

American Pride Home Inspection LLC

Confidential - Property Inspection Report - Confidential



200 My Street, Any Town, OK 73068
Inspection prepared for: Sample Report
Date of Inspection: 5/15/2012
Age of Home: 50 Years

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**American Pride
Home Inspection LLC**

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American Pride Home Inspection LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards, except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspection and Site Details

1. Inspection Time

Start: 1:00 PM
End : 4:00 PM

2. Attending Inspection

Client present

3. Residence Type/Style

Single Family Home

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

1963 (46 years old)

6. Direction Of Front Entrance

North

7. Occupancy

Occupied - Furnished

8. Weather Conditions

Clear, sunny sky

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the

Report Summary page(s).

DEFINITIONS:

APPARENT CONDITION: Systems and components are rated as follows:

SATISFACTORY: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL: Indicates the component will probably require repair or replacement anytime within five years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS: A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD: Denotes a condition that is unsafe and in need of prompt attention.

KEY TO RATINGS:

Inspect = INSPECTED: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Not Inspect = NOT INSPECTED: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

Not Present = NOT PRESENT: A system or component did not exist or was not evident on this property at the time of inspection.

Repair Replac = REPAIR or REPLACE: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Exterior

In accordance with the InterNACHI® Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway

Materials: Concrete

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Carport Floor

Description: Concrete



3. Walkways

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

4. Stoop, Steps

Materials: Concrete

Observations:

- No deficiencies noted.

5. Porch, Patio, Flatwork

Description:

- Front Porch:
- Wood columns

Observations:

- General overall condition appear satisfactory with painted surfaces in good condition, at time of inspection.



6. Exterior Doors

Description: Wood

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

7. Exterior Cladding

Description:

- Brick Veneer -- all sides
- Full brick all around on ground level.
- Fiberboard Siding

Observations:

- The house siding appeared in serviceable condition, at time of inspection.



8. Eaves, Soffits, Fascia and Trim

Description: Wood

Observations:

- Appeared to be in serviceable condition, at time of inspection.
- Recommend routine exterior painting maintenance of any exposed wood surfaces as needed.

9. Window/Door Frames and Trim

Description: Wood

Observations:

- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

10. Exterior Caulking

Comments:

• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

- Caulking loose/missing/cracked/broken around all exterior windows.



11. Deck, Balcony

Materials:

- Pressure treated lumber
- Stained
- Not Visible underneath

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

12. Grading and Surface Drainage

Description:

- Ground generally graded away from house

Observations:

- The exterior drainage is generally away from foundation.

13. Vegetation Affecting Structure

Description: No Deficiencies Observed

14. Retaining Walls

Materials: Wood

15. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.

Roofing

In accordance with the InterNACHI® Standards of Practice pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

1. Roof Style and Pitch

Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Viewed portions of the house roof from the garage roof.

3. Roof Covering

Description: Dimensional (upgraded) architectural shingles

Age: 10-15+ years • 1 visible layer observed

Observations:

- These shingles appear to be in the last third of their life cycle.

4. Flashings

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s)

Observations:

- Appeared functional, at time of inspection

6. Chimney(s)

Description: Metal flue--for forced air gas furnace and gas water heater

Observations:

- Observed from garage roof. Flashing repairs have been made with silicone caulk. Advise having a roofing specialist evaluate.



7. Roof Drainage System

Description: Galvanized/Aluminum • All downspouts discharge above grade

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.

8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

Structure

In accordance with the InterNACHI® Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. American Pride Home Inspection LLC suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

Slab on Grade

2. Foundation Walls

Description: N/A

3. Foundation Floor

Description: Not visible to inspect. Assumed to be concrete.

4. Wall Structure

Description: Wood frame: 2 X 4

Observations:

- Limited view due to finishing materials.

5. Ceiling and Roof Structure

Description: Rafters • Wood Joists • 1x solid plank sheathing

Observations:

- Limited view of ceiling framing due to insulation.
- Visible areas appear satisfactory, at time of inspection.

6. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

Attic and Insulation

In accordance with the InterNACHI® Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Attic Access

Description: Scuttle Hole located in master bedroom closet. • Garage

Observations: Could not access due to personal items • limited space

2. Method of Attic Inspection

Inspected from access only

3. Insulation in Unfinished Spaces

Description: Fiberglass, batts

Observations:

- Insulation level in the attic is typical for homes this age

4. Attic Ventilation

Description: Gable louver vents

Observations:

- No deficiencies noted.

5. Vent Piping Through Attic

6. Garage/Carport Attic

Access: Pull Down Ladder located in: • Garage

Method of Inspection: Viewed From Hatch - Attic area too short to to walk in

7. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.

Interior

In accordance with the InterNACHI® Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

1. Door Bell

2. Walls and Ceilings

Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.

3. Floor Surfaces

Observations:

- No deficiencies noted - with normal ware and age.

4. Windows

Description: Aluminum • Single hung

Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Operated windows appeared functional, at time of inspection

5. Interior Doors

Description: Wood

Observations:

- Appeared functional, at time of inspection.

6. Closets

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

7. Stairways and Railings

Observations:

- Appeared functional, at time of inspection.

8. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

9. Cabinets and Vanities

Materials: Solid Wood

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

10. Countertops

Materials: Laminare

Observations:

- No discrepancies noted.

11. Garage Door(s)

Description: Two - single 7', wood panel, sectional roll-up doors. Original equipment

Observations:

- No deficiencies observed.

12. Garage Door Opener(s)

Description: Two automatic openers

Observations:

- Appeared functional using normal controls, at time of inspection.

13. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- Safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation.

14. Garage Floor and Sill Plates

Description: N/A

Observations:

- Sill plates behind finished surfaces could not be viewed.

15. Garage Firedoor

Material: None

Observations:

- The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses.

16. Garage Firewall and Ceiling

Observations:

- Appeared satisfactory, at time of inspection.

17. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Heating and Air Conditioning

In accordance with the InterNACHI® Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. American Pride Home Inspection LLC highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency

—thereby increasing service life.

1. Thermostat(s)

Description: Digital - programmable type.

Observations:

- No deficiencies noted.

2. Heating System

Description: Forced air natural gas furnace • ComfortMaker

Observations:

- No deficiencies observed.

3. Combustion Air

Observations:

- No deficiencies noted.

4. Venting, Flue(s), and Chimney(s)

Materials: Metal

Observations:

- The visible portions of the vent pipes appeared functional.

5. Cooling System

Description: Air Cooled Central Air Conditioner

Age and Capacity: Approx 3 Tons - 36,000 BTU

Observations:

- No deficiencies noted at the time of inspection.



6. Fuse/Circuit Breaker Protection

Placard Max: 60 Amps

7. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.

8. Heating & Cooling Distribution

Description: Flex ducting in attic - ceiling registers

Observations:

- No deficiencies noted.

9. Filter(s)

Observations:

- Access is a bit difficult.

10. Gas Fireplace(s)

Description:

- Gas

Observations:

- Did not inspect. Several personal/household items blocking fireplace. It appears this fireplace has not been used in a while-- recommend professional inspection before using. See Limitations section.

11. Limitations of Heating and Air Conditioning Inspection

- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.

Electrical

In accordance with the InterNACHI® Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority, and should be made by a qualified, licensed electrician.**

1. Service Drop

Description: Overhead stranded triplex cable

Observations:

- Wires are sagging, recommend review by the local utility company for repair as necessary.



2. Service Entrance Wires

Description: Aluminum

Observations:

- No deficiencies noted.

3. Electrical Service Rating

200 amps

4. Main Service Panel(s)

Description: Cutler Hammer

Observations:

- Improper connection of a ground wire. No clamps on wires entering the panel.



5. Main Disconnect

Location: In the Garage



6. Service Grounding

Description: Copper

Observations:

- Recommend a qualified electrician examine panel.

7. Overcurrent Protection

Type: Breakers

8. Distribution Wiring

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

9. Lighting, Fixtures, Switches, Outlets

Description: Ungrounded

Observations:

- Open Grounded outlets were observed throughout the house. Grounded plugs provide an extra level of safety by grounding the metal housing of the device. Recommend a licensed electrician repair any open grounded outlets.

10. GFCI - Ground Fault Circuit Interrupter

Description:

- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Observations:

- There is no GFCI protection at the kitchen, garage, bathrooms and exterior.

11. Smoke/Heat Detector(s)

Description: 2nd floor hall • First floor

Observations:

- Operated when tested

12. Carbon Monoxide (CO) Detector(s)

Location: First floor

Comments:

- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

13. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.

Plumbing

In accordance with the InterNACHI® Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Steel

3. Main Water Shut Off

Location: Above Water Heater



4. Supply Branch Piping

Description: Copper

Observations:

- Most of the piping is concealed and cannot be identified.

5. Exterior Hose Bibs/Spigots

Description: Standard hose bib in front of home.

Observations:

- Operated properly when tested

6. Faucets

Observations:

- No deficiencies noted.

7. Sinks

Observations:

- Operated normally, at time of inspection.

8. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

9. Waste System

Description: Public sewage disposal system

10. Drainage, Wastewater & Vent Piping

11. Water Heater(s)

Description: A.O. Smith

Capacity: 50 Gallons

12. Water Heater(s) Condition

Age: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- Pressure relief discharge tube has been modified. Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.

13. Water Heater Vent Piping

Materials: Metal double wall chimney vent pipe



14. Fuel Supply and Distribution

Description: Black iron pipe used for gas branch/distribution service

Observations:

- Most of the piping is concealed and cannot be identified.

15. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

1. Tub(s)

Description: Regular tub in

Observations:

- Appeared satisfactory and functional, at time of inspection.

2. Shower(s)

Description: Master bath shower: • Surround is ceramic tile

Observations:

- No discrepancies noted

3. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.

4. Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.

5. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Observations:

- did not operate

2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Observations:

- All heating elements operated when tested.

4. Hood/Exhaust Fan

Description: Down Draft type

Observations:

- Functioned and operated normally when tested.

5. Refrigerator

Observations:

- Appeared functional, at time of inspection.

6. Washer

7. Dryer

8. Dryer Vent

Observations:

- Appeared functional, at time of inspection.

9. Limitations of Appliances Inspection

- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

END OF REPORT

Thank you again for choosing American Pride Home Inspection LLC. If you have any questions please contact:

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Report Summary

PLEASE READ: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy— it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.