

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink(s)

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Kitchen sink and drain lines were functional in satisfactory condition. No leakage detected at time of inspection.

Kitchen Faucets

Faucets and supply lines were functional in satisfactory condition at time of inspection.

Kitchen Cabinetry

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Kitchen cabinets and countertops were functional, in satisfactory condition consistent with age and type of materials.

Kitchen Appliances

Cooktop

Cooktop appear functional in satisfactory condition at time of inspection. Clock, timer and self cleaning function are not tested. Oven temperature accuracy not tested. Every control setting or position not tested.

Oven

Oven appear functional in satisfactory condition at time of inspection. Clock, timer and self cleaning function are not tested. Oven temperature accuracy not tested. Every control setting or position not tested.

Outdoor Kitchen Grill

Outdoor kitchen grill has been replaced. Grill is functional but does not appear to be the same size as the original. There is a gap between the back of the grill and the counter top.



Refrigerator

Refrigerator was functional in satisfactory condition at time of inspection. This inspection determines only if the unit is currently keeping items cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Dishwasher

Dishwasher did not respond to the normal operating controls at time of inspection. I recommend evaluation and repair by a qualified tradesperson for repair or replacement as needed. [Note] Inspector verified that the unit had power.

Microwave

Built-in microwave was functional in satisfactory condition at time of inspection. The unit was tested by heating a cup of water. Microwave ovens have multiple settings and functions, all of which were not tested.

Garbage Disposal

Garbage disposal was functional in satisfactory condition at time of inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Cooktop Ventilation

Range/Cooktop hood and/or exhaust fan was functional in satisfactory condition at time of inspection.