



KITCHEN & LAUNDRY

SCOPE: The inspection of refrigerators, stand-alone freezers, washers, dryers, and portable appliances including microwaves and dishwashers are outside the scope of this inspection. Oven self-cleaning operations, cooking functions, clocks, timing devices, lights, thermostat accuracy, and adequacy of built-in microwaves and dishwashers are not tested during this inspection. Appliances are not moved during the inspection, therefore the floor and walls behind these units are not inspected.

NOTE: If the future operation of the kitchen appliances is of concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is also important to obtain any available appliance operation manuals.

GENERAL KITCHEN

WITH EATING AREA:	Yes.
LOCATION:	Main Floor.
REFRIGERATOR SPACE:	Approx. 36" wide x 72" high.
WALL FINISH:	Good.
FLOORING:	Wood flooring condition is Good.
WINDOWS:	Dual pane window(s) condition is Good.
WINDOW DAMAGE:	The left window pane has lost its dual pane thermo-seal (x1).
LIGHTING:	The room lighting is adequate and functioning.
OUTLETS:	Functioning as designed.
GFCI OUTLETS:	A GFCI outlet is provided but it is malfunctioning = The button does not trip = HAZARD = Replace/Repair.
HEATING DEVICE:	Heat register(s) noted.
CABINETS:	Good.
CABINET HARDWARE:	Broken drawer guides: (x1) Below cutting board.
COUNTERTOPS:	Good.
SINK:	Good.
DRAIN CONDITION:	The following conditions were noted at the drain: Drainage is a bit slower than normal = Clean the drain line.
FAUCET:	Good.
PLUMBING LEAKS:	None were visible at this time.

KITCHEN APPLIANCES

DISHWASHER:	Yes. The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.
GARBAGE DISPOSAL:	Functioning: Yes.
STOVE (RANGE):	Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not evaluated.
OVEN:	Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not evaluated.
EXHAUST FAN:	Recirculating style - Functioning: Yes. The fan was turned on, tested, and then turned back off.
REFRIGERATOR:	Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.
WATER HOOK-UP:	Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.
BUILT-IN MICROWAVE:	Functioning. The unit was turned on to check to see if heating occurred. The temperature settings and timer were not evaluated.