2 - 1.1 ) Window**



All windows in building need to be caulked and sealed to avoid water penetration. Water penetration will lead to rot and mold. A licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.



**(B2 - 1.2 ) Window**



Additional Picture

**(B2 - 1.3 ) Window**



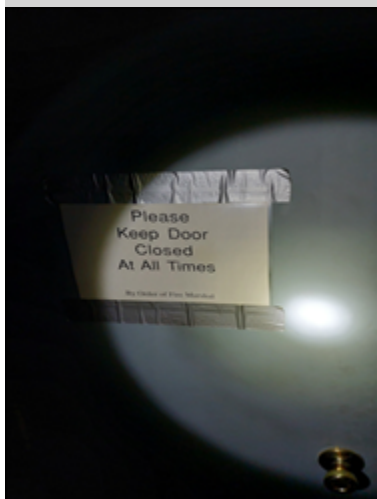
Additional Picture

**(B2 - 1.4 ) Window**



Additional Picture

### (B2 - 1.5 ) Window



The fire doors in the attic that separate the gas furnaces DO NOT have strike plates. Therefore, the fire doors are not operating as intended. This is a safety fire hazard. A General Contractor should be consulted for further review.

### (B2 - 1.6 ) Window



Additional Picture

### (B4 - 1 ) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT

IN

**Constriction Type:** Asphalt

**Location:** Main Building

### (B4 - 1 ) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

#### (B4 - 1.1 ) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

**(B4 - 1.2 ) Driveway**



**(B4 - 1.3 ) Driveway**



**(B4 - 1.4 ) Driveway**



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard.

There is noticeable damage to the driveway due tree roots growing beneath in a number of locations. We recommend a licensed general contractor with landscaping experience and grading should be consulted for further evaluation and repair.

**(B4 - 1.5 ) Driveway**



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

**(B4 - 1.6 ) Driveway**



**(B5 - 1 ) Grading**  
**Exterior: Vegetation and Grading**

IN/NI LT

IN

**Location:** Rear of Main Building

**(B5 - 1 ) Grading**  
**Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 1.1 ) Grading**



The grading around the package HVAC unit is directing drainage toward the unit and into the building. Direct water penetration into the slab is undesirable and should be corrected. A licensed general contractor should be consulted to make necessary repair to ensure correct lot drainage and that the foundation area will be dry and stable.



### (B5 - 1.2 ) Grading



Additional Picture

### (B5 - 2 ) Vegetation Exterior: Vegetation and Grading

IN/NI LT

IN

**Location:** Main Building

### (B5 - 2 ) Vegetation Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

#### (B5 - 2.1 ) Vegetation



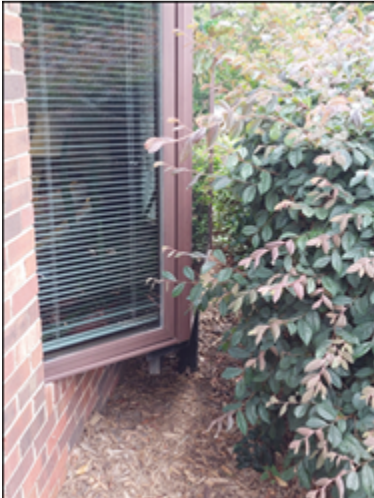
The vegetation around the perimeter of the building is over grown and blocks the air circulation around the building. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

**(B5 - 2.2 ) Vegetation**



Additional Picture

**(B5 - 2.3 ) Vegetation**



**(B5 - 2.4 ) Vegetation**



This building has a large tree on the right side of the building. This tree could present a sizable hazard to this building if it dies or falls. An arborist should be consulted to determine the general health of the tree, required service, and recommend a care plan. The tree has already caused damage to the driveway as noted previously.

#### (B5 - 2.5 ) Vegetation



The vegetation/tree limbs around the perimeter of the building is over grown and blocks the air circulation around the building including the roof. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

#### (B5 - 2.6 ) Vegetation



The vegetation around the perimeter of the building is over grown and blocks the air circulation around the building including the roof. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

#### (B5 - 2.7 ) Vegetation



The vegetation around the transformer of the building is over grown and blocks the air circulation around the transformer. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

### (B5 - 2.8 ) Vegetation



The vegetation around the transformer of the building is over grown and blocks the air circulation around the transformer. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

### C - Roofing Section (General Limitations, Implications, and Directions):

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Commercial Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The Commercial Building inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the Commercial Building inspection. If the buyer would like to budget for replacement, a Commercial roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

### C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

### (C1 - 1 ) Main Building Roofing: Coverings

IN/NI LT

IN

**Roof Covering Type:** Shingles/Composite/Fiberglass



## **(C1 - 1 ) Main Building Roofing: Coverings (Defects, Comments, and Concerns):**

### **(C1 - 1.1 ) Main Building**



### **(C1 - 1.2 ) Main Building**



The shingles for the building are covered with a heavy build-up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allowing water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles/adjacent component for evidence of damage and make necessary repairs.

### **(C1 - 1.3 ) Main Building**



Exposed nails have displaced shingles over the roof surface. Displaced shingles could indicate an underlying problem with the shingles installation or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the weathertightness of the roof covering system.

**(C1 - 1.4 ) Main Building**



An installed condensate drain has shingles bunched up on eave. Further investigation is recommended by a licensed contractor.

**(C2 - 1 ) Main Building  
Roofing: Drainage Systems**

IN/NI LT

IN

**System Type:** Gutter

**(C2 - 1 ) Main Building  
Roofing: Drainage Systems (Defects, Comments, and Concerns):**

**(C2 - 1.1 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 1.2 ) Main Building**



The gutter downspouts are not extended or piped correctly to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 1.3 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 1.4 ) Main Building**



There are several gutter downspout that are damaged and working improperly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.



**(C2 - 1.5 ) Main Building**



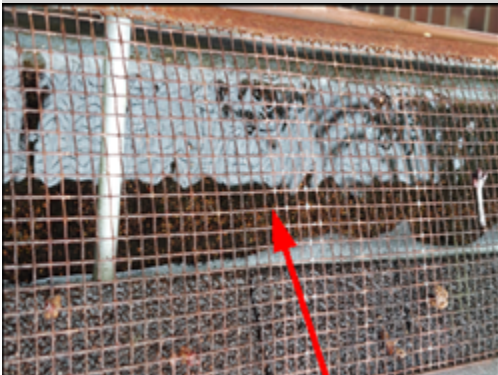
Drain is clogged with leaves and debris. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 1.6 ) Main Building**



Evidence of debris in the valley impeding gutters from working properly. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

**(C2 - 1.7 ) Main Building**



Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.



**(C2 - 1.8 ) Main Building**



The gutter trays have been leaking at seams and corners. It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted a complete evaluation and to make necessary repairs.

**(C3 - 1 ) Main Building**  
**Roofing: Flashings, Skylights, and Penetrations**

IN/NI LT

IN

**System Type:** Plumbing Vent

**(C3 - 1 ) Main Building**  
**Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):**

**(C3 - 1.1 ) Main Building**



### (C3 - 1.2 ) Main Building



### (C3 - 1.3 ) Main Building



## D - Plumbing Section (General Information, General Limitations, Implications, and Directions):

**Main Water Shut-Off Location:** Not Located

**Water Supply Type:** Public

**Water Supply Piping Materials:** [Copper/Brass]

**General Limitations, Implications, and Directions:** All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Commercial Plumbing Contractor. If additional concerns are discovered during the process of evaluation and repair, a General Contractor should be consulted to contact a specialist in each trade as needed. The majority of the plumbing components are concealed from inspection and the overall general condition cannot be fully determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your Building. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use.

**(D1 - 1 )**  
**Plumbing: Water Distribution Systems**

IN/NI LT

IN LT

**Piping Materials:** [Not Visible]

**Limitation(s):** The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

**(D2 - 1 ) Kitchen**  
**Plumbing: Drain, Waste, and Vent Systems**

IN/NI LT

IN

**Piping Materials:** [PVC]

**(D2 - 1 ) Kitchen**  
**Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):**

**(D2 - 1.1 ) Kitchen**



**(D2 - 2 ) Bathroom**  
**Plumbing: Drain, Waste, and Vent Systems**

IN/NI LT

IN

**Piping Materials:** [PVC]

**Trap Materials:** [Plastic]

**(D2 - 2 ) Bathroom**  
**Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):**

**(D2 - 2.1 ) Bathroom**



**(D2 - 2.2 ) Bathroom**



**(D2 - 2.3 ) Bathroom**



**(D2 - 2.4 ) Bathroom**



The faucet in the women's bathroom is not connected properly and loose. This could leak to leaking water pipes. A qualified technician should be consulted for further evaluation.

**(D2 - 2.5 ) Bathroom**



The toilet in the women's bathroom is not functioning properly. This could leak to leaking water pipes. A qualified technician should be consulted for further evaluation.

**(D3 - 1 ) Unit #1**

IN/NI LT

**Plumbing: Water Heating Equipment**

IN

**Location:** Utility Room

**Capacity:** 40 Gallons

**Energy Source:** Gas

**(D3 - 1 ) Unit #1**

**Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):**

**(D3 - 1.1 ) Unit #1**





**(D3 - 1.2 ) Unit #1**



The water heating unit for this building is 9 years old. A water heating unit has a life expectancy of 10 to 12 years. The unit was noted to be operational and fair condition. The unit should be serviced annually and the TPRV inspected and or replaced every three years. The buyer should budget for replacement.

**(D3 - 1.3 ) Unit #1**



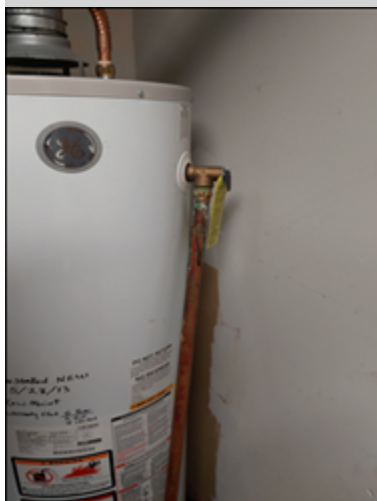
Additional Picture

**(D3 - 1.4 ) Unit #1**



Additional Picture

**(D3 - 1.5 ) Unit #1**



Additional Picture

**E - Electrical Section  
(General Limitations, Implications, and Directions):**

All Electrical items listed below were found to be of concern and are in need of further evaluation and repair by a Licensed Commercial Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

**E - Electrical Section  
(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):**

Smoke Detectors are Present in this Home  
Carbon Monoxide Detectors are Present in this Home

**(E1 - 1 ) Underground  
Electrical: Main Service**

IN/NI LT

IN

**Grounding Electrode:** Undetermined

**(E1 - 1 ) Underground  
Electrical: Main Service (Defects, Comments, and Concerns):**

**(E1 - 1.1 ) Underground**



**(E1 - 1.2 ) Underground**



**(E1 - 1.3 ) Underground**



**(E1 - 1.4 ) Underground**



(E1 - 1.5 ) Underground



(E1 - 1.6 ) Underground



Transformer requires airflow around the exterior to keep it functioning as intended. According to label shrubs, trees etc. should be cleared 10 Ft around unit.

(E1 - 1.7 ) Underground



The service outlet at transformer is non functioning.

(E2 - 1 ) Main Panel #1  
Electrical: Main Panels

IN/NI LT

IN

**Location:** Utility Room  
**Amperage Rating:** 200 Amps  
**Voltage Rating:** 120/240 Volts, 1 Phase  
**Service Cable Material:** Copper

**(E2 - 1 ) Main Panel #1**

**Electrical: Main Panels (Defects, Comments, and Concerns):**

**(E2 - 1.1 ) Main Panel #1**



**(E2 - 1.2 ) Main Panel #1**



**(E2 - 2 ) Main Panel #2**

**Electrical: Main Panels**

IN/NI LT

IN

**Location:** Utility Room

**Amperage Rating:** 200 Amps

**Voltage Rating:** 120/240 Volts, 1 Phase

**Service Cable Material:** Copper

**(E2 - 2 ) Main Panel #2**

**Electrical: Main Panels (Defects, Comments, and Concerns):**

**(E2 - 2.1 ) Main Panel #2**





(E2 - 2.2 ) Main Panel #2



(E2 - 3 ) Main Panel #3  
Electrical: Main Panels

IN/NI LT

IN

**Location:** Utility Room  
**Amperage Rating:** 200 Amps  
**Voltage Rating:** 120/240 Volts, 1 Phase  
**Service Cable Material:** Copper

(E2 - 3 ) Main Panel #3  
Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 3.1 ) Main Panel #3



(E2 - 3.2 ) Main Panel #3



(E2 - 4 ) Main Panel #4  
Electrical: Main Panels

IN/NI LT

IN

**Location:** Utility Room  
**Amperage Rating:** 200 Amps  
**Voltage Rating:** 120/240 Volts, 1 Phase  
**Service Cable Material:** Copper

## (E2 - 4 ) Main Panel #4

### Electrical: Main Panels (Defects, Comments, and Concerns):

#### (E2 - 4.1 ) Main Panel #4



#### (E2 - 4.2 ) Main Panel #4



## (E3 - 1 ) Distribution Panel #1

### Electrical: Distribution Panels

IN/NI LT

IN

**Location:** Utility Room

**Amperage Rating:** 200 Amps

**Voltage Rating:** 120/240 Volts, 1 Phase

**Service Cable Material:** Copper

## (E3 - 1 ) Distribution Panel #1

### Electrical: Distribution Panels (Defects, Comments, and Concerns):

#### (E3 - 1.1 ) Distribution Panel #1



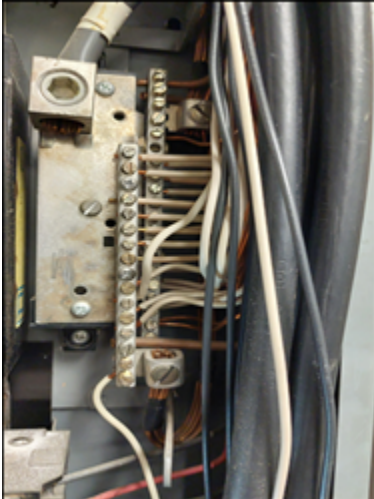
**(E3 - 1.2 ) Distribution Panel #1**



**(E3 - 1.3 ) Distribution Panel #1**



**(E3 - 1.4 ) Distribution Panel #1**



**(E3 - 2 ) Distribution Panel #2**  
**Electrical: Distribution Panels**

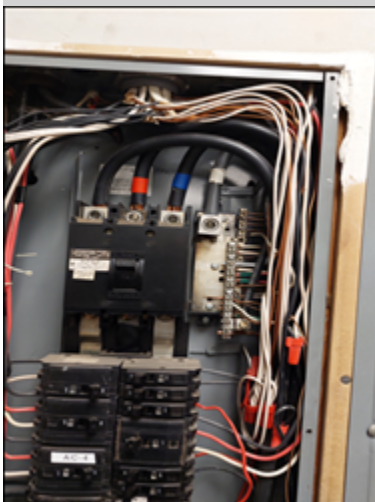
IN/NI LT

IN

**Location:** Utility Room  
**Amperage Rating:** 200 Amps  
**Voltage Rating:** 120/240 Volts, 1 Phase  
**Service Cable Material:** Copper

**(E3 - 2 ) Distribution Panel #2**  
**Electrical: Distribution Panels (Defects, Comments, and Concerns):**

**(E3 - 2.1 ) Distribution Panel #2**



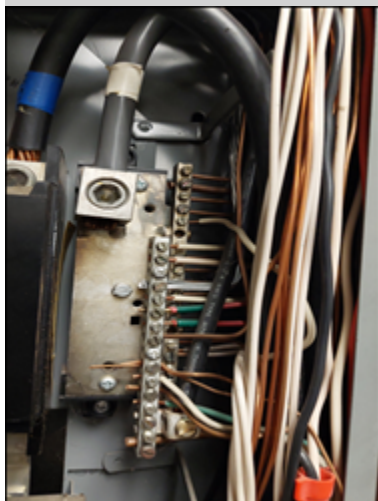
**(E3 - 2.2 ) Distribution Panel #2**



(E3 - 2.3 ) Distribution Panel #2



(E3 - 2.4 ) Distribution Panel #2



(E3 - 3 ) Distribution Panel #3  
Electrical: Distribution Panels

IN/NI LT

IN

**Location:** Utility Room

**Amperage Rating:** 200 Amps

**Voltage Rating:** 120/240 Volts, 1 Phase

**Service Cable Material:** Copper



**(E3 - 3 ) Distribution Panel #3**  
**Electrical: Distribution Panels (Defects, Comments, and Concerns):**

**(E3 - 3.1 ) Distribution Panel #3**



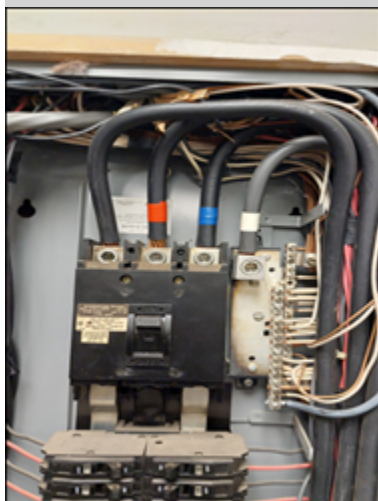
**(E3 - 3.2 ) Distribution Panel #3**



**(E3 - 3.3 ) Distribution Panel #3**



(E3 - 3.4 ) Distribution Panel #3



(E3 - 4 ) Distribution Panel #4  
Electrical: Distribution Panels

IN/NI LT

IN

**Location:** Utility Room

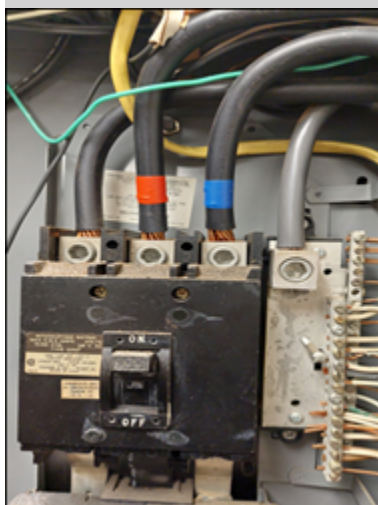
**Amperage Rating:** 200 Amps

**Voltage Rating:** 120/240 Volts, 1 Phase

**Service Cable Material:** Copper

(E3 - 4 ) Distribution Panel #4  
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 4.1 ) Distribution Panel #4



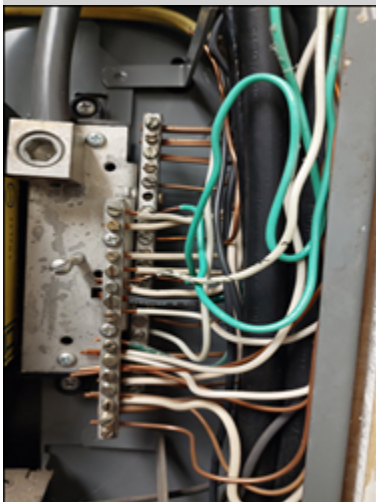
**(E3 - 4.2 ) Distribution Panel #4**



**(E3 - 4.3 ) Distribution Panel #4**



**(E3 - 4.4 ) Distribution Panel #4**



**(E4 - 1 ) Area: Sub Panel  
Electrical: Branch Circuits**

IN/NI LT

IN

**Observed Wiring Materials:** [Non Metallic Sheathed Cable-Plastic]

**(E4 - 1 ) Area: Sub Panel**  
**Electrical: Branch Circuits (Defects, Comments, and Concerns):**

**(E4- 1.1 ) Area: Sub Panel**



**(E4- 1.2 ) Area: Sub Panel**



**(E5 - 1 ) Bathroom**  
**Electrical: Light Fixtures, Receptacles, Smoke Detectors**

IN/NI LT

IN

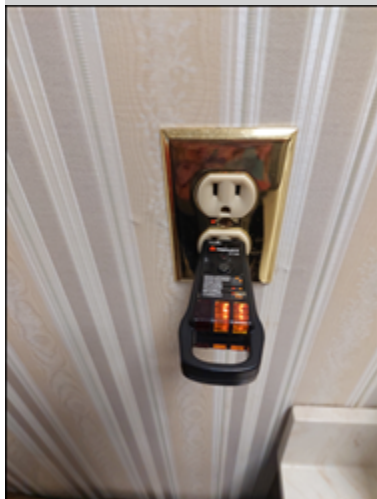
**(E5 - 1 ) Bathroom**  
**Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):**

**(E5 - 1.1 ) Bathroom**



The building was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

**(E5 - 1.2 ) Bathroom**



The building was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

**(E5 - 2 ) Hallway**

IN/NI LT

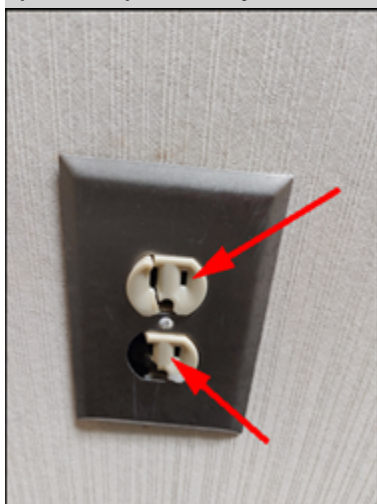
**Electrical: Light Fixtures, Receptacles, Smoke Detectors**

IN

**(E5 - 2 ) Hallway**

**Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):**

**(E5 - 2.1 ) Hallway**



The receptacle(s) has/have cracked face. A cracked receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

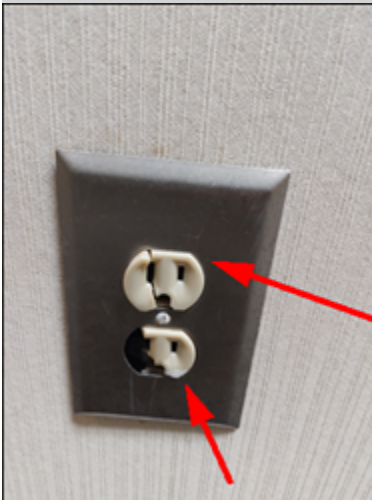


### (E5 - 2.2 ) Hallway



The switch for the light fixture is broken. Damaged switches could result in improper operation of fixtures and electrical hazards. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

### (E5 - 2.3 ) Hallway



The receptacle(s) is/are broken in half leaving the top and bottom receptacle face loose. A broken receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

## F - Heating Section

### (General Limitations, Implications, Directions, and Inspection Methods):

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a Commercial inspection is a non-invasive visual inspection where covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The Building Owner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

**(F1 - 1 ) Heating Unit #1**  
**Heating: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Gas: Furnace

**Energy Source:** Gas

**Inspection Methods and Limitations:** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F1 - 1 ) Heating Unit #1**  
**Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 1.1 ) Heating Unit #1**



**(F1 - 2 ) Heating Unit #2**  
**Heating: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Gas: Furnace

**Energy Source:** Gas

**Inspection Methods and Limitations:** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F1 - 2 ) Heating Unit #2**  
**Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 2.1 ) Heating Unit #2**



**(F1 - 3 ) Heating Unit #3**  
**Heating: Equipment**

IN/NI LT

IN LT

**Location:** Attic

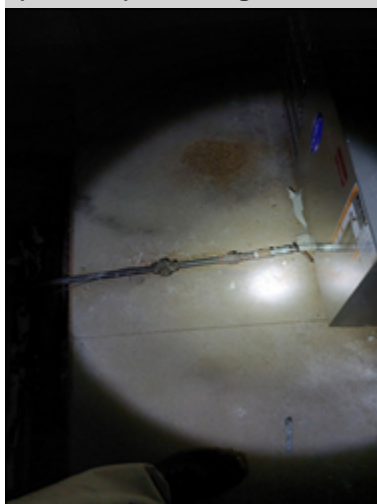
**Equipment Type:** Gas: Furnace

**Energy Source:** Gas

**Inspection Methods and Limitations:** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F1 - 3 ) Heating Unit #3**  
**Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 3.1 ) Heating Unit #3**



**(F1 - 4 ) Heating Unit #4**  
**Heating: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Gas: Furnace

**Energy Source:** Gas

**Inspection Methods and Limitations:** Limitations: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F1 - 4 ) Heating Unit #4**  
**Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 4.1 ) Heating Unit #4**



**(F2 - 1 ) Heating Unit**  
**Heating: Distribution Systems**

IN/NI LT

IN LT

**Location Observed/Access:** Attic

**Distribution System Type:** Forced Air: Metal Box: Flexible Branch

**Limitation of Inspection Methods:** For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The owner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F2 - 1 ) Heating Unit**  
**Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 1.1 ) Heating Unit**



**(F2 - 1.2 ) Heating Unit**



**(F2 - 1.3 ) Heating Unit**





**(F3 - 1 ) Attic**  
**Heating: Gas Piping and Fuel Storage Systems**

IN/NI LT

IN LT

**Gas Piping Materials:** Black Steel

**Fuel Turn Off Location:** At Furnace

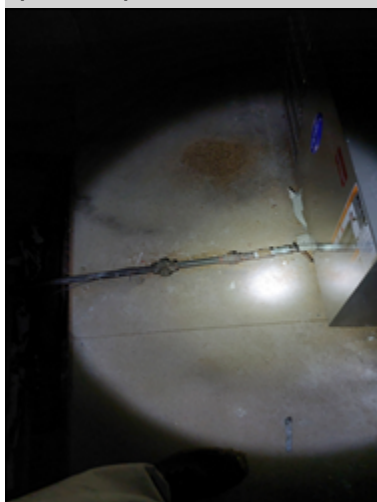
**Limitation(s):** For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The owner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

**(F3 - 1 ) Attic**  
**Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):**

**(F3 - 1.1 ) Attic**



**(F3 - 1.2 ) Attic**



### (F3 - 1.3 ) Attic



### G - Cooling Section (General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a Commercial Building inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The Commercial Building Owner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

### (G1 - 1 ) Cooling Unit #1 Cooling: Equipment

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Electric: Split System

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Not Removed)

**(G1 - 1 ) Cooling Unit #1**  
**Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 1.1 ) Cooling Unit #1**



**(G1 - 2 ) Cooling Unit #2**  
**Cooling: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Electric: Split System

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Not Removed)

**(G1 - 2 ) Cooling Unit #2**  
**Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 2.1 ) Cooling Unit #2**



**(G1 - 3 ) Cooling Unit #3**  
**Cooling: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Electric: Split System

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Not Removed)

**(G1 - 3 ) Cooling Unit #3**  
**Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 3.1 ) Cooling Unit #3**



**(G1 - 4 ) Cooling Unit #4**  
**Cooling: Equipment**

IN/NI LT

IN LT

**Location:** Attic

**Equipment Type:** Electric: Split System

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Not Removed)

**(G1 - 4 ) Cooling Unit #4**  
**Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 4.1 ) Cooling Unit #4**



**(G2 - 1 ) Cooling Unit**  
**Cooling: Distribution Systems**

IN/NI LT

IN

**Location Observed/Access:** Attic

**Distribution System Type:** Forced Air: Metal Box: Flexible Branch

**(G2 - 1 ) Cooling Unit**  
**Cooling: Distribution Systems (Defects, Comments, and Concerns):**

**(G2 - 1.1 ) Cooling Unit**



**(G2 - 1.2 ) Cooling Unit**



**(G2 - 1.3 ) Cooling Unit**





## (G2 - 1.4 ) Cooling Unit



## H - Interiors Section (General Limitations, Implications, and Directions):

The interior rooms of the building were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the building inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the building inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, and evidence of smoking are beyond the scope of the building inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible.

## (H1 - 1 ) All Rooms Interiors: General Rooms

IN/NI LT

IN

**Additional Area Conditions/Limitations:** [Furniture/Storage Present In Area]

## **(H1 - 1 ) All Rooms**

### **Interiors: General Rooms (Defects, Comments, and Concerns):**

#### **(H1 - 1.1 ) All Rooms**



#### **(H1 - 1.2 ) All Rooms**



#### **(H1 - 1.3 ) All Rooms**



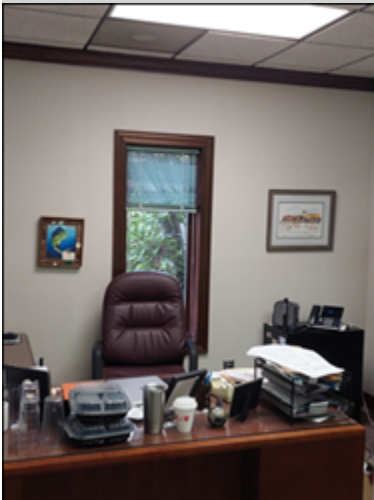
**(H1 - 1.4 ) All Rooms**



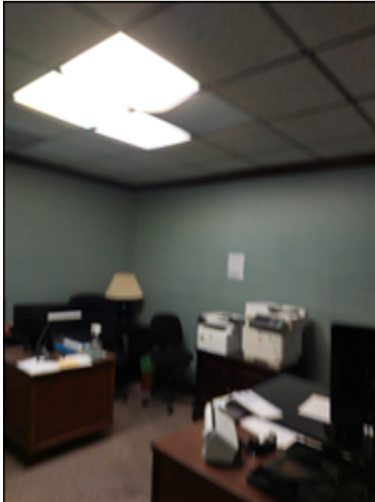
**(H1 - 1.5 ) All Rooms**



**(H1 - 1.6 ) All Rooms**



**(H1 - 1.7 ) All Rooms**



**(H2 - 1 ) Kitchen**  
**Interiors: Kitchens**

IN/NI LT

IN

**(H2 - 1 ) Kitchen**  
**Interiors: Kitchens (Defects, Comments, and Concerns):**

**(H2 - 1.1 ) Kitchen**



**(H3 - 1 ) Bathrooms**  
**Interiors: Bathrooms**

IN/NI LT

IN

**Bathroom Ventilation:** [Ventilation Exhaust Fan]

### **(H3 - 1 ) Bathrooms**

#### **Interiors: Bathrooms (Defects, Comments, and Concerns):**

##### **(H3 - 1.1 ) Bathrooms**



##### **(H3 - 1.2 ) Bathrooms**



##### **(H3 - 1.3 ) Bathrooms**

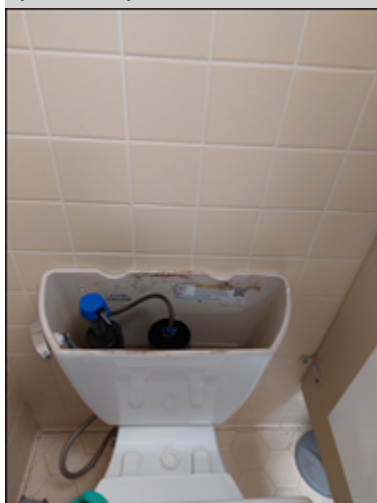




### (H3 - 1.4 ) Bathrooms



### (H3 - 1.5 ) Bathrooms



### (H5 - 1 ) Attic: Unfinished Interiors: Attics, Basements, Areas, Other

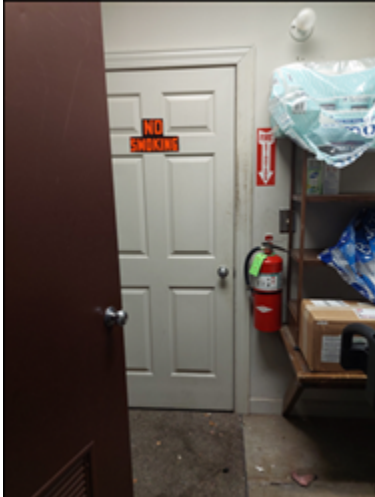
IN/NI LT

IN

**Additional Area Conditions/Limitations:** [Unfinished Area] [Furniture/Storage Present In Area]

**(H5 - 1 ) Attic: Unfinished**  
**Interiors: Attics, Basements, Areas, Other (Defects, Comments, and Concerns):**

**(H5 - 1.1 ) Attic: Unfinished**



**(H5 - 1.2 ) Attic: Unfinished**



**(H5 - 1.3 ) Attic: Unfinished**



**(H5 - 1.4 ) Attic: Unfinished**



The attic is filled with boxes, furniture and other materials. Recommend having a General Contractor review and evaluate prior to remodel.

**I - Insulation and Ventilation Section  
(General Limitations, Implications, and Directions):**

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

**(I1 - 1 ) Attic: All Accessible  
Insulation and Ventilation: Areas**

IN/NI LT

IN

**Insulation Type:** Batt: Faced Kraft Paper

**Ventilation Type:** Soffit: Ridge: Fan

**(I1 - 1 ) Attic: All Accessible**  
**Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

**(I1 - 1.1 ) Attic: All Accessible**



**(I1 - 1.2 ) Attic: All Accessible**



**(I1 - 1.3 ) Attic: All Accessible**



There is an open junction box located in the attic for fan control this a possible electrical shock hazard. Recommend a licensed electrical technician evaluate.

## J - Built In Appliance Section (General Limitations, Implications, and Directions):

The installed commercial appliances were visually inspected and operated per the inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the building inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

### (J1 - 1 ) Dishwasher Built In Appliances: Equipment

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The dishwasher was operated through the "Normal Cycle" or until a defect was discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

### (J1 - 1 ) Dishwasher Built In Appliances: Equipment (Defects, Comments, and Concerns):

#### (J1 - 1.1 ) Dishwasher



### (J1 - 2 ) Garbage Disposal Built In Appliances: Equipment

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The sink disposal was operated by turning the switch to the on position and allowing the grinder to operate for 10 seconds or until a defect was discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.



**(J1 - 2 ) Garbage Disposal**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 2.1 ) Garbage Disposal**



**(J1 - 2.2 ) Garbage Disposal**



**(J1 - 3 ) Microwave: Built In**  
**Built In Appliances: Equipment**

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The microwave was operated on HIGH for 1 minute or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

**(J1 - 3 ) Microwave: Built In**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 3.1 ) Microwave: Built In**



**(J1 - 4 ) Oven: Gas: Double**  
**Built In Appliances: Equipment**

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The range/oven burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

**(J1 - 4 ) Oven: Gas: Double**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 4.1 ) Oven: Gas: Double**



**(J1 - 4.2 ) Oven: Gas: Double**



**(J1 - 4.3 ) Oven: Gas: Double**



**(J1 - 5 ) Refrigerator: Built-In  
Built In Appliances: Equipment**

IN/NI LT

IN

**Location:** Kitchen

**(J1 - 5 ) Refrigerator: Built-In  
Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 5.1 ) Refrigerator: Built-In**



**(J1 - 5.2 ) Refrigerator: Built-In**



**(J1 - 5.3 ) Refrigerator: Built-In**

