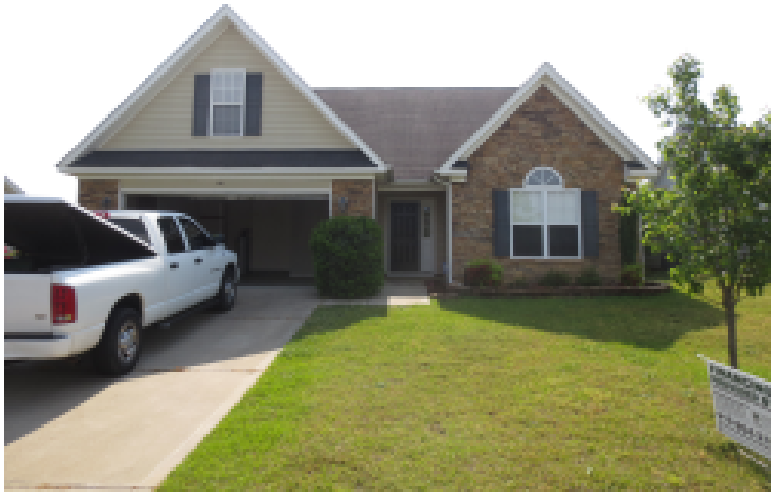
Home Inspection Report

Report Number: 4-27-144

For The Property Located On:

144 Fairfield Circle
Raeford , North Carolina 28376



Prepared For Exclusive Use By:

Josh Andrews
144 Fairfield Circle, Raeford, North Carolina, 28376

Report Prepared By: Mike Ratkowski; License No.: 3662

Inspector Signature:

Date of Inspection: Wednesday, April 27, 2016

Time Started: 10:00 AM, Time Completed: 12:30 PM

ATLAS Inspections, 130 Argyll Ave, Aberdeen, North Carolina, 28315
Phone: 910-975-6019, Email: mikeratkowski77@gmail.com, Mike Ratkowski, Lic.# 3662

Report Sections

Summary

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

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

(B2 - 1.1) All Windows; Location: Main House Rear

The window screens in the dinning room have holes in them and may allow bugs to enter the house when the windows are open A general contractor should be contacted to evaluate the condition to decide weather they can be repaired or should be replaced

(F1 - 1) Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1; Location: Attic

Although the secondary drain is present there is no electric pump present to remove water from the drain pan in the event that the primary drain becomes plugged. This may cause condensate water to overflow damaging the finished drywall space below and over time could cause rot damage to the wood structure supporting the unit. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

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

(F2 - 1.1) Heating Unit #1; Access: Attic

(F2 - 1.2) Heating Unit #1; Access: Attic

(H6 - 1) Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior; Location: Living Room

The gas log unit located in the living room was visually inspected but not operated because the pilot was off and there is no propane tank present. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word “inspect” per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 75 Deg. F

Weather Conditions: Clear - Sunny

Home Inspection Report Body

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

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

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

When accessible and safe the inspector entered inspection areas with small probe, camera, and a standard flash light. Where visible and accessible floor and roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

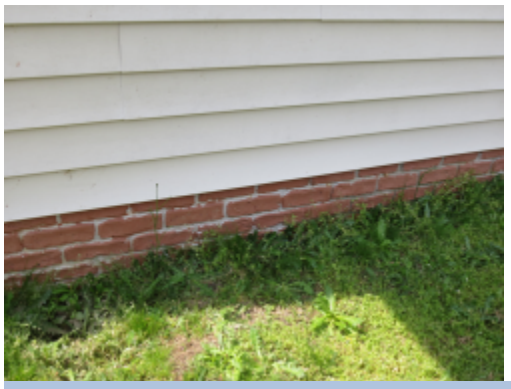
(A1 - 1) Main House Structural: Foundation (Descriptions):

Foundation Type: Slab: Brick Perimeter

Foundation Materials: Brick: Concrete

(A1 - 1) Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



(A3 - 1) Main House Second Story Section
Structural: Floor Structure (Descriptions):

Sub-Floor Type: Plywood

Floor Joist Type: Not Visible For Inspection: Description

Girder/Beam Type: Not Visible For Inspection: Description

(A3 - 2) Main House
Structural: Floor Structure (Descriptions):

Sub-Floor Type: Concrete Slab

Floor Joist Type:

Girder/Beam Type:

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

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A6 - 1) All Accessible Areas
Structural: Roof Structure (Descriptions):

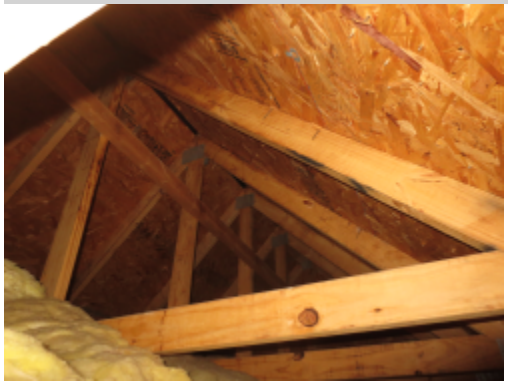
Roof Style/Type: Gable

Roof Sheathing Type: OSB

Rafter & Beam Types: Engineered System: Truss: Wood

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

(A6 - 1.1) All Accessible Areas



Additional Photograph: This is a photograph of engineered trusses and roof sheathing

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

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

(B1 - 1) Main House Exterior: Wall Cladding (Descriptions):

Wall Cladding Type: Vinyl Horizontal

Trim Type: Wood Clad: Aluminum

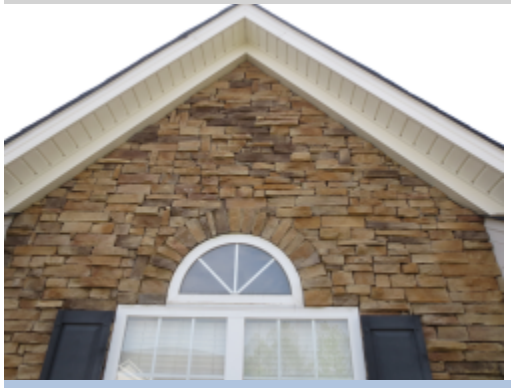
(B1 - 2) Accent Area Front Exterior: Wall Cladding (Descriptions):

Wall Cladding Type: Stone Veneer Cultured

Trim Type: Wood Clad: Aluminum

(B1 - 2) Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 2.1) Accent Area Front



(B2 - 1) All Windows Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Double Hung

Location: Main House Rear

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

(B2 - 1.1) All Windows

The window screens in the dinning room have holes in them and may allow bugs to enter the house when the windows are open A general contractor should be contacted to evaluate the condition to decide weather they can be repaired or should be replaced

(B2 - 1.2) All Windows

Additional Photograph: This a photograph of the second screen in the dinning room

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

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

C - Roofing Section (Roof Covering Inspection Methods):

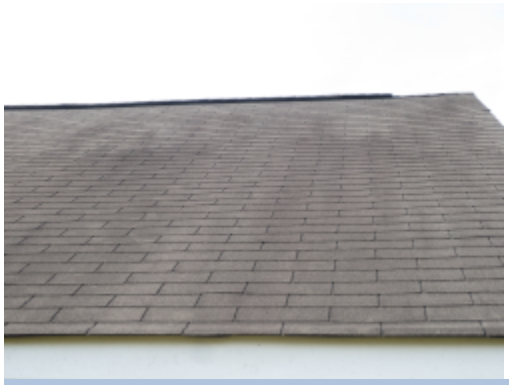
The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

(C1 - 1) All Accessible Areas Roofing: Coverings (Descriptions):

Roof Covering Type: Shingles/Composite/Fiberglass

(C1 - 1) Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) All Accessible Areas



(C2 - 1) Main House
Roofing: Drainage Systems (Descriptions):

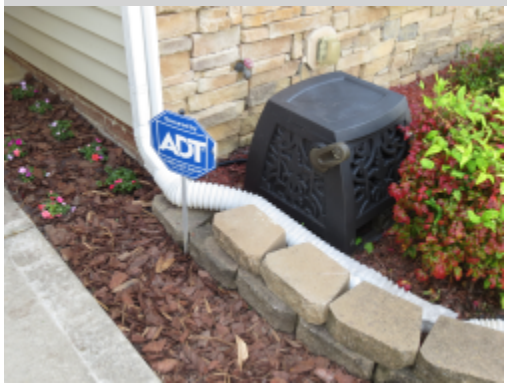
System Type: Gutter

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

(C2 - 1.1) Main House

Additional Photograph: This is a photograph of the gutter and down spout over the front door area

(C2 - 1.2) Main House



Additional Photograph: This is a photograph of the down spout extension carrying the water away from the foundation

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

All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the pluming lines, the buyer should consult a licensed plumbing contractor prior to purchase.

D - Plumbing Section (Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):

Main Shut-Off Location: Closet *Water Supply Type:* Public

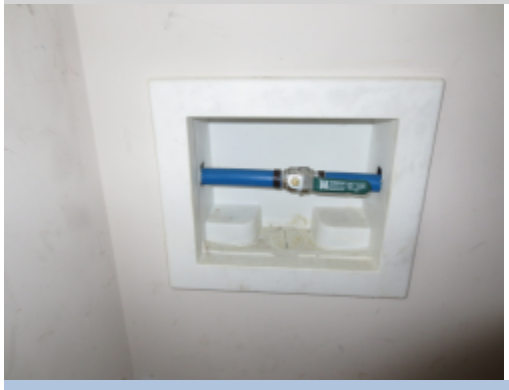
Supply Piping Materials: [Not Visible]

(D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems (Descriptions):

Piping Materials: [PEX]

(D1 - 1) Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) All Accessible Areas



Additional Photograph: This is a photograph of the main water shut off in the front hall closet

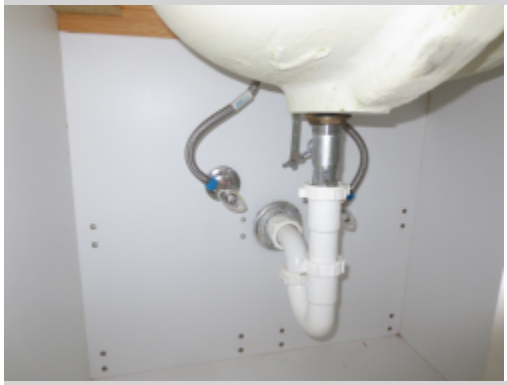
(D2 - 1) All Accessible Areas Plumbing: Drain, Waste, and Vent Systems (Descriptions):

Piping Materials: [PVC]

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

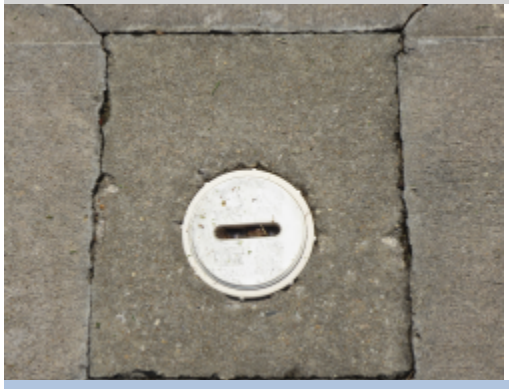
(Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas



Additional Photograph: This is a photograph of the P trap under the upstairs bathroom sink.

(D2 - 1.2) All Accessible Areas



Additional Photograph: This is a photograph of the main waste line clean out in the driveway

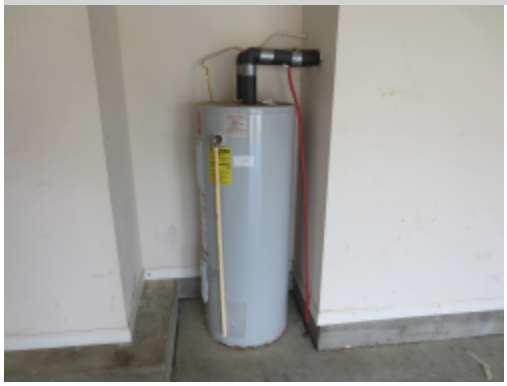
(D3 - 1) Unit #1
Plumbing: Water Heating Equipment (Descriptions):

Location: Garage

Capacity: 50 Gallons *Energy Source:* Electric

(D3 - 1) Plumbing: Water Heating Equipment
(Defects, Comments, and Concerns):

(D3 - 1.1) Unit #1



Additional Photograph: This is a photograph of the water heater located in the garage

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

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

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

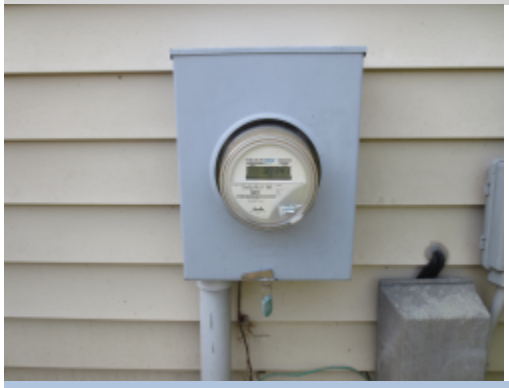
Smoke Detectors are Present in this Home Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Type: Underground Electrical: Main Service (Descriptions):

Grounding Electrode: Driven Rod

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

(E1 - 1.1) Type: Underground



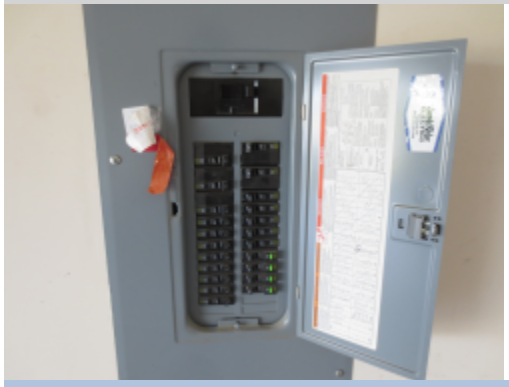
Additional Photograph: This is a photograph of the main service meter located on the left side of the house

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

Location:	Garage	*Amperage Rating:*	200 Amps
Service Cable Material:	Aluminum	*Voltage Rating:*	120/240 Volts, 1 Phase

(E2 - 1) Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1



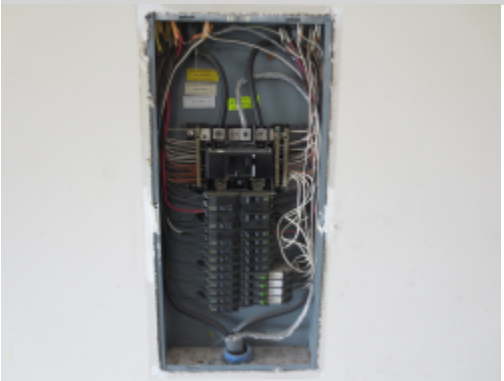
Additional Photograph: This is a photograph of the main electrical panel located in the garage

(E4 - 1) Area: Main Panel Electrical: Branch Circuits and Wiring (Descriptions):

Observed Wiring Materials: [Ac/Bx Type Cables]

(E4 - 1) Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 1.1) Area: Main Panel



Additional Photograph: This is a photograph of the main panel where the wiring type was verified

F - Heating Section (General Limitations, Implications, and Directions):

All concerns related to the Heating System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and / or are a safety concern to the occupants of this home. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. If an complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

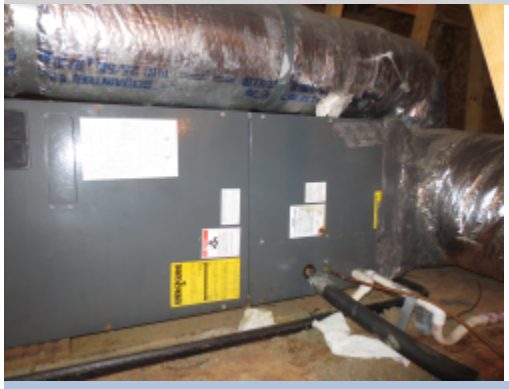
(F1 - 1) Heating Unit #1 Heating: Equipment (Descriptions):

Location: Attic

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

(F1 - 1.1) Heating Unit #1



Although the secondary drain is present there is no electric pump present to remove water from the drain pan in the event that the primary drain becomes plugged. This may cause condensate water to overflow damaging the finished drywall space below and over time could cause rot damage to the wood structure supporting the unit. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

(F2 - 1) Heating Unit Served: Heating Unit #1 Heating: Distribution Systems (Descriptions):

Location: Attic

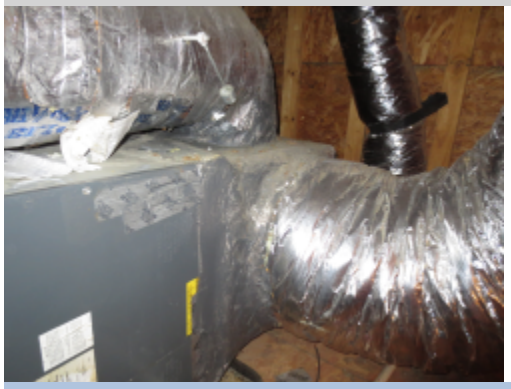
System Type: Forced Air: Metal Box: Flexible Branch

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

(F2 - 1.1) Heating Unit Served: Heating Unit #1

(F2 - 1.2) Heating Unit Served: Heating Unit #1

(F2 - 1.3) Heating Unit Served: Heating Unit #1



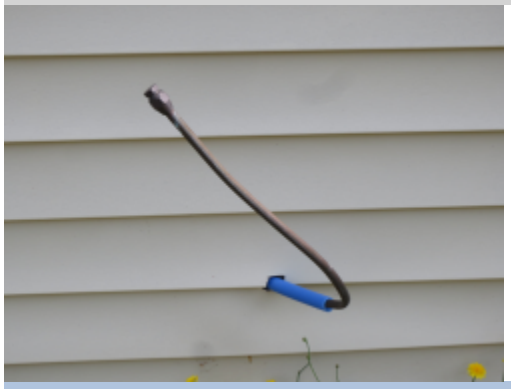
Additional Photograph: This is a photograph of the flexible branch duct work

(F3 - 1) Fireplace Area
Heating: Gas Piping and Fuel Storage Systems (Descriptions):

Gas Piping Materials: Copper

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

(F3 - 1.1) Fireplace Area



Additional Photograph: This is a photograph of the gas line running to the fire place however there is no fuel tank present

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

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

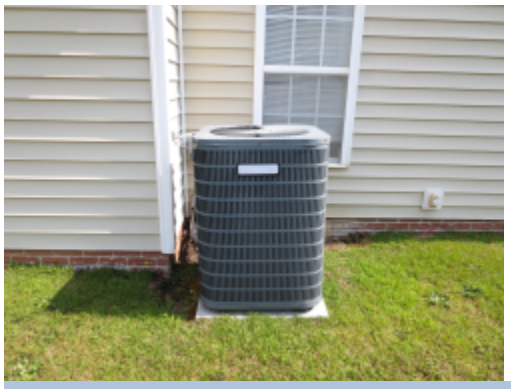
(G1 - 1) Cooling Unit #1
Cooling: Equipment (Descriptions):

Location: Attic

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

(G1 - 1.1) Cooling Unit #1



Additional Photograph: This is a photograph of the outside unit located on the right side of the house

(G2 - 1) Cooling Unit Served: Cooling Unit #1
Cooling: Distribution Systems (Descriptions):

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. The inspection of the garage does not include moving personal properly and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

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

Additional Information: [Finished Area]

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H3 - 1) Bathroom #1
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 2) Bathroom: Master
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 3) Bathroom #3
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

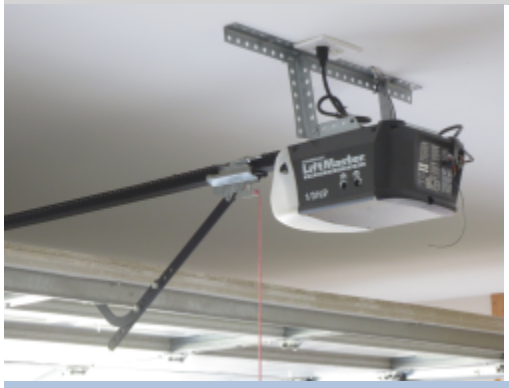
Bathroom Ventilation: [Ventilation Exhaust Fan]

(H4 - 1) Garage
Interiors: Garages (Descriptions):

Door Inspection Method: The Garage Door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

(H4 - 1) Interiors: Garages
(Defects, Comments, and Concerns):

(H4 - 1.1) Garage



(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior
Interiors: Fireplaces and Stoves (Descriptions):

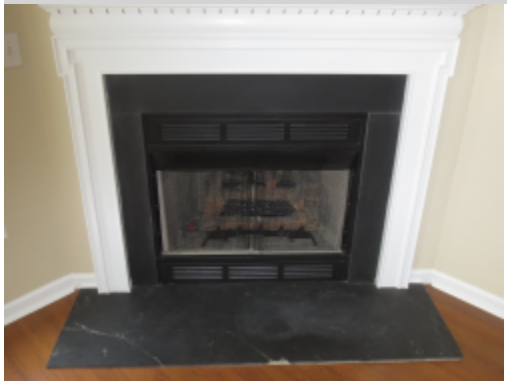
Location: Living Room

Energy Source: Propane

Exhaust Flue Type: Undetermined

(H6 - 1) Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior



The gas log unit located in the living room was visually inspected but not operated because the pilot was off and there is no propane tank present. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

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

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

(I1 - 1) Basement: All Accessible Areas Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Loose: Cellulose

Ventilation Type: Soffit: Ridge

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

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should consulted to contact specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and washing machines are beyond the scope of the home inspection.

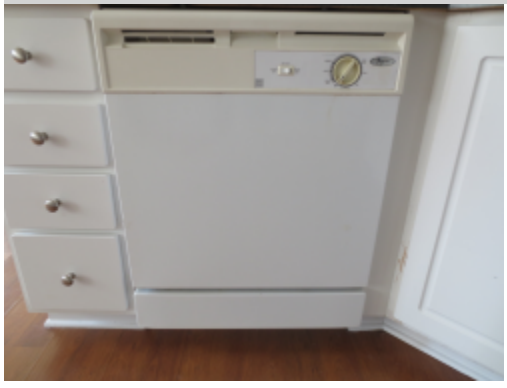
(J1 - 1) Dishwasher Built In Appliances: Equipment (Descriptions):

Location: Kitchen

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

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

(J1 - 1.1) Dishwasher



Additional Photograph: This is a photograph of the dish washer

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

Location: Kitchen

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

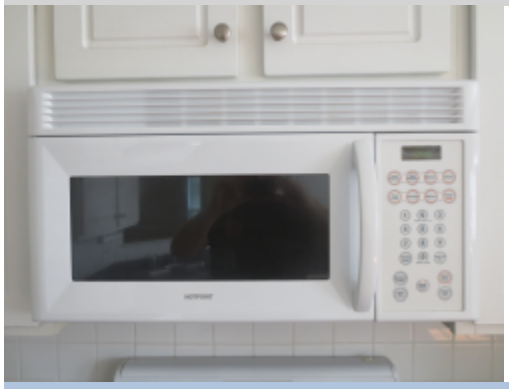
(J1 - 3) Microwave: Over Range
Built In Appliances: Equipment (Descriptions):

Location: Kitchen

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

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

(J1 - 3.1) Microwave: Over Range



Additional Photograph: This is a photograph of the microwave over the range

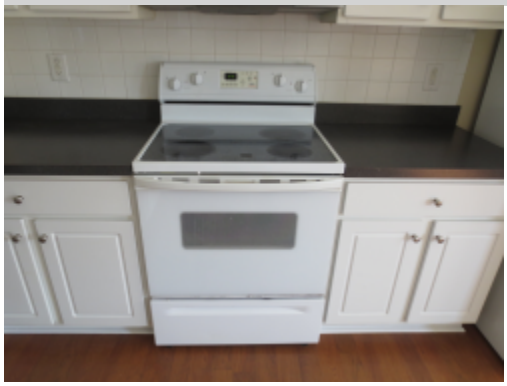
(J1 - 4) Oven: Electric
Built In Appliances: Equipment (Descriptions):

Location: Kitchen

Inspection Method: The range / oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 4) Built In Appliances: Equipment
(Defects, Comments, and Concerns):

(J1 - 4.1) Oven: Electric



Additional Photograph: This is a photograph of the electric oven/range