

## KITCHEN INSPECTION

**SCOPE OF THE KITCHEN INSPECTION:** The inspector shall observe: countertops and a representative number of installed cabinets, plumbing fixtures, lights and outlets, walls, floor and ceiling.

**266 CMR 6.00 STANDARDS OF PRACTICE, 6.09 System (4) c: General Interior Conditions: Home inspectors are NOT required to inspect household appliances. Notice: Reporting on appliances is done as a courtesy only and without consideration.**

**DISCLAIMERS:** The following items are **EXCLUDED** from this report: A. Portable appliances. B. Appliance timers & thermostats. C. Water filtration devices, ice makers and instant hot water makers. D. Clothes washer & dryer operation. E. Areas concealed by cabinet storage or appliances. F. The functional evaluation of fixtures or appliances that are "shut-down" is undetermined and **EXCLUDED** from this report. G. MA home inspectors are NOT required to report on "venting equipment which is integral with household appliances." H. **No appliance warranty is expressed or implied.**

**GENERAL COMMENTS:** A. Kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement although functional at the time of inspection. B. Appliances cannot be moved or run through "full cycles" and timers cannot be evaluated during a limited visual home inspection. **C. You should question the owner regarding the age and maintenance of each appliance prior to purchase. (Average appliance lifespans: refrigerator 15-20 yrs., range 10-14 yrs., dishwasher 5-7 yrs., garbage disposer 5-7 yrs.)** D. New homes must now have ground-fault-circuit-interrupter (GFCI) electrical shock protection at all countertop outlets. Updating of the kitchen outlets is advised if GFCI protection is not present. E. Be advised that while functional, the plumbing to older kitchen fixtures or appliances may not conform with modern requirements. During kitchen remodeling, a plumber may be needed to update the fixture supply lines, shut-off valves, and DWV piping. F. Be advised that "a kitchen must contain a kitchen sink, space and proper facilities for the installation of a refrigerator and, unless otherwise stated in the lease, a stove and oven in good repair". G. If any fixtures or appliances were shut-down or not operational at time of inspection, further research is advised. H. **You should examine the interior of ALL cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection.** I. **Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection.** J. **The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate any programmable feature of devices.** K. **You should consult with the owner NOW on the location and operation of any kitchen & bathroom exhaust lines and clean and inspect such lines NOW and annually.**

### 1. KITCHEN SINK:

#### CONDITION:

\* **FUNCTIONAL.** The sink did not exhibit any problems where *readily accessible*. Both water pressure & drainage were functional at time of inspection. (Note: Stored items within the sink base cabinet may have restricted complete evaluation of the sink base cabinet itself, piping and the wall. During the pre-passing walk through, all sink base cabinets should be re-inspected for defects when emptied.)

## 2. GARBAGE DISPOSER:

### CONDITION:

Observation: The home has a garbage disposer and a private waste disposal system.

Analysis: Be advised that a garbage disposer is not recommended with a private waste disposal system as the future function of the waste disposal system may be diminished, impaired or damaged.

Recommendation: I advise that you have the garbage disposer removed.



## 3. DISHWASHER:

### CONDITION:

Was not tested because you said you were going to replace the older unit.

## 4. RANGE:

### CONDITION:

**\*\* FUNCTIONAL with EXCEPTIONS as noted:**

Observation: The range appears to be an old appliance.

Analysis: After an average of seven years, appliances tend to start breaking down. In my opinion, while the range may be operational, it is nearing end of design life or is **fully depreciated.**

Recommendation: Budget for a new range.

## 5. HOOD OR EXHAUST FAN:

### CONDITION:

Observation: The range hood or fan made excessive noise.

Analysis: The fan most likely is not mounted securely.

Recommendation: You should disassemble the fan, clean it, reassemble and test it again for noise.

**6. CABINETS:****CONDITION:****\*\* FUNCTIONAL with EXCEPTIONS noted:**

Observation: The screws that secure the upper cabinets to the wall frame lack washers or round washer button heads.

Analysis: \*\*\*\* **UNSAFE**, without washers or round washer button heads, the screws could pull through the thin cabinet backing under the weight of storage in the cabinets. URGENT but simple safety repair is needed. Each cabinet should have a minimum of four 3 1/2-inch round button head screws or cabinet mounting screws secured directly to the wall stud frame. Such screws have an oversize washer formed as part of the head itself, providing larger bearing and resistance to pull-out.

Recommendation: Install button head screws or a washer beneath the head of each screw **NOW** for safety.

Observation: Damaged cabinets are visible.

Analysis: Repairs are needed.

Recommendation: Ask a carpenter or cabinet supplier to re-evaluate the damaged cabinet to see if repair is feasible or if replacement is needed and cost estimates.

**7. COUNTER TOPS:****CONDITION:**

\* **FUNCTIONAL**. The counter tops appear visually FUNCTIONAL where *readily accessible* at time of inspection. (Note: Small appliances, clutter and condiments may have restricted access for inspection.)

**8. ELECTRICAL OUTLETS & LIGHTS:****CONDITION:**

Observation: Not all outlets above the kitchen countertops have modern GFCI shock protection.

Analysis: All outlets above every countertop in new kitchens are now required to have GFCI shock protection.

Recommendation: If pre-existing, no repairs are required, but optional GFCI upgrading is advised for protection against electrical shock.

## 9. FLOOR, WALLS, CEILING:

### CONDITION:

**\*\* FUNCTIONAL with EXCEPTIONS as noted:**

Observation:

Inspection of the kitchen floor revealed the following problems:

Observation: Cracked ceramic tiles or loose grout are visible at the kitchen floor.

Analysis: \*\*\*\*

**UNSAFE.** Ceramic floor tiles do not tolerate floor frame movement and crack accordingly.

**WARNING - sharp edges can cause personal injury.**

Recommendation: Ask the owner if any extra tiles are in storage. Hire a tile contractor to perform repairs or replacement as required. Note: You may be wise to reinforce the floor joists to reduce movement and future cracked tiles.

Web Resource: <http://www.floorstransformed.com/tilecare.html>



## 10. OVER-ALL CONDITION / RECOMMENDATIONS:

### Kitchen summary:

Repairs of the above listed items are needed to restore function.