



INSPECTION REPORT

Inspector: Fred Comb

1234 Somewhere Lane, Twin Cities, MN 55411

01/01/09

Client: *New Homebuyer*
 4321 Former Avenue
 Minneapolis, MN 55411

Lakeshore:
 Manufactured:

Area: *City*
 Building Type: *Single Family*
 Year Built: *1963*
 Levels: *2*
 Street Surface: *Paved*
 Street Type: *Residential*
 Building Faces: *North*

Garage: *Tuckunder 2 car*
 Space Below Grade: *Basement Walkout*
 Soil Condition: *Damp*
 Sky: *Overcast*
 Precipitation: *None*
 Temperature: *65*
 Start Time: *1:00*

Client Present:
 Owner Present:
 Agent Present:
 Occupied:
 Water On:
 Electric On:
 Gas On:

INSPECTION SCOPE & LIMITATIONS

This inspection is based on the Standards of Practice of the American Society of Home Inspectors®. The inspection is subject to the terms and limitations listed in the attached Agreement. The inspector checks accessible listed items for function, but not for code compliance.

Home Inspections of Minnesota assumes and the inspector assumes no liability for damages or the cost of repairs to equipment or buildings. NO warranty is expressed or implied.

This non-transferable report is for the sole use of the client. Home Inspections of Minnesota assumes no liability to third parties in connection with the inspection and Report.

Our role is to find items which may need correction. We do not advise who should be responsible for the corrections. Property owners, buyers, sellers, and real estate agents should decide who makes any corrections. If you do not fully understand any item mentioned in this report or need additional information, please contact us as soon as possible.

Condition	Definition
Functional	Component or item appears to be performing its intended function, and is in a satisfactory state of repair.
Comment	Additional information provided.
Marginal	The component may be performing part or all of its intended function, but is defective in the indicated areas, or lacks proper care and maintenance.
Deficient	The component is not performing its intended function satisfactorily, or is in an unsafe or nonfunctional condition requiring repair.
Hazardous	Appears to be or may be an immediate danger to life and/or property.
Not Applicable	Item does not exist, or is excluded from the inspection.
Not Visible	All or part(s) of the item were not visible at the time of the inspection.

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SUMMARY

Most existing houses have some items which should be repaired or corrected. This house is no exception. All items listed in this Summary and all items listed in this Report are correctable. Please read the ENTIRE REPORT carefully. Suggested causes, repairs, and other useful information is presented for some items. Photos, if included, are intended to bring attention to a specific item or location, they are not intended to enhance or diminish any findings.

We advise you to act on the facts presented in the inspection, consult specialists when advised, inquire of the seller when advised, and perform your own pre-closing inspection to look for changes and corrections.

Failure to correct items listed in the Inspection Report, and failure to maintain the property, will likely cause the property to deteriorate and cause risks to the occupants. Certain repairs or improvements may require building permits. Contact the local inspection department for information on permit requirements.

Use licensed professionals when hiring contractors, and ask that all work be done "to code" with a permit, and inspected and approved by local authorities.

If you have any questions about this report or do not fully understand any item, please contact us as soon as possible.

Also reference the Truth in Housing or Time of Sale Inspection Report, if available for this property.

Items of Concern

Summary of Items Rated MARGINAL

- | | | |
|------|---|---|
| 2.17 | Stoops & Stairs | Loose guardrail at driveway side. Provide proper anchor for guardrail. |
| 2.18 | Entry Doors | Rear door latch does not lock. Repair lock as necessary. CAUTION: Deadbolt locks require a key to exit. This can be a safety issue in the event of fire. Recommend removing interior key action. Recommend further evaluation as necessary. |
| 3.9 | Downspouts | Lacks proper downspout extensions. Missing components. Erosion and low areas by downspouts. Adding extensions will help divert water away from the structure. This may help reduce basement dampness. |
| 5.4 | Electric Service Panel | Limited or inadequate access. Lacks proper 30" clearance at front of panel. Panel cover was not removed. Provide minimum 30" clearance at front of panel. Unusual humming noise at electric panel. Recommend further evaluation as necessary. See attached picture. |
| 5.16 | Electrical - Bathroom(s) | Basement lacks visible outlet. |
| 5.14 | Electrical - Living / Dining / Family Rooms | Basement family room has missing knob at dimmer switch. Repair knob. |
| 6.15 | Humidifier | Lacks cleaning and maintenance. Filter is dirty. Replace filter Be sure to check and clean or replace filter at least once per year or as necessary. |
| 8.5 | Windows - Kitchen | Window over sink does not open. Damaged hardware. Recommend further evaluation as necessary. |

Summary of Items Rated DEFICIENT

- | | | |
|------|------------------------|--|
| 2.22 | Garage Walls/Firewalls | Lacks proper fire protection. Improper wood paneling used at ceiling patches. These openings should be covered and sealed with |
|------|------------------------|--|

fire resistant material such as 5/8" drywall. Install fire protection in place of or over patches as necessary

4.17 Water Heater Venting

Hood at top of water heater is loose and not properly secured to water heater. Install short (1/2") screws at hood legs to secure hood.

4.21 Laundry Connections

Improper hose connected to laundry tub faucet without backflow prevention device. This can cause improper cross connection between potable water and waste water. Install anti-siphon backflow device at faucet. Gas line at dryer lacks drip tee. Install drip tee with leg.
See attached picture.

5.11 Garage Wiring

Improper extension cord in use at garage door operator. Install outlet for garage door operator.

5.12 Exterior Electrical

Front entry light has missing light bulb. Install light bulb and retest.

5.13 Electrical - Kitchen

Missing outlet cover plate next to range. Install cover plate.

6.3 Heating System

Improper return air vent located next to furnace. This vent may allow non-standard air flow and suction from burner area, which may increase carbon monoxide level in household air supply. Remove and seal off vent or relocate opening to be in another room. Recommend further evaluation as necessary.
See attached picture.

8.27 Toilet - Bathroom(s)

Basement toilet has improper submerged toilet ballcock valve. Replace with valve that extends above water level. Both toilets have water level too high in tank. Readjust to lower water level 3/4" below overflow. Recommend further evaluation as necessary.

System: 1 **STRUCTURAL SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
1. 1.00	Basement		Yes
1. 2.00	Slab		No
1. 3.00	Crawl Space		No
1. 4.00	How Viewed		
	<i>Basement partly finished.</i>	<i>Viewed from basement. Most areas not visible</i>	
1. 5.00	Foundation		Functional
	<i>Concrete block.</i>		
1. 6.00	Floors (Lowest Level)		Functional
	<i>Concrete covered with carpet</i>		
1. 7.00	Beams		Functional
	<i>Steel</i>		
1. 8.00	Posts/Columns		Not Visible
1. 9.00	Stairs and Railings		Functional
	<i>Wood</i>		
1. 10.00	Floor & Ceiling Framing		Functional
	<i>Wood joists.</i>		
1. 11.00	Subflooring		Functional
	<i>Boards.</i>		
1. 12.00	Signs of Excess Moisture - Basement		Functional
		<i>No evidence of excessive moisture</i>	
1. 13.00	Roof Construction		Not Visible
1. 14.00	Collar Ties & Knee Walls		Not Visible
1. 15.00	Roof Sheathing		Not Visible
1. 16.00	Chimney or Vent in Attic		Not Visible

System: 2 **EXTERIOR**

<u>Item</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
2. 1.00 Drainage, Grade, & Slope		Functional
2. 2.00 Plants, Shrubs, & Trees		Functional
2. 3.00 Walks <i>Concrete.</i>		Functional
2. 4.00 Driveway(s) <i>Concrete driveway.</i>		Functional
2. 5.00 Porches, Decks		Not Applicable
2. 6.00 Patios <i>Concrete slab.</i>		Functional
2. 7.00 Soffit & Fascia <i>Wood</i>		Functional
2. 8.00 Wall Structure	<i>Appears to be typical 2x4 wood construction</i>	Not Visible
2. 9.00 Wall Cladding <i>Stucco exterior. Wood siding. Brick faced.</i>		Functional
2. 10.00 Foundation Walls <i>Masonry block walls.</i>	<i>Step cracks visible at northeast corner of garage. These cracks appear to be caused by poor exterior drainage and lack of downspout extension. To prevent further cracking, be sure to provide proper drainage in this area.</i>	Comment
2. 11.00 Windows <i>Wood</i>	<i>Chipped and peeling paint. Consider painting and glazing as necessary.</i>	Comment
2. 12.00 Storms & Screens <i>Metal combination.</i>	<i>Weep holes at sill are improperly sealed shut or not visible. Open or create weep holes as necessary.</i>	Comment
2. 13.00 Basement Windows <i>Metal</i>		Functional
2. 14.00 Window Wells <i>Metal</i>		Functional
2. 15.00 Trim		Functional
2. 16.00 Caulking	<i>Caulking is cracked and/or missing. Recommend caulking as necessary to prevent water entry.</i>	Comment
2. 17.00 Stoops & Stairs <i>Concrete.</i>	<i>Loose guardrail at driveway side. Provide proper anchor for guardrail.</i>	MARGINAL
2. 18.00 Entry Doors <i>Wood</i>	<i>Rear door latch does not lock. Repair lock as necessary. CAUTION: Deadbolt locks require a key to exit. This can be a safety issue in the event of fire. Recommend removing interior key action. Recommend further evaluation as necessary.</i>	MARGINAL
2. 19.00 Vehicle Door(s) <i>Hardboard</i>		Functional
2. 20.00 Door Opener(s)	<i>Lacks light beam at base of door but has operable safety reverse at motor.</i>	Comment

2. 21.00 Service Door/Windows	<i>Metal.</i>	Functional
2. 22.00 Garage Walls/Firewalls	<i>Masonry walls</i>	DEFICIENT
<i>Lacks proper fire protection. Improper wood paneling used at ceiling patches. These openings should be covered and sealed with fire resistant material such as 5/8" drywall. Install fire protection in place of or over patches as necessary</i>		
2. 23.00 Garage Floor	<i>Concrete</i>	Functional
2. 24.00 Garage Floor Drainage	<i>Interior floor drain.</i>	Functional
2. 25.00 Retaining Walls	<i>Stone retaining walls.</i>	Functional

System: 3 **ROOF SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
3. 1.00 Roofing Slope and Style	<i>Medium sloped gable roof.</i>		Functional
3. 2.00 Roof Visibility - How Viewed	<i>Roof viewed from ground.</i>		
3. 3.00 Sloped Roof	<i>Composite shingles.</i>		Functional
3. 4.00 Flat Roof			Not Applicable
3. 5.00 Flashings & Valleys	<i>Metal.</i>	<i>Valley flashing covered with debris (tree seeds) and not visible</i>	Comment
3. 6.00 Chimney(s)			Not Applicable
3. 7.00 Gas Vent	<i>Masonry with tile flue and metal liner</i>		Functional
3. 8.00 Gutters	<i>Metal</i>	<i>Debris in gutters. Clean as necessary.</i>	Comment
3. 9.00 Downspouts	<i>Metal</i>	<i>Lacks proper downspout extensions. Missing components. Erosion and low areas by downspouts. Adding extensions will help divert water away from the structure. This may help reduce basement dampness.</i>	MARGINAL
3. 10.00 Garage Roof Structure			Not Applicable
3. 11.00 Garage Roofing			Not Applicable

System: 4 **PLUMBING SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
4. 1.00 Water Supply	<i>Public supply. Copper water line.</i>		Functional
4. 2.00 Main Shut-off Valve		<i>Located in basement utility room under basement stairs.</i>	Functional
4. 3.00 Water Piping - Insulation, supports	<i>Copper and galvanized pipe.</i>	<i>Corrosion at some joints. Signs of past leakage. Sediment buildup closed leak. Budget to repair or replace corroded joints as necessary</i>	Comment
4. 4.00 Water Flow		<i>Reduced flow with multiple taps on.</i>	Comment
4. 5.00 Drainage Flow			Functional
4. 6.00 Waste & Vents	<i>Cast iron, galvanized and plastic.</i>		Functional
4. 7.00 Main Cleanout		<i>Access and view to main stack in garage is obstructed with possessions.</i>	Not Visible
4. 8.00 Floor Drains		<i>Located under laundry tub</i>	Functional
4. 9.00 Drain Tile Sump & Pump			Not Applicable
4. 10.00 Sanitary Sump & Pump			Not Applicable
4. 11.00 Water Heater			Functional
4. 12.00 Water Heater Type	<i>Gas water heater.</i>		
4. 13.00 Water Heater Size		<i>30 gallon</i>	
4. 14.00 Water Heater Age		<i>Manufactured since 1985</i>	
4. 15.00 Water Heater Make/Brand	<i>A.O. Smith</i>		
4. 16.00 Safety Controls	<i>Temperature and pressure (T&P) relief valve with discharge pipe.</i>		Functional
4. 17.00 Water Heater Venting	<i>Metal vents to chimney.</i>	<i>Hood at top of water heater is loose and not properly secured to water heater. Install short (1/2") screws at hood legs to secure hood.</i>	DEFICIENT
4. 18.00 Fuel Lines	<i>Copper and steel.</i>		Functional
4. 19.00 Main Fuel Shut-off		<i>Located outside along the east wall at the gas meter</i>	Functional
4. 20.00 Outdoor Faucet	<i>Frost proof faucet.</i>		Functional
4. 21.00 Laundry Connections	<i>Laundry tub. Hot and cold water. 120 Volt outlet. Gas. Dryer vent.</i>	<i>Improper hose connected to laundry tub faucet without backflow prevention device. This can cause improper cross connection between potable water and waste water. Install anti-siphon backflow device at faucet. Gas line at dryer lacks drip tee. Install drip tee with leg.</i> See attached picture.	DEFICIENT



4. 22.00 Plumbing Vents in Attic

Not Visible

System: 5 ELECTRICAL SYSTEM

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
5. 1.00	Service Entrance & Conductors		Not Visible
5. 2.00	Electric Service Size <i>Appears to be 110 / 220 VOLT. 100 AMP.</i>		Comment
5. 3.00	System Grounding <i>Ground to water pipe.</i>		Functional
5. 4.00	Electric Service Panel <i>Breaker disconnects.</i>	<i>Limited or inadequate access. Lacks proper 30" clearance at front of panel. Panel cover was not removed. Provide minimum 30" clearance at front of panel. Unusual humming noise at electric panel. Recommend further evaluation as necessary. See attached picture.</i>	MARGINAL
			
5. 5.00	Main Electric Shut-off <i>Circuit breaker.</i>	<i>Located in the main electric service panel along the south wall in the garage.</i>	Functional
5. 6.00	Panel Wires		Not Visible
5. 7.00	Auxiliary Electric Panel		Not Applicable
5. 8.00	Ground Fault Interrupters		Not Applicable
5. 9.00	Wiring in Unfinished Areas <i>Cable and conduit</i>		Functional
5. 10.00	Outlets/Fixtures - Unfinished Areas		Functional
5. 11.00	Garage Wiring	<i>Improper extension cord in use at garage door operator. Install outlet for garage door operator.</i>	DEFICIENT
5. 12.00	Exterior Electrical <i>Overhead service wires</i>	<i>Front entry light has missing light bulb. Install light bulb and retest.</i>	DEFICIENT
5. 19.00	Attic Wiring		Not Visible

Bathroom(s)

5. 16.00	Electrical - Bathroom(s)	<i>Basement lacks visible outlet.</i>	MARGINAL
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Bedroom(s)

5. 15.00	Electrical - Bedroom(s)		Functional
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Halls / Stairways / Entries

5. 17.00	Electrical - Halls/Stairways/Entries		Functional
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Kitchen

5. 13.00	Electrical - Kitchen	<i>Missing outlet cover plate next to range. Install cover plate.</i>	DEFICIENT
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Living / Dining / Family Rooms

5. 14.00 Electrical - Living/Dining/Family

MARGINAL

Basement family room has missing knob at dimmer switch. Repair knob.

Porches

5. 18.00 Electrical - Porches

Not Applicable

System: 6 HEATING SYSTEM

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
6. 1.00 Central Heating Type	<i>Forced air</i>		
6. 2.00 Viewed Operating?			Yes
6. 3.00 Heating System		<p><i>Improper return air vent located next to furnace. This vent may allow non-standard air flow and suction from burner area, which may increase carbon monoxide level in household air supply. Remove and seal off vent or relocate opening to be in another room. Recommend further evaluation as necessary.</i></p> <p>See attached picture.</p>	DEFICIENT
6. 4.00 Central Heating Size	<i>75,000 BTU/HR</i>		
6. 5.00 Central Heating Age		<i>Manufactured since 1985</i>	
6. 6.00 Central Heating Make/Brand	<i>Magic Chef</i>		
6. 7.00 Central Heating Fuel	<i>Natural gas</i>		Functional
6. 8.00 Draft Regulator	<i>Integral.</i>		Functional
6. 9.00 Exposed Flue Pipes	<i>Metal vent piping.</i>		Functional
6. 10.00 Circulating Blower or Pump			Functional
6. 11.00 Distribution Ducts/Pipes	<i>Sheet metal</i>		Functional
6. 12.00 Air Filters	<i>Disposable 16x25x1" filter</i>	<i>Be sure to check and change filters every 60 to 90 days or as necessary.</i>	Comment
6. 13.00 Thermostats & Controls		<i>Located at living room wall</i>	Functional
6. 14.00 Auxiliary Heating			Not Applicable
6. 15.00 Humidifier	<i>Aprilaire</i>	<i>Lacks cleaning and maintenance. Filter is dirty. Replace filter Be sure to check and clean or replace filter at least once per year or as necessary.</i>	MARGINAL
6. 16.00 Make-up Air Vent			Functional
6. 17.00 Air Exchange System			Not Applicable



System: 7 AIR CONDITIONING SYSTEMS

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
7. 1.00 Central Cooling Type	<i>Electric refrigeration</i>		
7. 2.00 A/C installation & Operation			Functional
7. 3.00 Viewed Operating?			Yes
7. 4.00 Central Cooling Age		<i>Unknown</i>	
7. 5.00 Central Cooling Make/Brand	<i>Payne</i>		
7. 6.00 Compressor/Condensor			Functional
7. 7.00 Refrigerant Lines			Functional
7. 8.00 Fan			Functional
7. 9.00 Ductwork	<i>Same as heat.</i>		Functional
7. 10.00 Thermostat	<i>Same as heat.</i>		Functional

System: 8 INTERIOR

<u>Item</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
8. 1.00 Skylight / Solarium		Not Applicable

Attic

8. 42.00 How Viewed? (Attic)	<i>Attic not viewed</i>	
8. 43.00 Signs of Leaks / Condensation - in Attic		Not Visible

Bathroom(s)

8. 20.00 Ceilings & Walls - Bathroom(s)		Functional
8. 21.00 Floors - Bathroom(s)		Functional
8. 22.00 Doors - Bathroom(s)		Functional
8. 23.00 Windows - Bathroom(s)		Functional
8. 24.00 Counter / Cabinets - Bathroom(s)		Functional
8. 25.00 Sink / Basin - Bathroom(s)		Functional
8. 26.00 Tub & Shower	<i>First floor tub spout diverter not tested. Shower not tested. Unable to remove child tub spout protector. Recommend further evaluation as necessary.</i>	Comment
8. 27.00 Toilet	<i>Basement toilet has improper submerged toilet ballcock valve. Replace with valve that extends above water level. Both toilets have water level too high in tank. Readjust to lower water level 3/4" below overflow. Recommend further evaluation as necessary.</i>	DEFICIENT
8. 28.00 Other Fixtures - Bathroom(s)		Not Applicable
8. 29.00 Vent Fan - Bathroom(s)		Not Applicable
8. 30.00 Heat Source - Bathroom(s)		Functional

Bedroom(s)

8. 15.00 Ceilings & Walls - Bedroom(s)		Functional
8. 16.00 Floors - Bedroom(s)		Functional
8. 17.00 Doors - Bedroom(s)		Functional
8. 18.00 Windows - Bedroom(s)		Functional
8. 19.00 Heat Source - Bedroom(s)		Functional

Halls / Stairways / Entries

8. 31.00 Ceilings & Walls - Halls/Stairways/Entries		Functional
8. 32.00 Floors - Halls/Stairways/Entries		Functional
8. 33.00 Doors - Halls/Stairways/Entries		Functional
8. 34.00 Windows - Halls/Stairways/Entries		Functional
8. 35.00 Stairs & Rails		Functional
8. 36.00 Smoke Alarm		Functional
8. 37.00 Carbon Monoxide Alarm		Functional

Kitchen

8. 2.00 Ceiling & Walls - Kitchen	Functional
8. 3.00 Floors - Kitchen	Functional
8. 4.00 Doors - Kitchen	Functional
8. 5.00 Windows - Kitchen	MARGINAL
<i>Window over sink does not open. Damaged hardware. Recommend further evaluation as necessary.</i>	
8. 6.00 Counter / Cabinets - Kitchen	Functional
8. 7.00 Sink / Basin - Kitchen	Functional
8. 8.00 Vent Fan - Kitchen	Functional
8. 9.00 Heat Source - Kitchen	Functional

Living / Dining / Family Rooms

8. 10.00 Ceilings & Walls - Living/Dining/Family	Comment
<i>Minor cracks at dining room wall.</i>	
8. 11.00 Floors - Living/Dining/Family	Functional
8. 12.00 Doors - Living/Dining/Family	Functional
8. 13.00 Windows - Living/Dining/Family	Functional
8. 14.00 Heat Source - Living/Dining/Family	Functional

Porches

8. 38.00 Ceilings & Walls - Porches	Not Applicable
8. 39.00 Floors - Porches	Not Applicable
8. 40.00 Doors - Porches	Not Applicable
8. 41.00 Windows - Porches	Not Applicable

System: 9 INSULATION & VENTILATION

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
9. 1.00	Access Hatch	<i>Access to hatch in front entry closet is blocked by closet shelf and possessions. Hatch was not opened. Recommend further evaluation as necessary.</i>	Comment
9. 2.00	Attic Insulation		Not Visible
9. 3.00	Attic Ventilation	<i>Roof, soffit and ridge vent visible from exterior only.</i>	Not Visible
9. 4.00	Air / Vapor Barrier		Not Visible
9. 5.00	Roof Insulation		Not Visible
9. 6.00	Roof Ventilation		Not Visible
9. 7.00	Insulation in Other Areas		Not Visible
9. 8.00	Insulation - Foundation, rim joist, floor	<i>3"+ Fiberglass at rim joist.</i>	Functional
9. 9.00	Exhaust Fan Duct		Not Visible

System: 10 FIREPLACES & SOLID FUEL

Item BURNING APPLIANCES

Condition

Materials or Type

Unit / Location
Remarks

10. 1.00 Fireplaces / Woodstoves

Not Applicable

System: 11 APPLIANCES

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
11. 1.00	Range - Kitchen		Functional
11. 2.00	Wall Oven - Kitchen		Not Applicable
11. 3.00	Refrigerator - Kitchen		Functional
11. 4.00	Dishwasher - Kitchen		Functional
11. 5.00	Microwave - Kitchen		Not Applicable
11. 6.00	Washing Machine	<i>Loose door. Safety switch may not properly engage due to loose door. Recommend further evaluation as necessary.</i>	Comment
11. 7.00	Clothes Dryer		Functional
11. 8.00	Water Softener		Not Applicable
11. 9.00	Other Appliance		Not Applicable