



Reeder Home Inspections LLC

Inspection Report

Property Address:



Reeder Home Inspections LLC

Steven Reeder 00001129

Steven Reeder

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Action Items	3
Consideration Items	5
Intro Page	9
1 Introductory Notes.....	11
2 Exterior.....	13
3 Plumbing	14
4 Electrical	15
5 Heating and Cooling	16
6 Interior.....	17
7 Kitchen.....	18
8 Bathrooms.....	19
9 Laundry	20

Action Items



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Customer

Address

2. Exterior

2.0 Windows Inspected

(2) Condensation and/or cloudiness visible in the noted windows (master window and dining room), indicate broken thermal seals. Glass replacement is necessary to restore original efficiency and cosmetic condition. If you have broken seals replaced at this time, have the contractor check all windows again and replace any additional broken seals that might be discovered.



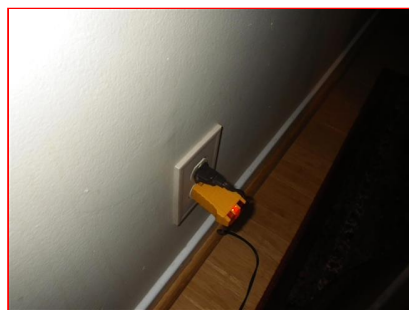
2.0 Item 1(Picture)

4. Electrical

4.3 Receptacles & Switches Inspected

(2) Correct the three prong outlet(s) identified at various areas as having an "open ground". This creates the appearance of a grounded outlet without providing the safety of a ground wire.

4. Electrical



4.3 Item 1(Picture)

4.4 GFCI's Inspected

(2) To meet current safety standards install GFCI outlets at the following areas:all kitchen counter top outlets, bathrooms and exterior outlets.

8. Bathrooms

8.1 Sinks Tubs Showers Inspected

(2) The hall bathroom shower head leaks and will need replacement.



8.1 Item 1(Picture)

8.2 Toilets Inspected

(2) The master bathroom toilet had a weak flush. Repair by a licensed plumber.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Steven Reeder

Consideration Items



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Customer

Address

2. Exterior

2.0 Windows

Inspected

(3) Repair as needed the damaged screens.

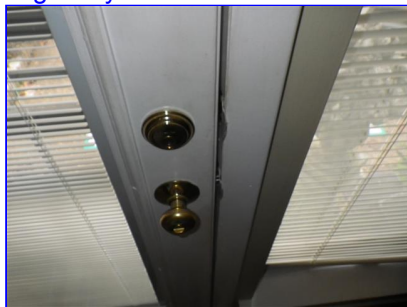


2.0 Item 2(Picture)

2.1 Doors

Inspected

(2) Some municipalities consider double-keyed deadbolt locks at entrance doors a fire safety hazard and require single keyed locks instead. At a minimum keep the key by the door(s).



2.1 Item 1(Picture)

3. Plumbing

3.0 Water Pipe

Inspected

(2) Inspector was unable to locate a main water shut off. Consult with property owner regarding the location.

4. Electrical

4.2 Wiring

Inspected

(2) Install missing cover plates at junction boxes to contain splices properly at the attic.



4.2 Item 1(Picture)

(3) The water heater wiring had electrical tape installed at the top of the water heater. This could be where a splice was made or where the wire sheathing was damaged. Be aware of this and correct as needed.

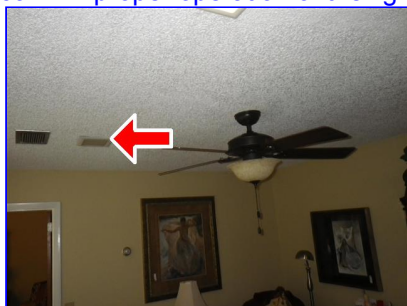


4.2 Item 2(Picture)

4.5 Fixtures

Inspected

(2) A few lights did not respond, such as the living room. You might wish to ask the seller to replace the bulbs and confirm proper operation of the lights during your pre-closing walk-through.



4.5 Item 1(Picture)

5. Heating and Cooling

5.0 Warm Air Furnace

Inspected

(2) The furnace pan was rusty but no leaks were noted. Monitor and correct as needed.

5. Heating and Cooling



5.0 Item 2(Picture)

6. Interior

6.0 Interior

Inspected

(2) Monitor the ceiling near the fireplace as light stains were noted at the ceiling.



6.0 Item 1(Picture)

(3) Some of the smoke detectors were missing. Correct as needed.



6.0 Item 2(Picture)

(4) The interior doors at the guest bedroom, guest closet, master bedroom and hall bath do not latch when shut. Adjust as needed.

(5) Repair/replace the hall bath locking mechanism that did not operate properly.

7. Kitchen

7.0 Kitchen

Inspected

(2) The stove exhaust fan vents into the attic while it should vent to the exterior of the home. Correct as needed.

7. Kitchen



7.0 Item 1(Picture)

(3) Secure the loose dishwasher.



7.0 Item 2(Picture)

8. Bathrooms

8.0 Baths

Inspected

(2) Repair as needed the damaged fiberglass tub (chipped) at the hall bathroom.



8.0 Item 1(Picture)

Date: 8/7/2015	Time: 04:00 PM	Report ID: 704
Property:	Customer:	Real Estate Professional:

Inspection Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice of Tennessee.

A Home inspection is a limited, non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. This report does not address lead base paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mercury, carbon monoxide or other similar items. This report does not address underground sewer disposal, water supply, or fuel service delivery. Although some imported (i.e. Chinese) drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of a limited, non-invasive, visual home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately prior to the beginning of your inspection. If you were not present at the inspection, an agreement will be sent to you prior to your viewing of the report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

- **Action Item:** The item is not functioning as intended or needs repair or further evaluation.

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- **Consideration Item:** The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

CLIENT PRESENT:

Arrived During Inspection

AGE OF HOME:

40 - 50 Years

WEATHER:

Clear

TEMPERATURE:

Between 70 - 80

RAIN OR SNOW IN LAST THREE DAYS:

Yes

HOME OCCUPIED OR VACANT:

Occupied

1. Introductory Notes

1.0 Inspection Scope

This inspection was completed according to the Standards of Practice of Tennessee promulgated by the commissioner.

1.1 The Report

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. Reeder Home Inspections LLC does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc.

1.2 Not a Guarantee

Reeder Home Inspections LLC does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after the date of inspection. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think Reeder Home Inspections may be liable, you must notify us and provide a reasonable opportunity to reinspect the property before the defect is repaired. If Reeder Home Inspections LLC is not given the opportunity to review an alleged liability, we do not accept any responsibility for the same. Even property vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is to confirm that all systems are operable, that maintenance or repair issues have not developed since the inspection and that any requested repairs have been completed to your satisfaction. Reeder Home Inspections LLC accepts no responsibility for defects that could have been observed by you during their final walk through.

1.3 Photographs

Photos are inserted throughout the report and are intended to be used to further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

1.4 Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing. **Please read the entire report, not just the Action and Consideration lists. The body of the report contains additional important information.**

1.5 Exclusions

The following are specifically excluded from a Tennessee inspection (reference the Tennessee standards for a complete list): interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards (lead-based paint, mercury, radon asbestos, cockroaches, pesticides, treated lumber, fungus or mold, carbon monoxide or other similar environmental hazards), spas / swimming pools, concealed or underground electric and plumbing (NOTE: definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup, water wells and systems which are shut down or not accessible to the inspector, fuel storage or delivery and water supply.

1.6 Condo/Townhome exclusions

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The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

The building site condition, structural stability, drainage systems and insulation

All exterior surfaces, materials and structure

All roof surfaces, materials and structure

All attic spaces

The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces

All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports

All decks, patios, pools, spas, recreational areas/equipment

All common areas on the property

It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

2. Exterior

Because the exterior is maintained by the Condo Association, the exterior was excluded from this inspection. The following are some general comments provided as a courtesy but this is not a complete list of building maintenance or repair issues.

WINDOWS: *Thermal Glazed Glass With Aluminum Frames*

2.0 Windows - Inspected

(1) If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows/doors carefully during your pre-closing walk through. Reeder Home Inspections will not be responsible for broken seals noticed after this inspection. If you have broken seals replaced at this time, have contractor check all windows/doors again and replace any additional broken seals that might be discovered.

Review the exterior of all the windows periodically and ensure they are well sealed/caulked at the exterior. An exhaustive review of the window caulking was not done as part of this inspection. Interior wall damage around windows or water damaged to the windows is many times not visible and possibly exists without being noted in this report. Ask seller about any history of water leakage at the windows. It is impossible to determine how the windows were installed and if they follow the manufacture's installation specification by merely a visible inspection.

(2) Condensation and/or cloudiness visible in the noted windows (master window and dining room), indicate broken thermal seals. Glass replacement is necessary to restore original efficiency and cosmetic condition. If you have broken seals replaced at this time, have the contractor check all windows again and replace any additional broken seals that might be discovered.

(3) Repair as needed the damaged screens.

2.1 Doors - Inspected

(1) Better weather-stripping always improves energy efficiency. We did not specifically check the door locks for function, but recommend as a best security practice changing the locks after closing.

Entries not protected with a roof often leak at the trim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard/joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed. Adding storm doors may help, but an extended roof always provides the best protection against the elements.

(2) Some municipalities consider double-keyed deadbolt locks at entrance doors a fire safety hazard and require single keyed locks instead. At a minimum keep the key by the door(s).

3. Plumbing

The inspection of the plumbing system was limited by (but not restricted to) the following conditions: Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Water quality is not tested. The effect of the lead content in solder and or supply lines is beyond the scope of the inspection. The water temperature should be set at a minimum of 100 degrees Fahrenheit to and a maximum of 120 degrees to prevent scalding. City sewer service, septic tanks, fuel tanks and underground pipes as well as pipes inside walls are not part of the inspection. Water quality testing, irrigation and fire suppression systems are not part of the home inspection. Drain pipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. Blockages will occur; generally older systems are prone to be more problematic. It is recommended that you ask the sellers if they have ever experienced any drainage problems before the close of escrow.

WATER PIPING: *Type of Main Service Pipe Not Determined Or Visible Distribution Piping Is Copper The Interior Shut Off Was Not Located* **WASTE PIPING:** *All Stacks Not Visible* **FUEL PIPING:** *Black Iron With The Gas Meter Outside*
WATER HEATER: *One Water Heater Size(s): 38-Gallon Electric recent replacement*

3.0 Water Pipe - *Inspected*

(1) Every section of the water piping and all valves were not inspected. During the inspection the water was left running for about 5 minutes at each sink, tub and shower and all toilets were flushed at least three times. Per Tennessee standards, shut off valves are not turned, including the main water shut off valve. If desired ask owner to confirm that all shut off valves work properly and don't leak.

(2) *Inspector was unable to locate a main water shut off. Consult with property owner regarding the location.*

3.1 Waste Pipe - *Inspected*

Inspection of the below surface sewer components is beyond the scope of this visual inspection. Have the lines video scanned if you wish to ensure there are no broken or clogged components.

3.2 Fuel Pipe - *Inspected*

Our inspection was a visual inspection of the readily accessible areas of the gas lines at the furnace and water heater areas. All gas lines were not inspected and none of the gas lines were tested for leaks. We recommend you have the Gas company or a qualified HVAC company perform their safety inspection at this time on the gas lines and gas items such as water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Their inspection exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. Their standards are rigorous and the Gas Company is the final authority on the operational safety of all gas equipment. Reeder Home Inspections LLC will not be responsible for items that are or could have been discovered during the gas safety inspection.

3.3 Water Heater - *Inspected*

The water heater equipment looked typical for its age and was in operation at the inspection. Vent pipe and relief valve were in place. Service life ranges from 10 to 20 years.

4. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

SERVICE ENTRANCE: *Meter(s) Located Outside Building Service Entry Cable is Aluminum And Main Service Is Rated At 200 - Amps* **PANEL:** *1 Panel In Laundry Room* **DISTRIBUTION WIRE:** *Copper Romex Wiring* **RECEPTACLES & SWITCHES:** *Three-slot Outlets With Toggle Style Light Switches* **GROUNDING WIRE:** *Aluminum*

4.0 Service Entrance - *Inspected*

Service components are securely attached to the building and otherwise in good repair.

4.1 Panel - *Inspected*

The panel cabinet is well secured and there are no apparent signs of arcing or burn marks at the wiring connections and fittings.

4.2 Wiring - *Inspected*

(1) The visible portions of this branch wiring looked acceptably installed with any exceptions noted in this report.

(2) *Install missing cover plates at junction boxes to contain splices properly at the attic.*

(3) *The water heater wiring had electrical tape installed at the top of the water heater. This could be where a splice was made or where the wire sheathing was damaged. Be aware of this and correct as needed.*

4.3 Receptacles & Switches - *Inspected*

(1) This inspection included an operational check of randomly sampled accessible receptacles and switches. Those that were checked were found acceptable unless otherwise noted in this report. Outlets behind heavy furniture or otherwise inaccessible were not checked. Two prong outlets were not tested.

(2) *Correct the three prong outlet(s) identified at various areas as having an "open ground". This creates the appearance of a grounded outlet without providing the safety of a ground wire.*

4.4 GFCI's - *Inspected*

(1) GFCI's (Ground Fault Circuit Interrupters) are safety devices for use in wet areas. New construction standards require them at bathrooms, over all kitchen counters, unfinished basement area, garages and all exterior locations. Local authorities may require GFCI retrofit in older construction at a change of ownership. A single GFCI device can control additional receptacles "downstream", and you should become familiar with the network of controlling units.

(2) *To meet current safety standards install GFCI outlets at the following areas: all kitchen counter top outlets, bathrooms and exterior outlets.*

4.5 Fixtures - *Inspected*

(1) The exterior lighting and all landscape lighting, at various areas, was not tested.

(2) *A few lights did not respond, such as the living room. You might wish to ask the seller to replace the bulbs and confirm proper operation of the lights during your pre-closing walk-through.*

4.6 Grounding - *Inspected*

The ground connections are visible but the entire length of the grounding wire was not traced.

5. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection. Determining if the A-coil is properly matched to the compressor is outside the scope of this inspection. The "tonage" adequacy of the system was not evaluated.

Performing calculations to determine if the cooling system is properly sized to the home, is outside the scope of this inspection.

WARM AIR FURNANCE: *One System Gas Fired Located In Attic Furnace Is About 9 Years Old* **VENT:** *Class "B" Vent(s)* **WARM AIR DISTRIBUTION:** *Insulated Ductwork* **FIREPLACE / WOODSTOVE:** *One Fireplace Gas Fireplace(s)*
COOLING SYSTEM: *One System Split System In The Rear Yard About 9 Years Old*

5.0 Warm Air Furnace - *Inspected*

(1) The heating equipment responded to the thermostat and operated.

We recommend that the Gas company or a qualified HVAC company inspect the furnace and all gas fired appliances before closing including property being purchased "as-is". Their standards are rigorous. The Gas Company is the final authority on the operational safety of all gas equipment. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Reeder Home Inspections LLC will not be responsible for items that are or could have been discovered during the gas company inspection.

(2) *The furnace pan was rusty but no leaks were noted. Monitor and correct as needed.*

5.1 Vent - *Inspected*

5.2 Warm Air Distribution - *Inspected*

Every section of the ductwork was not inspected.

5.3 Fireplace / Woodstove - *Inspected*

The fireplace was visually reviewed but was not tested for draft, any gas logs were not tested and a fire was not built in the fireplace. Because of the chimney design only a small portion of the flue was visible. If you wish additional evaluation, contact a chimney sweep.

The inspection of the fireplace(s) was performed per ASHI standards, which does not include an inspection of the inaccessible areas of the interior of the flue or verification of past or present building standards. We do not use a flue inspection camera or any other optical devices. An inspection per NFPA 211 standards or a camera inspection of the flue's interior could reveal cracks in the flue liner, other deficiencies or items that do not meet present day fireplace requirements. A significant deficiency inside the flue could require the installation of a flue liner. Contact a qualified chimney sweep if you desire a NFPA 211 or camera inspection of the fireplace and chimney. There is considerably more fireplace safety information available at various web sites or with the local Fire Marshall. The two most important aspects of fireplace maintenance are: 1) A clean chimney flue i.e. clean the chimney flue before creosote has built up a quarter of an inch thick or when it becomes greasy looking (whichever comes first). 2) Keep the firebox sealed by tuckpointing with appropriate heat resistant products when joints are loose or cracked. It is outside the scope of our inspection to verify installation practices.

5.4 Cooling System - *Inspected*

The air conditioning equipment responded to thermostat demand, sounded normal during operation and produced an appropriate temperature drop between 15 and 22 degrees measured between supply and return air ducts. Typical service life is 13 - 17 years. The electrical disconnect box at the exterior compressor was not opened. Determining if the A-coil is properly matched to the compressor is outside the scope of this inspection. The "tonage" adequacy of the system was not evaluated.

6. Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

6.0 Interior - *Inspected*

(1) The interior finishes are in typical repair. Minor cracks near doorways and other small flaws are common conditions that require cosmetic attention only. Minor or remote water stains might not have been seen or noted in this report.

Carbon Monoxide Detectors/smoke detectors are reasonably priced and are encouraged in all homes. They should be tested monthly but realize that this is only a test of the ability of the device to sound an alarm, not its ability to detect carbon monoxide/smoke. In general, alarms manufactured after October 1998 are more likely to perform properly. Replace your old ones. Because carbon monoxide is colorless and odorless, never ignore an alarm, even if you feel no adverse symptoms. For additional information about carbon monoxide, contact the American Lung Association.

(2) Monitor the ceiling near the fireplace as light stains were noted at the ceiling.

(3) Some of the smoke detectors were missing. Correct as needed.

(4) The interior doors at the guest bedroom, guest closet, master bedroom and hall bath do not latch when shut. Adjust as needed.

(5) Repair/replace the hall bath locking mechanism that did not operate properly.

7. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We operationally tested basic, major built-in appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by our inspection standards) using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure.

KITCHEN APPLIANCES: *Electric Stove Electric Oven Dishwasher Disposal Microwave*

7.0 Kitchen - *Inspected*

- (1) As a courtesy, Reeder Home Inspections verifies that kitchen appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by our inspection standards) respond to basic controls. Temperature calibration, timers, latches, and other accessories are beyond the scope of this inspection are not tested/inspected. Dishwashers are run through an entire cycle. Conditions at rear of refrigerator are typically not visible and ice maker/ water connections are generally not viewed/visible. Ice and water dispensers are not tested.
- (2) The stove exhaust fan vents into the attic while it should vent to the exterior of the home. Correct as needed.
- (3) Secure the loose dishwasher.

8. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

8.0 Baths - *Inspected*

(1) Routine grout/caulk maintenance at tile and tub installations is important for preventing moisture problems at walls or sub-floor. When necessary, rake out poor grout/caulk and re-grout/caulk. Interior corners and the joint between the tile and the base can best be protected with silicone caulking.

(2) Repair as needed the damaged fiberglass tub (chipped) at the hall bathroom.

8.1 Sinks Tubs Showers - *Inspected*

(1) Overflow drains were not tested for leaks as many are fully enclosed.

(2) The hall bathroom shower head leaks and will need replacement.

8.2 Toilets - *Inspected*

(1) Each toilet was flushed at least three times.

(2) The master bathroom toilet had a weak flush. Repair by a licensed plumber.

9. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent.

LAUNDRY: *In The Utility Room An Electric Dryer Connection And An Exhaust Vent: Not Fully Traced*

9.0 Laundry - *Inspected*

(1) **The laundry faucets, electrical and/or gas connections and drains were not tested during this inspection.**

Confirming the water standpipe for the laundry equipment drains properly and that there are no leaks was not part of this inspection. Also it was not possible to confirm that the clothes dryer exhaust duct is clear. Numerous fires are started annually because of clogged dryer vents. It is important for fire safety to keep dryer vent tubing clean - especially on long runs, which tend to accumulate lint debris. Use of flexible plastic or pvc vent material is not recommended. Keep 90-degree turns to a minimum. Runs over 25 feet are also not recommended.

(2) The laundry exhaust duct was not traced as it's enclosed in the walls. These long ducts can be problematic and need to be cleaned periodically. It is unknown if this one is clear and open. If your clothes dryer takes a long time to dry clothes then the duct is clogged and needs cleaning/repair.