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**Client Name**

**\*9/1/2010\***

**Property Address:**

**Address**

**City FL Zip**



**Informed Decisions Certified Home Inspections LLC**

**John Richards**

**7749 Normandy Blvd #145-131**

**Jacksonville, FL 32221**

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<b>Date:</b> 9/1/2010	<b>Time:</b> 09:00 AM	<b>Report ID:</b> Sample 2
<b>Property:</b> Address City FL Zip	<b>Customer:</b> Client Name	<b>Real Estate Professional:</b> Patrick Moore Remax

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Vacant (inspector only)

**Type of building:**  
Single Family (1 story)

**Approximate age of building:**  
Over 10 Years

**Temperature:**  
Over 65

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

**Rain in last 3 days:**  
No

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney Siding:**

N/A

		IN	NI	NP	RR
1.0	ROOF COVERINGS				X
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X
1.3	ROOF DRAINAGE SYSTEMS	X			

IN NI NP RR

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**Comments:**

 1.0



The roof covering has nail pops and exposed nail heads in various locations . These areas will need periodic maintenance. The exposed nails should be tarred to prevent corrosion and future water intrusion..

 1.2



All rubber boots for the plumbing vents are cracked or deteriorated and can cause water damage. The dryer vent has lifted and is not flush with the roof surface. An appropriately licensed contractor should make repairs.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Material:**

Stucco

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Sidewalk

**Driveway:**

Concrete

IN NI NP RR

2.0	WALL CLADDING FLASHING AND TRIM				X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X
2.5	EAVES, SOFFITS AND FASCIAS	X			

IN NI NP RR

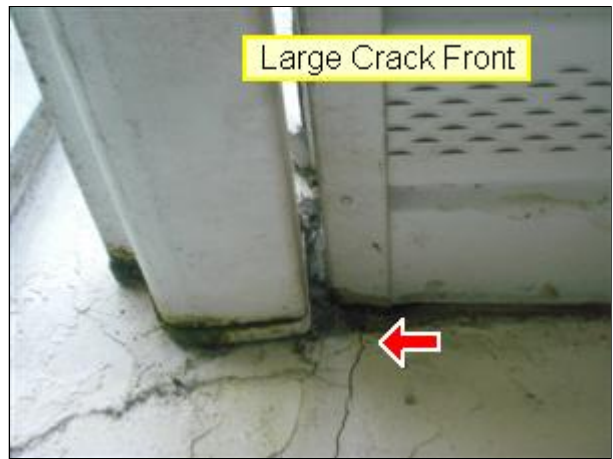
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**Comments:**

**2.0**



(1) Siding is in close proximity to the soil at the front of the home. This can allow pooled water to enter the siding during storms and also allow for insect infestation. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



🏠 (2) The Stucco coating at the front of home , right side (facing front) and rear of home has large cracks and is delaminating. This may be caused by poor flashing installation and the weep holes being obstructed at the lower edge of the siding. Further deterioration can occur if not corrected. An appropriately licensed contractor should evaluate further and make repairs or replace as needed.

🏠 2.4



Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Vegetation in contact with the wall can trap moisture and allow for insect infestation.

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

**3. Garage**

**Styles & Materials**

**Garage Door Type:**

One manual

**Garage Door Material:**

Aluminum

**Auto-opener Manufacturer:**

N/A

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X	

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**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

Tile

Wood

**Interior Doors:**

Hollow core

**Window Types:**

Single-hung

**Cabinetry:**

Wood

**Countertop:**

Laminate

IN NI NP RR

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			X	
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)				X

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**Comments:**

 4.6



Three windows Sliding Glass door window cloudy (lost seal) at the Living Room. . An appropriately licensed professional should make repairs or replace as needed.

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



**5. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**Styles & Materials**

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> Wood	<b>Ceiling Structure:</b> Dimensional lumber	<b>Roof Structure:</b> Engineered wood trusses
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Attic access

IN NI NP RR

5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
5.1	WALLS (Structural)	X			
5.2	COLUMNS OR PIERS			X	
5.3	FLOORS (Structural)	X			
5.4	CEILINGS (structural)	X			
5.5	ROOF STRUCTURE AND ATTIC	X			

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

**6. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

**Water Source:**

Public

**Water Filters:**

(We do not inspect filtration systems)

**Plumbing Water Supply (into home):**

CPVC

**Plumbing Water Distribution (inside home):**

CPVC

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon (2-3 people)

IN NI NP RR

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X	
6.5	MAIN FUEL SHUT OFF (Describe Location)			X	
6.6	SUMP PUMP			X	

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**Comments:**

**6.1**





The hose bibs leaks at the valve stem when turned on and is located at the rear of home and left side (facing front). An appropriately licensed contractor should make repairs.

**6.2**



The water heater is located inside the garage and does not have permanent protection from vehicle impact. A barrier should be installed to protect the water heater from vehicle impact. I recommend a qualified person make repairs as required.

**6.3**



The main shut off is located right exterior wall of the home.

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

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

150 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

IN NI NP RR

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
7.7	SMOKE DETECTORS	X			
7.8	CARBON MONOXIDE DETECTORS			X	

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**Comments:**

 7.1



The electrical wiring is exposed at the servicemans switch for the compressor. A cover should be installed.

 7.5



the GFCI (Ground Fault Circuit Interrupter) outlets at the garage and exterior wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

**7.6** The main panel box is located at the garage.

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

**8. Heating / Central Air Conditioning**

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

**Styles & Materials**

**Heat Type:**

Heat Pump Forced Air (also provides cool air)

**Energy Source:**

Electric

**Number of Heat Systems (excluding wood):**

One

**Ductwork:**

Insulated

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

IN NI NP RR

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				X
8.1	NORMAL OPERATING CONTROLS	X			
8.2	AUTOMATIC SAFETY CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			X	
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
8.7	GAS/LP FIRELOGS AND FIREPLACES			X	
8.8	COOLING AND AIR HANDLER EQUIPMENT	X			
8.9	NORMAL OPERATING CONTROLS	X			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

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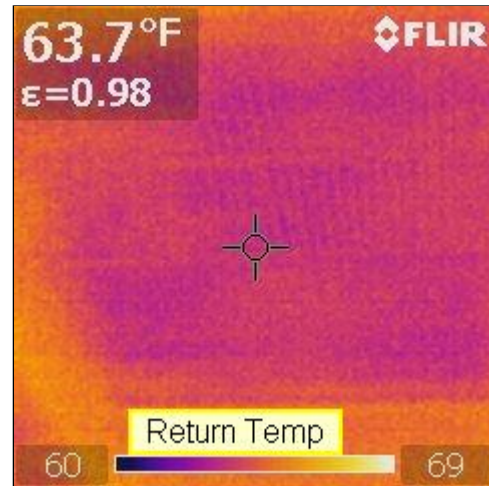
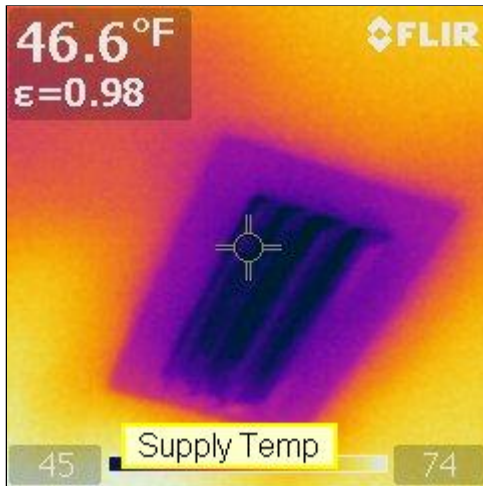
**Comments:**

 8.0



The foam sleeve on the refrigerant line is missing. Missing foam on the refrigerant line can cause energy loss and premature failure of the unit. An appropriately qualified person should make repairs.

8.8



The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 46 degrees, and the return air temperature was 63 degrees. This indicates the range in temperature drop is normal.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Styles & Materials**

**Attic Insulation:**

Batt

**Ventilation:**

Soffit Vents  
Roof Vents

**Dryer Vent:**

Metal

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X			
9.1	INSULATION UNDER FLOOR SYSTEM			X	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Built-In Kitchen Appliances**

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

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD	X			
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			

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

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