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Home Inspection Report



Dough, Jane
1313 Mockingbird Ln.
Yourtown, Arkansas 72000

AHIB Lic.# 1725



Optimal Home Inspection

Dough, Jane
1313 Mockingbird Ln.

1 of 18
02/16/2019

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Scope of Work

Optimal Home Inspection follows the ASHI Standards of Practice in conjunction with the AHIB Standards of Practice. We inspect readily accessible systems and components of homes as listed below. Items and issues exempt from the inspection will be listed in the disclaimer prior to each category.

Inspected systems and components are as follows:

Structural system: structural components, including foundation and framing where accessible.

Describe; foundation type and methods used to inspect crawl space. Floor structure, wall structure, and ceiling structure. Roof structure and methods used to inspect attic.

Exterior: Exterior wall covering, flashing and trim. All exterior doors. Attached decks, balconies, stoops, steps, porches, and associated railings. Eaves, soffits, and fascias where accessible from ground level. Vegetation, grading, surface drainage, and retaining walls where likely to adversely affect building.

Describe; exterior wall covering.

Roof System: Roof covering, drainage, flashings, skylights, chimneys, and penetrations.

Describe; roof covering and method of inspection.

Plumbing System: Interior water supply and distribution including fixtures and faucets. Drain, waste, and vent systems including all fixtures. Water heating equipment. Vent systems, flues, and chimneys. Fuel storage and distribution systems. Drainage sumps, sump pumps, and related piping.

Describe; water supply, drain, waste, vent piping materials. Water heating equipment including energy source. Location of main water and fuel shut-off valves.

Electrical system: Service drop, service entrance conductors, cables, and raceways. Service equipment and main disconnects. Service grounding. Interior components of service panels and sub-panels. Conductors and overcurrent protection devices. Representative number of lighting fixtures, switches, receptacles, and GFCIs.

Describe; Amperage and voltage rating of service. Location of main disconnect and sub-panels. Wiring methods.

Report; presence of solid conductor aluminum branch circuit wiring and absence of smoke detectors.

Heating System: Installed heating equipment, vent systems, flues, and chimneys.

Describe; Energy source, heating method by distinguishing characteristics.

Air Conditioning System: Installed central and through-wall cooling equipment.

Describe; Energy source, cooling method by distinguishing characteristics.

Interior: Walls, ceilings, and floors. Steps, stairways, and railings. Countertops and representative number of installed cabinets. Representative number of doors and windows. Garage doors and garage door operators.

Insulation and Ventilation: Insulation and vapor retarders in unfinished spaces. Ventilation of attics and foundation areas. Mechanical ventilation systems.

Describe; Insulation and vapor retarders in unfinished spaces. Absence of insulation in unfinished spaces at conditioned surfaces.

Fire places and solid fuel burning appliances: System components, vent systems, flues, and chimneys.

Describe; Fireplaces and solid fuel burning appliances, and chimneys.

General Limitations: Inspections are not technically exhaustive and will not identify concealed conditions or latent defects.

General Exclusions:

Inspector is not required to determine any of the following: Condition of systems or components which are not readily accessible. Remaining life of any system or component. Strength, adequacy, effectiveness, or efficiency of any system or component. Causes of any condition or deficiency. Methods, materials, or costs of corrections. Future conditions including, but not limited to, failure of systems and components. Suitability of the property for any specialized use. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.). Market value of property or marketability. Advisability of purchase of property. Presence of potentially hazardous plants or animals including, but not limited to, wood-destroying organisms or diseases harmful to humans. Presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air. Effectiveness of any system installed or methods utilized to control or



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Scope of Work (Continued)

remove suspected hazardous substances. Operating costs of systems or components. Acoustical properties of any system or component.

Inspector is not required to offer, or perform: Any act or service contrary to law. Engineering services. Work in any trade or any professional service other than home inspection. Warranties or guarantees of any kind.

Inspector is not required to operate: Any system or component which is shut down or otherwise inoperable. Any system or component which does not respond to normal operating controls. Shut-off valves.

Inspector is not required to enter: Any area which will, in the opinion of the inspector, likely be dangerous to inspector, other persons, or damage the property or its systems or components. Under-floor crawl spaces or attics which are not readily accessible.

Inspector is not required to inspect: Underground items including but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or active. Systems or components which are not installed. Decorative items. Systems or components located in areas that are not readily accessible. Detached structures other than garages and carports. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspector is not required to: Perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons, or damage the property or its system or components. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris. Dismantle any system or component beyond what is necessary for operational inspection.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1313 Mockingbird Ln.
City Yourtown State Arkansas Zip 72000
Contact Name Realtor Extraodinaire
Phone (555)867-5309

Client Information

Client Name Dough, Jane
Client Address 1313 Cemetery Ln.
City Yonder State Arkansas Zip 72000
Phone (000)555-2368
E-Mail p.venkman@gbuster.int

Inspection Company

Inspector Name Jeromy Overman
Company Name Optimal Home Inspection
Address P.O. Box 2143
City Bentonville State Arkansas Zip 72712
Phone (479) 366-5032
AHIB Lic # HI - 1725



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General Information (Continued)

E-Mail Optimal Home Inspection
File Number 1313-02162029
Amount Received \$300.00

Conditions

Others Present Buyer's Agent, Buyer Property Occupied Vacant
Estimated Age New Entrance Faces Southwest
Inspection Date 02/16/2029
Start Time 10:00 a.m. End Time 12:15 p.m.
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 30
Weather Cloudy Soil Conditions Wet
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service, Visual Inspection
Water Source City How Verified Multiple Listing Service, Visual Inspection

Grounds

Not part of inspection process: Fences, outbuildings, recreational facilities, seawalls, break-walls, and docks. Geological, geotechnical, or hydrological conditions. Erosion control and earth stabilization measures

- 1. Acceptable Driveway: Concrete
- 2. Acceptable Walks: Concrete
- 3. Acceptable Steps: Brick
- 4. Acceptable Patio: Concrete
- 5. Acceptable Porch: Concrete
- 6. Acceptable Vegetation: Shrubs, Trees - The following are basic home upkeep issues that will need attention periodically. All vegetation should be kept trimmed back a minimum of 1 foot from the structure to avoid mechanical damage and pest intrusion issues.
- 7. Acceptable Grading: Flat, Minor slope
- 8. Acceptable Swale: Adequate slope and depth for drainage - The following are basic home upkeep issues that will need attention intermittently:
Swale is a sloping two foot space of earthen materials from the foundation draining towards the yard. The swale is exposed to the elements and subject to erosion.
- 9. Acceptable Fences: Wood



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Exterior

Not part of inspection process: Shutters, screens, awnings, and similar seasonal accessories.

Required Inspection:

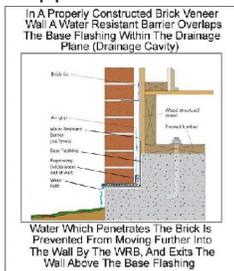
- Exterior wall covering, trim, exterior doors, attached decks, balconies, stoops, steps, porches, railings
- Eaves, soffits, and fascias where accessible from the ground
- Driveways, walkways, patios leading to dwelling entrances

Not required as part of normal inspection:

- Screening, shutters, awnings, and similar seasonal accessories

Main Exterior Surface

1. Acceptable Type: Brick veneer, Vinyl siding - Though a common building practice in this area the following are issues the client should be aware of. Brick in contact with soils. Brick should be supported on a brick ledge 6-8 inches above soils. Brick in contact with soils can allow for hidden pest intrusion and trapped moisture.



2. Acceptable Trim: Vinyl, Wood
3. Acceptable Fascia: Wood, Aluminum - Covered by siding, unable to inspect the underlying wood.
4. Acceptable Soffits: Vinyl
5. Acceptable Flashing: Aluminum
6. Acceptable Entry Doors: Wood, Fiberglass
7. Acceptable Patio Door: Wood, Fiberglass
8. Acceptable Windows: Vinyl - Gap in sealant at right hand side of window closest to the patio door. This could lead to moisture intrusion. Recommend certified professional be contacted for further evaluation and repair.



9. Acceptable Window Screens: Vinyl mesh



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Roof

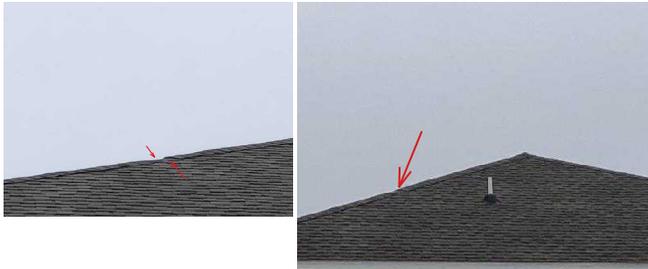
Main Roof Surface

1. Method of Inspection: Ground level with HD binoculars



2. Marginal Material: Asphalt shingle - Note *Exposed fasteners on the exhaust vents, plumbing vents, roof vents, and ridge cap. While not an immediate concern, exposed fasteners can lead to water penetration. Recommend a UV rated exterior grade sealant be applied to all exposed fasteners (this will need to be repeated every 3-5 years).

Marginal Issue - Hip on upper roof at right front corner of house missing shingles. This could lead to moisture intrusion. Recommend a certified professional be contacted for further evaluation and repair.



3. Type: Hip, Gable

4. Approximate Age: New

5. Acceptable Flashing: Aluminum

6. Acceptable Valleys: Asphalt shingle

7. Acceptable Plumbing Vents: PVC

Roof Water Control

8. Acceptable Gutters: Aluminum

9. Acceptable Downspouts: Aluminum

10. Acceptable Leader/Extension: None installed - No extensions/splash blocks installed at sides and rear of home. This can lead to excess water build up at the foundation and erosion of the swale. Recommend installation of extensions/ splash blocks to move water away from foundation/swale.





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Interior

Not part of inspection process: Paint, wallpaper, and other finish treatments. Carpeting. Window treatments. Central vacuum systems.

General Interior

- 1. Acceptable Closets: Walk In and Large
- 2. Acceptable Ceilings: Paint - Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture, or finishes.

There are signs at the first floor over the right hand window of the living room, near stairway, and at the hallway entrance to garage that show signs of cracking/ recent repair. These are all at gypsum joints and should be monitored as they could be attributed to settlement and future separation may occur.



- 3. Acceptable Walls: Paint - Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture, or finishes.
- 4. Acceptable Floors: Carpet, Vinyl floor covering - This inspection does not cover any damage concealed by carpeting, rugs, furniture, or finishes.
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable HVAC Source: Heating system register

Kitchen

- 7. Acceptable Kitchen Cabinets: Laminate and wood
- 8. Acceptable Kitchen Counter Tops: Laminate

Bathroom

- 9. Acceptable Bathroom Cabinets: Laminate, Wood
- 10. Acceptable Bathroom Counter Tops: Laminate
- 11. Acceptable Ventilation: Windows



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Garage

1. Type of Structure: Attached garage Car Spaces: 2
2. Acceptable Ceiling: Paint - Though a common building practice in this area the following items are items the client should be aware of as it may pose a safety risk. Penetrations in ceiling may not be fire rated. In the event of a fire this could allow for faster spread to the attic and throughout the home.
3. Acceptable Walls: Paint - Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture, or finishes.
Though a common building practice in this area the following are issues the client should be aware of as it may pose a safety risk. Penetrations in wall between garage and living space may not be fire rated. In the event of a fire this could allow for faster spread to the living area.



4. Acceptable Floor/Foundation: Poured slab
5. Acceptable Garage Doors: Metal
6. Acceptable Door Operation: Mechanized
7. Defective Garage Door Opener: Guardian - Contact safety switch is out of adjustment. This can lead to injury and property damage as the door will not stop its descent upon contact. Recommend a certified overhead door professional be contacted for further evaluation and repair.
8. Acceptable Service Doors: Wood - Though a common building practice in this area the following items are items the client should be aware of as it may pose a safety risk. No self closing device on door. In the event the door is left ajar carbon monoxide and fire can spread more easily to the house. Recommend installing a self closing device such as hinges to ensure door closure.

Appliances

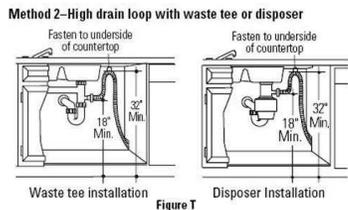
Not part of inspection process: Household appliances that are not installed.

Kitchen

1. Acceptable Cooking Appliances: Frigidaire
2. Acceptable Ventilator: Frigidaire - Under microwave style, vents back into the kitchen.
3. Acceptable Disposal: Evergrind
4. Marginal Dishwasher: Frigidaire - Dishwasher installed slightly cockeyed, with left side protruding out further from counter in right side. This is an aesthetic problem that does not affect the overall function of the unit. Recommend a certified professional be contacted for further evaluation and repair.
Dishwasher missing kickplate at base of unit. This is an aesthetic issue that does not affect the overall function of the unit. Recommend a certified professional be contacted for further evaluation and repair.
Drain line improperly routed. Drain hose needs to run closer to bottom of countertop to avoid possible siphon of waste water. This can lead to debris build up and mold in the dishwasher. Recommend a certified professional be contacted for the evaluation and a pair.

Appliances (Continued)

Dishwasher: (continued)



5. Air Gap Present? No

6. Acceptable Microwave: Frigidaire

Other Appliances

7. Acceptable Dryer Vent: Rigid metal, Metal flex

Electrical

1. Acceptable Service Entrance: Under ground utilities



2. Service Size Amps: 200 Volts: 220-240 VAC

3. Acceptable Service: Copper and aluminum

4. Acceptable Ground: Plumbing ground only

5. Acceptable 120 VAC Branch Circuits: Copper

6. Acceptable 240 VAC Branch Circuits: Copper

7. Acceptable Aluminum Wiring: Not present

8. Acceptable Conductor Type: Romex

9. Acceptable Interior Lighting: 110 VAC outlets and lighting circuits - No bulb installed in sconce at right hand stair landing. Unable to test for proper operation. Recommend installing bulb and testing for proper operation.

10. Marginal 120 VAC Outlets: Grounded - Receptacle at right of stove is located slightly behind stove/ oven control panel. This may affect the receptacles use. Recommend a certified professional be contacted for further evaluation and repair.

Electrical (Continued)

120 VAC Outlets: (continued)



11. Acceptable 240 VAC Outlets: 3-pole 3-wire grounded, 3-pole 4-wire grounded

Service panel at left side of house Electric Panel

12. Acceptable Manufacturer: Milbank



13. Maximum Capacity: 200 Amps

14. Acceptable Main Breaker Size: 200 Amps

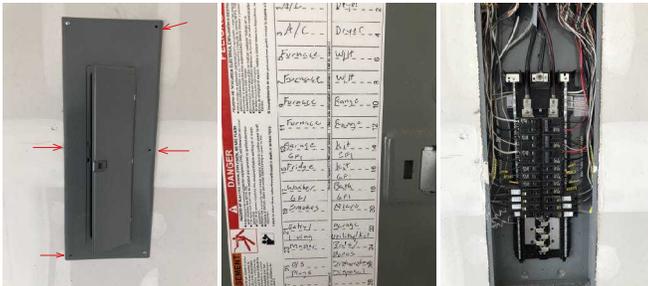


15. Acceptable Breakers: Copper and Aluminum

16. Is the panel bonded? Yes

Subpanel located in garage Electric Panel

17. Marginal Manufacturer: Square D - Panel cover is missing all but two fasteners. Recommend manufacture approved fasteners be installed in all ports.
Door to panel will not latch. Recommend a certified electrician be contacted for further evaluation and repair.



18. Maximum Capacity: 225 Amps

19. Acceptable Main Breaker Size: 200 Amps - Located at service panel on left side of house.

20. Acceptable Breakers: Copper

21. Acceptable AFCI: Located at all non-GFCI receptacles

22. Acceptable GFCI: Present

23. Is the panel bonded? No Only the main panel should be bonded.



Electrical (Continued)

- 24. Acceptable Door Bell: Hard wired
- 25. Acceptable Smoke Detectors: Hard wired with battery back up and light
- 26. Acceptable Exterior Lighting: Surface mount
- 27. Acceptable Exterior Electric Outlets: 110 VAC GFCI - Exterior receptacles reset at GFCI breaker in sub-panel located in garage.

Air Conditioning

Not part of inspection process: Electronic air filter. Determine cooling supply adequacy or distribution balance.

Main, Attic Heat Pump AC System

- 1. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle. Though the unit was not operated at the time of the inspection it is recommended to have it serviced annually to ensure proper operation.
- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Pad mounted



4. Manufacturer: Lennox



- 5. Model Number: 14HPX04A23022 Serial Number: 2019F50436
- 6. Area Served: Whole building Approximate Age: New
- 7. Fuel Type: 220-240 VAC Temperature Differential: Unknown
- 8. Type: Central A/C, Heat pump Capacity: 4 Ton
- 9. Acceptable Visible Coil: Aluminum
- 10. Acceptable Refrigerant Lines: Serviceable condition
- 11. Acceptable Electrical Disconnect: Fused
- 12. Acceptable Exposed Ductwork: Insulated flex
- 13. Acceptable Blower Fan/Filters: Direct drive with disposable filter



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Structure

Inspection does not provide engineering service or architectural service. Inspection does not offer opinions as to adequacy of structural system or component.

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Poured slab
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Bonded wood, Laminated
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x6, 2x8, 2x10
- 7. Acceptable Floor/Slab: Poured slab, Composite wood or plywood
- 8. Acceptable Stairs (Interior): Wood stairs with wood handrails
- 9. Acceptable Subfloor: OSB (oriented strand board)

Heating System

Not part of inspection process: Interiors of flues or chimneys which are not readily accessible. Heat exchanger, humidifier or dehumidifier. Electronic air filter. Solar space heating system. Determine heat supply adequacy or distribution balance.

Main, Second floor utility closet Heating System

- 1. Acceptable Heating System Operation: Adequate - Though the unit was operating at the time of the inspection it is recommended to have it serviced annually to ensure proper operation.



- 2. Manufacturer: Lennox



- 3. Model Number: CBX25UH04A23010 Serial Number: 1819G26764
- 4. Type: Forced air Capacity: 48,000 BTUHR
- 5. Area Served: Whole building Approximate Age: New
- 6. Fuel Type: Electric
- 7. Acceptable Heat Exchanger: Sealed - This unit does not have a readily accessible heat exchanger and should only be opened and inspected by a certified heat and air technician.
- 8. Unable to Inspect: 100%
- 9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 10. Acceptable Distribution: Insulflex duct



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Heating System (Continued)

- 11. Acceptable Draft Control: Automatic
- 12. Acceptable Controls: Limit switch
- 13. Acceptable Devices: Temp gauge
- 14. Acceptable Thermostats: Multi-zone
- 15. Suspected Asbestos: No

Plumbing

Not part of inspection process: Clothes washing machine connections. Interiors of flues or chimneys which are not readily accessible. Wells, well pumps, or water storage related equipment. Water conditioning systems. Solar water heating systems. Fire and lawn sprinkler systems. Private waste disposal systems.

Determine; whether water supply and waste disposal systems are public or private. Quantity or quality of water supply. Operate safety valves or shut-off valves.

Interior

- 1. Acceptable Service Line: PEX
- 2. Acceptable Main Water Shutoff: Front of house - Main water shut off located left front corner of the yard. Quick water shut off located at water heater nook in garage.



- 3. Marginal Water Lines: PEX - Multiple supply water lines are not properly secured at wall. Recommend a certified plumber be contacted for further evaluation and repair.



- 4. Acceptable Vent Pipes: PVC
 - 5. Acceptable Drain Pipes: PVC
 - 6. Acceptable Service Caps: Accessible
 - 7. Acceptable Kitchen Sink: Stainless Steel
 - 8. Acceptable Bathroom Sink/Basin: Pedestal, Porcelain
 - 9. Acceptable Faucets/Traps: Chrome faucets w/ PVC traps
 - 10. Acceptable Plumbing/Fixtures: PVC
 - 11. Acceptable Tub/Surround: Porcelain tub and fiberglass surround
 - 12. Acceptable Toilets: 1 1/2 Gallon Tank
 - 13. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- Garage Water Heater



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Plumbing (Continued)

14. Acceptable Water Heater Operation: Adequate



15. Manufacturer: American



16. Model Number: A8N40H110 Serial Number: 184A112398558

17. Type: Electric Capacity: 40 Gal.

18. Approximate Age: New Area Served: Whole building

19. Acceptable TPRV and Drain Tube: CPVC

Exterior

20. Acceptable Hose Bibs: Gate - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

21. Acceptable Exterior Surface Drain: Surface drain

Gas Service

Laundry Area

22. Acceptable Washer Hose Bib: Ball valves

23. Acceptable Washer Drain: Wall mounted drain



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Attic

Not part of inspection process: Accessing areas that would require disturbing of insulation, or where there is not a suitable walking surface.
Air quality.

Second-floor hallway Attic

1. Method of Inspection: From the attic access



2. Acceptable Access: Gypsum panel - Gypsum panel was leaning against a wall and not in place at time of inspection. It was not tested for proper fit.



3. Acceptable Unable to Inspect: 50% - Safety/ footing/ insulation / no clear walking path.

4. Acceptable Roof Framing: 2x6 Rafter

5. Acceptable Sheathing: OSB (oriented strand board)

6. Acceptable Ventilation: Roof and soffit vents

7. Acceptable Insulation: Cellulose, Blown in

8. Acceptable Insulation Depth: 10", 12"

9. Acceptable Vapor Barrier: Paper

10. Acceptable Wiring/Lighting: 110 VAC lighting circuit

11. Acceptable Moisture Penetration: No moisture noted at time of inspection

12. Acceptable Bathroom Fan Venting: Electric fan - Unable to determine bathroom exhaust vent termination. While it is a common building practice in this area to terminate exhaust in the attic, the client should be informed that this may cause moisture damage to the insulation and wood components (vents should be installed as high above insulation as possible and a minimum of 4" below roof sheathing).



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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Main Roof Surface Material: Asphalt shingle - Note *Exposed fasteners on the exhaust vents, plumbing vents, roof vents, and ridge cap. While not an immediate concern, exposed fasteners can lead to water penetration. Recommend a UV rated exterior grade sealant be applied to all exposed fasteners (this will need to be repeated every 3-5 years).

Marginal Issue - Hip on upper roof at right front corner of house missing shingles. This could lead to moisture intrusion. Recommend a certified professional be contacted for further evaluation and repair.



Appliances

2. Dishwasher: Frigidaire - Dishwasher installed slightly cockeyed, with left side protruding out further from counter in right side. This is an aesthetic problem that does not affect the overall function of the unit. Recommend a certified professional be contacted for further evaluation and repair.
Dishwasher missing kickplate at base of unit. This is an aesthetic issue that does not affect the overall function of the unit. Recommend a certified professional be contacted for further evaluation and repair.
Drain line improperly routed. Drain hose needs to run closer to bottom of countertop to avoid possible siphon of waste water. This can lead to debris build up and mold in the dishwasher. Recommend a certified professional be contacted for the evaluation and a pair.



Method 2-High drain loop with waste tee or disposer

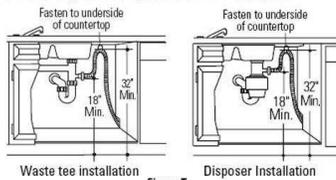


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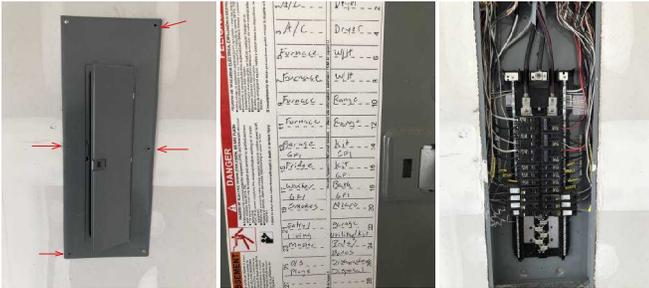
Marginal Summary (Continued)

Electrical

3. 120 VAC Outlets: Grounded - Receptacle at right of stove is located slightly behind stove/ oven control panel. This may affect the receptacles use. Recommend a certified professional be contacted for further evaluation and repair.



4. Subpanel located in garage Electric Panel Manufacturer: Square D - Panel cover is missing all but two fasteners. Recommend manufacture approved fasteners be installed in all ports. Door to panel will not latch. Recommend a certified electrician be contacted for further evaluation and repair.



Plumbing

5. Water Lines: PEX - Multiple supply water lines are not properly secured at wall. Recommend a certified plumber be contacted for further evaluation and repair.





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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage

1. Garage Door Opener: Guardian - Contact safety switch is out of adjustment. This can lead to injury and property damage as the door will not stop its descent upon contact. Recommend a certified overhead door professional be contacted for further evaluation and repair.