



Advanced Group Property Inspection Co.

Alex Kay
Chief Inspector

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Date: 12/17/2009	Time:	Report ID: MK0912010
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

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

ROOFING AND EXTERIORS ELEMENTS; GARAGE AND GROUNDS ELEMENTS; FOUNDATION ELEMENTS - Condominium and Cooperative unit inspections do not include evaluation of exterior and/or common elements. The appropriate Management personnel should be consulted regarding common element maintenance responsibilities, master deeds, or other pertinent pre-purchase information.

Inspected = All items, components or units listed in the report are visually inspected unless indicated as Not Present or Excluded / Not Part Of Inspection. If no comments are made regarding the item, component, or unit, then it appeared to the Inspector to be functioning as intended allowing for normal wear and tear at the time of inspection.

Needs Further Evaluation or Repair = In the Inspector's opinion, the item appears to be in need of further evaluation / repairs / corrections by a Qualified Contractor / Specialist.

Monitor = The condition does not appear to require immediate repairs, but should be monitored for possible future repairs.

Not Present = The item, component or unit is not present at the inspected property.

Excluded / Not Inspected = Item is present but excluded, not ordered as a part of the inspection, or is not part of the standard scope of Home Inspection.

Age Of Home:
2006

Client Is Present:
Yes

Weather:
Clear

Temperature:
Over 70

Rain in last 3 days:
No

1. Plumbing

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

Styles & Materials

WATER FILTERS:
NONE

WATER MAIN TYPE:
COPPER
NOT A PART OF THIS INSPECTION

PLUMBING DISTRIBUTION TYPE:
COPPER
NOT FULLY VISIBLE

WASHER DRAIN SIZE:
2" DIAMETER

PLUMBING WASTE:
CANNOT DETERMINE
NOT VISIBLE

WATER HEATER POWER SOURCE:
NONE (HOA WATER HEATER)

Inspection Items

1.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments:

- Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.
- Most of the plumbing pipes not visible at this inspection. All the fixtures drained properly at the time of the inspection. Check the records for any known defects/repairs.
- No major problems noted at time to report.

1.1 INTERIOR WATER SUPPLY AND DISTRIBUTION

Comments:

- All tested faucets operated properly at time of inspection.

1.2 WATER HEATER / VENTING

Comments:

- Association water heaters are part of the HOA and not a part of this inspection. (Picture 1)



1.2 Picture 1

1.3 FUEL SYSTEM

Comments:

- Gas meter - A Seismic Shut Off device is present at the inspected property. (Picture 1)



1.3 Picture 1

1.4 OTHER**Comments:****1.5 WATER MAIN****Comments:**

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

2. Electrical System

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

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND

BRANCH WIRE 15 and 20 AMP:

COPPER

PANEL CAPACITY:

90 AMP

WIRING METHODS:

NOT FULLY VISIBLE

PANEL TYPE:

CIRCUIT BREAKERS

Inspection Items

2.0 SERVICE ENTRANCE CONDUCTORS

Comments:

2.1 SERVICE AND GROUNDING EQUIPMENT & MAIN PANEL

Comments:

2.2 EQUIPMENT PANELS (sub-panels)

Comments:

- Sub panel (Picture 1)
- No major problems noted at time to report.



2.2 Picture 1

2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments:

2.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

- All tested outlets operated properly at time of inspection.

2.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:**2.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:**

- Recommend to have GFCI outlets in all "wet" locations as a safety upgrade and to test them periodically.
- All tested GFCI outlets operated properly at time of inspection.

2.7 SMOKE DETECTORS**Comments:**

- Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.
- All tested smoke detectors operated properly at time of inspection.

2.8 OTHER**Comments:**

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

3. Heating

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

Styles & Materials

HEAT TYPE: HEAT PUMP (FORCED AIR)	ENERGY SOURCE: ELECTRIC	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
DUCTWORK: NO ACCESS TO DUCTING - UNKNOWN	TYPES OF FIREPLACES: PRREFABRICATED GASLOG	FILTER TYPE: DISPOSABLE NEEDS REPLACEMENT/CLEANING
OPERABLE FIREPLACES: ONE		

Inspection Items

3.0 HEATING EQUIPMENT

Comments:

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- Unit operated properly at time of inspection. (Picture 1)



3.0 Picture 1

3.1 NORMAL OPERATING CONTROLS

Comments:

3.2 VENTING

Comments:

3.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

Comments: Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.

- The Filter is dirty and is need of replacement. (Picture 1)



3.3 Picture 1

3.4 FIREPLACE / FLUE / CHIMNEY (interior view)

Comments:

- Gaslog fireplace located in Living Room. Unit operated properly at time of inspection. (Picture 1)



3.4 Picture 1

3.5 OTHER

Comments:

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

4. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

NUMBER OF A/C UNITS:
ONE

Inspection Items

4.0 A / C COMPRESSOR

Comments:

- Unit operated properly at time of inspection. (Picture 1)
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- 3 ton 2006 unit noted (Picture 2)



4.0 Picture 1



4.0 Picture 2

4.1 NORMAL OPERATING CONTROLS

Comments:

4.2 DISTRIBUTION SYSTEMS (SEE PREVIOUS HEATING SECTION)

Comments:

4.3 OTHER

Comments:

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

5. Interior

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

Styles & Materials

CEILING MATERIALS:
SHEETROCK

FLOOR COVERING(S):
CARPET
WOOD
TILE

WALL MATERIAL:
SHEETROCK

INTERIOR DOORS:
HOLLOW CORE

WINDOW TYPES:
VINYL SLIDING

Inspection Items

5.0 CEILINGS

Comments:

5.1 WALLS

Comments:

5.2 FLOORS

Comments:

- Uneven areas / sloping common to the area was noted at various areas of the flooring.
- Stains noted in carpet at various areas. Unable to determine if any are permanent. Recommend professional cleaning then further evaluations.

5.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Monitor Condition

- Door stops are recommended at all interior doors in order to prevent damage to the interior walls.
- Missing closet doors noted in Master Bedroom

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments:

- All tested windows operated properly at time of inspection.
- Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/ repairers.

5.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

5.6 LAUNDRY SERVICE

Comments:

- GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller.
- View behind the equipment was limited due to equipment location / space restrictions. (Picture 1)
- No major problems noted at time to report.



5.6 Picture 1

5.7 5.7 OTHER**Comments:**

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

6(A). Hallway Bath**Inspection Items****6.0.A General Condition / Comments****Comments:**

- Hallway Bathroom (Pictures 1-3)
- No major problems noted at time to report.



6.0.A Picture 1



6.0.A Picture 2



6.0.A Picture 3

6(B). Master Bath**Inspection Items****6.0.B General Condition / Comments****Comments:**

- Master Bathroom (Pictures 1-2)
- No major problems noted at time to report.



6.0.B Picture 1



6.0.B Picture 2

7. Kitchen

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

Styles & Materials

CABINETRY:
WOOD

DISPOSER:
PRESENT

BUILT-IN MICROWAVE:
NOT TESTED BY THIS CO.

COUNTERTOP:
GRANITE

EXHAUST/RANGE HOOD:
RE-CIRCULATE

TRASH COMPACTORS:
NONE

DISHWASHER:
PRESENT

RANGE/OVEN:
FREESTANDING
GAS

Inspection Items

7.0 COUNTERS AND CABINET DOORS / DRAWERS

Comments:

- Kitchen (Picture 1)



7.0 Picture 1

7.1 FOOD WASTE DISPOSER

Comments:

- Unit operated properly at time of inspection. (Picture 1)



7.1 Picture 1

7.2 DISHWASHER

Comments: Monitor Condition

- Dishwasher does not appear to have been in use for an extended period of time - not tested due to possibility of deteriorated seals - recommend to check the disclosures on condition or to have the unit

checked by a qualified Technician.(Picture 1)

- Unit was used as a cabinet at the time of inspection - unable to test. Recommend further evaluations once unit has been cleared. (Picture 2)



7.2 Picture 1



7.2 Picture 2

7.3 RANGES/OVENS/COOKTOPS

Comments:

- Unit operated properly at time of inspection. (Picture 1)



7.3 Picture 1

7.4 RANGE HOOD

Comments:

- Unit operated properly at time of inspection. (Picture 1)



7.4 Picture 1

7.5 MICROWAVE COOKING EQUIPMENT - NOT TESTED BY THIS COMPANY

Comments:

- Microwave (Picture 1)



7.5 Picture 1

7.6 TRASH COMPACTOR

Comments: Not Present

7.7 OTHER

Comments:

8. Additional Photos

Styles & Materials

ADDITIONS / ENCLOSURES / ALTERATIONS:

Inspection Items

8.0 GENERAL PHOTOS

Comments:

- Additional Photos (Pictures 1-8)



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3



8.0 Picture 4



8.0 Picture 5

8.0 Picture 6



8.0 Picture 7



8.0 Picture 8

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General Summary



Advanced Group

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Customer
Albion Sewer

Address
13935 Burbank Blvd
Unit #303
Van Nuys CA 91401

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Plumbing

1.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

- Video inspection of the sewer / waste pipes is recommended by this Property Inspection Company.
- Most of the plumbing pipes not visible at this inspection. All the fixtures drained properly at the time of the inspection. Check the records for any known defects/repairs.
- No major problems noted at time to report.

1.1 INTERIOR WATER SUPPLY AND DISTRIBUTION

- All tested faucets operated properly at time of inspection.

1.2 WATER HEATER / VENTING

- Association water heaters are part of the HOA and not a part of this inspection. (Picture 1)

1.3 FUEL SYSTEM

1. Plumbing

- Gas meter - A Seismic Shut Off device is present at the inspected property. (Picture 1)

2. Electrical System

2.2 EQUIPMENT PANELS (sub-panels)

- Sub panel (Picture 1)
- No major problems noted at time to report.

2.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

- All tested outlets operated properly at time of inspection.

2.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

- Recommend to have GFCI outlets in all "wet" locations as a safety upgrade and to test them periodically.
- All tested GFCI outlets operated properly at time of inspection.

2.7 SMOKE DETECTORS

- Recommend to have operational smoke detectors in bedrooms and hallways and to test them periodically.
- All tested smoke detectors operated properly at time of inspection.

3. Heating

3.0 HEATING EQUIPMENT

- Recommend to check the service history with the Seller and to have the unit serviced by a qualified HVAC Contractor if not performed in the past year.
- No service tags noted. This is a limited Visual Inspection - recommend to have the unit evaluated for safety by a qualified HVAC Contractor.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- Unit operated properly at time of inspection. (Picture 1)

3.3 HEAT DISTRIBUTION SYSTEMS (including Ducting, Air Filters, Registers)

Needs Further Evaluation / Repair

- Air filters should be changed or cleaned regularly according to Manufacturer's instructions.
- The Filter is dirty and is need of replacement. (Picture 1)

3.4 FIREPLACE / FLUE / CHIMNEY (interior view)

3. Heating

- Gaslog fireplace located in Living Room. Unit operated properly at time of inspection. (Picture 1)

4. Air Conditioning

4.0 A / C COMPRESSOR

- Unit operated properly at time of inspection. (Picture 1)
- Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year.
- Air flow / Balance is not a part of this inspection - recommend to check with the seller regarding air flow / comfort and / or to have the unit checked by a qualified Technician.
- 3 ton 2006 unit noted (Picture 2)

5. Interior

5.2 FLOORS

- Uneven areas / sloping common to the area was noted at various areas of the flooring.
- Stains noted in carpet at various areas. Unable to determine if any are permanent. Recommend professional cleaning then further evaluations.

5.3 DOORS (REPRESENTATIVE NUMBER)

Monitor Condition

- Door stops are recommended at all interior doors in order to prevent damage to the interior walls.
- Missing closet doors noted in Master Bedroom

5.4 WINDOWS (REPRESENTATIVE NUMBER)

- All tested windows operated properly at time of inspection.
- Dual pane windows noted. It is not always possible to determine fogging of this type of window due to temperature changes, etc. Check with the seller for any know defects/ repairers.

5.6 LAUNDRY SERVICE

- GFCI outlet is recommended at laundry as a safety upgrade.
- Laundry machines, drains, supply valves/hoses not tested at this inspection. Check with the seller.
- View behind the equipment was limited due to equipment location / space restrictions. (Picture 1)
- No major problems noted at time to report.

6(A). Hallway Bath

6(A). Hallway Bath**6.0.A General Condition / Comments**

- Hallway Bathroom (Pictures 1-3)
- No major problems noted at time to report.

6(B). Master Bath**6.0.B General Condition / Comments**

- Master Bathroom (Pictures 1-2)
- No major problems noted at time to report.

7. Kitchen**7.1 FOOD WASTE DISPOSER**

- Unit operated properly at time of inspection. (Picture 1)

7.2 DISHWASHER**Monitor Condition**

- Dishwasher does not appear to have been in use for an extended period of time - not tested due to possibility of deteriorated seals - recommend to check the disclosures on condition or to have the unit checked by a qualified Technician.(Picture 1)
- Unit was used as a cabinet at the time of inspection - unable to test. Recommend further evaluations once unit has been cleared. (Picture 2)

7.3 RANGES/OVENS/COOKTOPS

- Unit operated properly at time of inspection. (Picture 1)

7.4 RANGE HOOD

- Unit operated properly at time of inspection. (Picture 1)

7.6 TRASH COMPACTOR**Not Present**

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil,