

Prestige Plus Home Warranty Mechanical Inspection Summary

* Prestige - 20 Ellerman Road – Lake St. Louis, MO 63367 – Phone # 1-800-325-8144 *

Email to: Prestigehomewarranty@ahslink.com

Address of Property: Sample

City: Baker State: La. Zip Code:

Contract Number:

Age of Home:20-30

Customer Name: Kay Lambert

Date of Inspection:

Inspection Company: Ron Morrison Home Inspection

Inspector's Name: Ron Morrison

Real Estate Agent:Suzi

Real Estate Office:

Inspector: Please indicate your recommendation for coverage and note specific problems/details for not covered items in the comments section.

Eligible for Coverage = Items in good working order at time of inspection (no need to include comments)

Excluded from Coverage = Item is in need of repair or service (please include comments)

Not Applicable = Not applicable/not present

Basic Coverage

Plumbing System

Kitchen

Sink A:	E	Comments:	
Sink B:	X	Comments:	
Sink Faucet A:	E	Comments:	
Sink Faucet B:	X	Comments:	
Drains:	E	Comments:	
Supply:	E	Comments:	No knobs on two exterior faucets

Bathroom 1:

Bathroom 2:

Location:	Hall	Master
Sink A:	E	E
Sink B:	X	X
Sink Faucet A:	E	N
Sink Faucet B:	X	X
Tub Valves:	N	N
Drains:	E	E
Supply:	E	E
Commode:	E	E
Bathtub:	E	E
Waste & Overflow:	E	E
Lavatory Pop Ups:	N	E

Comments: Both bath tub faucet handled slip, master lavatory drain is slow and there is a leak from the faucet supply being directed under the cabinet. Hall bath drain stop is rusty.

Bathroom 3:

Bathroom 4:

Location:	
Sink A:	
Sink B:	
Sink Faucet A:	
Sink Faucet B:	
Tub Valves:	
Drains:	
Supply:	

Commode:
 Bathtub:
 Waste & Overflow:
 Lavatory Pop Ups:
 Comments:

Water Heater

Number of Units: 2

1st Unit: Type: Capacity: Location: Bedroom 30 gal. Day and Night
 2nd Unit: Type: Capacity: Location: Kitchen 40 gal. Ruud
 Comments: Both heaters have significant corrosion on the supply lines, minor corrosion on the element connections

Electrical System

Interior Main Panel: Size(in amps):150 Type: Comments: Breakers
 Interior Sub Panel: Size(in amps): 150 Type: Comments: Breakers
 Interior Sub Panel: Size(in amps): Type: Comments:
 A/C Disconnect: Size(in amps): 30-40 Type: Comments: Disconnect pull
 Switches Location & Comments:
 Receptacles Location & Comments: Outside GFCI inoperable. There were some wires in the attic that were improperly terminated, some chew marks on insulation possibly from rodents. Double lug in the AC disconnect box. Main ground clamp at ground rod is missing.

Kitchen Appliances

Refrigerator: X Brand: Comments:
 Oven X or Range : E Gas or Electric X Brand: Comments: 55nd2clw
 Cooktop: N Gas or Electric Brand: Comments:
 Range Hood: Brand: N Nutone Comments: Noisy, vibrates
 Garbage Disposal: Brand: N Sinkmaster Comments:
 Built In Microwave Oven: X Brand: Comments:
 Built In Dishwasher: Brand: Hotpoint Comments:
 Built In Trash Compactor: Brand: X Comments:
 Built In Central Vacuum: Brand: X Comments:
 Garage Door Opener: Brand: N Stanley Comments: Door damaged, inoperable
 Clothes Washer: Brand: N Magic Chef Comments: Noisy
 Clothes Dryer: Brand: E Comments: Whirlpool

Air Conditioning

Number of Units:

	Unit A	Unit B	Unit C
Recommendation:	N		
Servicing what area:	Entire house		
Manufacturer:	Weatherking		
Age:	20-30		
Model #: CF 30 1A			
Serial #: 3305107439			
Pressures Temp. Split:	60/250/14		
Evap Coil-Leaks/Rust:	Slightly dirty , trace Freon leak , prior corrosion, amateurish repairs, noisy compressor or fan motor		
Run Amps: 10.88			

Comments :Condenser coil is badly damaged, compressor terminals are severely overheated

Heating System	Number of Units:		
	Unit A	Unit B	Unit C
Recommendation:	N		
Gas or Electric:	E		
Servicing what area:	Entire House		
Manufacturer:	Dearborne		
Age:	20-30		
Model #:	NA		
Serial #:	NA		
CO Test:	NA		
Rust/Cracks:	Minor rust		
Comments:	Did not fire up!!Overheated wires on the sequencers, unit fed with aluminum wire, blower wheel dirty		
Ductwork:	Air leaks		

- Heating System(s) need(s) to be checked for leaks & cleaned by a licensed technician
- Air Conditioning System(s) need(s) to be checked for leaks & cleaned by a licensed technician

Optional Coverage – PLEASE TYPE YES OR NO				
	Pool	Spa	Whirlpool Tub	Well Pump
Water Leaks:				
Motor OK:				
Heater OK:				
Clear Water:				
Suggestion:				

Other Comments

This home is eligible for a Prestige home warranty on the systems and major appliances listed on this report provided any applicable fees are paid. Systems and/or appliances determined to be eligible for coverage may still be excluded from coverage based on other exclusions or limitations set forth in the warranty contract. Please see your Prestige home warranty contract for specific coverage, limitations, and exclusions.

If an item listed on either page of this contract is found to be “not in good working order,” that item will be excluded from coverage until proof of repair by a licensed contractor is completed and sent to Prestige via mail or fax to:

Mail:
 Prestige Home Warranty
 PO 705
 Carroll, IA 51401
 ATTN: Inspection Services Department

Fax:
 Prestige Home Warranty
 ATTN: Inspection Services Department
 1-712/792-0442

Please make sure to indicate your address or Prestige contract number on your correspondence.