

Checkmate Home Inspections

Property Inspection Report



12595 Royal Springs Road, Conroe, TX 77303
Inspection prepared for: Kayla Mathews
Real Estate Agent: Lindsey Latham - JLA Realtors

Date of Inspection: 7/3/2019 Time: 9:00 AM
Age of Home: Built 2007 Size: 1,063 Sq. Ft.
Weather: Overcast, Warm
Home Faces East
Location: 30° 25' 11" N, 95° 24' 16" W
Elevation 242'

Inspector: Charlie E. Parker

TREC 22428
Conroe, TX 77385
Phone: (281) 844-0803 Fax: (832) 442-5645

Email: charlie@checkmatehomeinspections.net
www.checkmatehomeinspections.net

Checkmate
Home Inspections, LLC

Charlie E. Parker
TREC #22428



"Treating Your Home Like Your Castle"

PROPERTY INSPECTION REPORT

Prepared For:	<u>Kayla Mathews</u> <small>(Name of Client)</small>	
Concerning:	<u>12595 Royal Springs Road, Conroe TX, 77303</u> <small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Charlie E. Parker, TREC 22428</u> <small>(Name and License Number of Inspector)</small>	<u>7/3/2019</u> <small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

B. Grading and Drainage

Comments:

- The building site had minor slope.
- No drains and/or drainage system observed
- No gutter systems were observed and should be considered



Earth to siding distances should be no less than 6 inches to facilitate viewing the foundation

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof
- Extension pole with camera

Comments:

- Ridge vents were noted at the time of the inspection
- Near the front of the house, damage to the roof shingles was noted.
- The home was not equipped with gutters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Roofing damage



Various Angles and Views of the Roofing System



Various Angles and Views of the Roofing System



Various Angles and Views of the Roofing System

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Various Angles and Views of the Roofing System

D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 4 inches deep

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior Hardiboard {fiber cement} siding noted

Comments:

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is drywall with smooth finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations

Comments:

G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Concrete sidewalks were noted
- Concrete driveway was noted

L. Other

Materials:

- {6'} wood stockade fence noted

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the north side of the building

Materials and Amp Rating:

- Copper wiring
- 150 amp, Cutler Hammer service panel

Comments:

- Service entrance wiring is overhead
- **The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



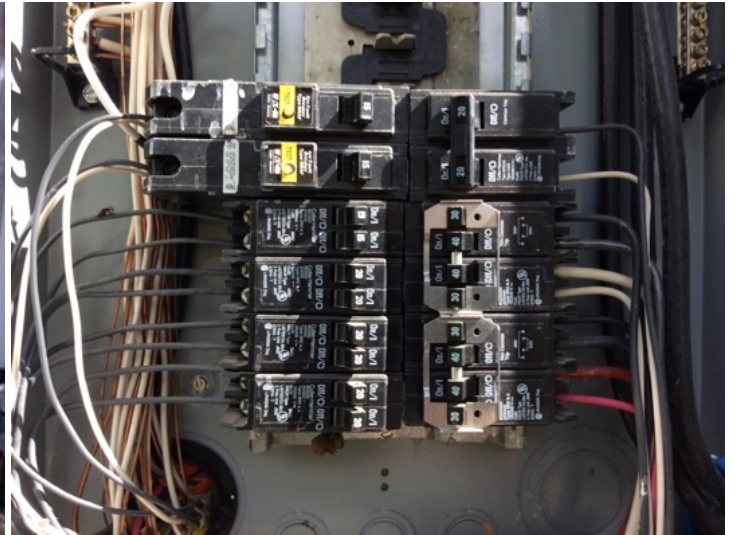
Overhead service conductors



Cutler Hammer electric service panel 150 amp



Copper service conductors



Copper service conductor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Electric service panel is improperly labeled

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- No doorbell present.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

A. Heating Equipment

Type of Systems:

- The home has a split system.

Energy Sources:

- The furnace is electrically powered

Comments:

- **The unit appeared to be NOT functioning as intended at the time of the inspection, and appropriate repairs are recommended.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Furnace would not operate at the time of the inspection



Texas Furnace LLC, Furnace unit

B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

- The Cooling differential calculations were recorded as follows: 71° Cooling return temperature, 49° cooling supply temperature, = Calculated cooling differential 22°.
- The installed AC unit uses R22 refrigerant. Freon (a trade name, known as R22) refrigerant is being phased out and is being changed to Peron (referred to as 410A / a non-ozone-depleting-refrigerant) and is a Federal Law. While these older systems can still be serviced, when the current supply of R22 is depleted, replacement of the HVAC system is the only option. You can check www.epa.gov for additional information
- Insulation for refrigerant lines is damaged at the outside unit, and should be replaced.



Cooling return temperature 71°



Cooling supply temperature 49°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Texas Furnace LLC, AC unit, 2.5 ton



Nameplate information Texas Furnace, 2.5 ton



Air handling unit Texas furnace



Insulation on the air-conditioning lines should be replaced

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure, near the street and driveway

Location of Main Water Supply Valve:

- Could not be located

Comments:

- Master bathroom
- Hall bathroom {1st floor}
- The home water was supplied from a public source.
- The static water pressure was observed at 41# psi
- The commodes were observed to be the older {3-5} multi gallon models
- The PEX domestic hot and cold water manifold is located in a front bedroom closet.
- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
- The hall bathroom sink faucet is missing the aerator which controls the flow. This causes water to spray on to the adjoining wall.
- Porcelain damage was observed in the tub/shower area



Water meter is located next to the driveway near the street



All exterior hose bibs require an anti-backflow device

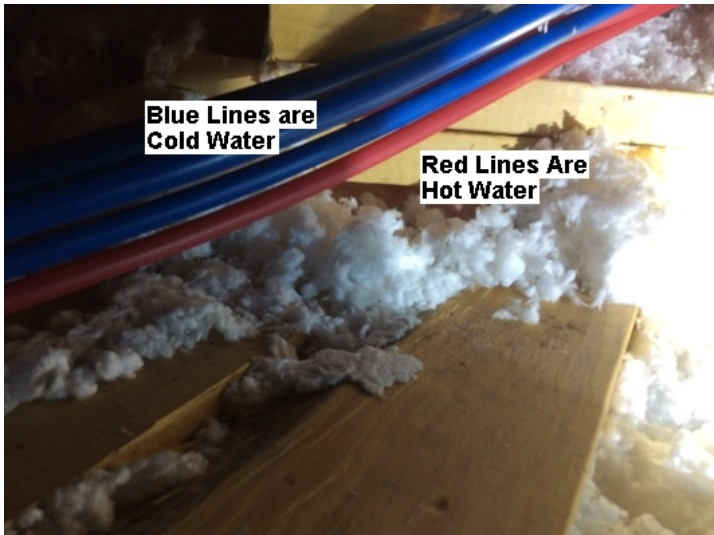
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Hot and cold domestic water system is PEX



Static water pressure 41 pounds PSI



Porcelain chipped hall bathroom



Missing aerator on the hall bath faucet causes water to splash all over the adjoining wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The plumbing PEX hot and cold water manifold is located in the front bedroom closet.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

B. Drains, Wastes, and Vents

Comments:

- The exterior main cleanout was located at the front of the structure
- Both bathroom sink basins in the house are missing a workable sink stopper.



Main sewer clean out is in front of the house



Basin stoppers in both bathrooms are missing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Water Heating Equipment

Energy Source:

- Water heater is electric

Capacity:

- Unit is 40 gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection
- The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended
- The water heater drain pan has been sprayed with the blown in insulation and it is potentially clogged.



Hot water temperature measured at the kitchen sink 127.7°



40 gallon, electric, water heater



insulation blown into the water heater drain pan

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit. It is recommended that appropriate repairs be made.



The KitchenAid dishwasher appears to be nonfunctional

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection
- The range hood is of the ventless design. Particular attention should be paid to be aware of the need for regular cleaning of the range hood screens.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Range hood is a non-vented type

D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Oven(s) was functional at the time of the inspection
- The oven was tested at {350} degrees for a {20} minute period and successfully met the preset temperature.
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door



Sears Kenmore electric stove



Anti-tip device not installed on the freestanding stove

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Oven heated to 350° when set at 350°.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

G. Garage Door Operators

Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

H. Dryer Exhaust Systems

Comments:

- The exterior dryer vent should be a minimum of {6'} from the HVAC condensing unit to avoid lint buildup on the coils
- No backdraft damper door observed on the dryer vent

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Dryer vent is the non louvered type

I. Other

Observations:

- The refrigerator/freezer has a damaged freezer compartment which promotes the formation of ice near the freezer door.



The gasket in the freezer compartment of the refrigerator is damaged and allows ice to form around the edge



The gasket in the freezer compartment of the refrigerator is damaged and allows ice to form around the edge

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • No drains and/or drainage system observed • No gutter systems were observed and should be considered
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Near the front of the house, damage to the roof shingles was noted. • The home was not equipped with gutters

ELECTRICAL SYSTEMS

Page 7 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles
----------------	-----------------------------	--

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 9 Item: A	Heating Equipment	<ul style="list-style-type: none"> • The unit appeared to be NOT functioning as intended at the time of the inspection, and appropriate repairs are recommended.
Page 10 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The installed AC unit uses R22 refrigerant. Freon (a trade name, known as R22) refrigerant is being phased out and is being changed to Peron (referred to as 410A / a non-ozone-depleting-refrigerant) and is a Federal Law. While these older systems can still be serviced, when the current supply of R22 is depleted, replacement of the HVAC system is the only option. You can check www.epa.gov for additional information • Insulation for refrigerant lines is damaged at the outside unit, and should be replaced.

PLUMBING SYSTEM

Page 12 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system • The hall bathroom sink faucet is missing the aerator which controls the flow. This causes water to spray on to the adjoining wall. • Porcelain damage was observed in the tub/shower area
Page 14 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • The exterior main cleanout was located at the front of the structure • Both bathroom sink basins in the house are missing a workable sink stopper.
Page 15 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended • The water heater drain pan has been sprayed with the blown in insulation and it is potentially clogged.

APPLIANCES

Page 16 Item: A	Dishwashers	<ul style="list-style-type: none"> • The dishwasher did not operate when tested, consult with the seller about servicing the unit. It is recommended that appropriate repairs be made.
Page 17 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • The range hood is of the ventless design. Particular attention should be paid to be aware of the need for regular cleaning of the range hood screens.

Page 17 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none">• Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.• Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
Page 18 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• The exterior dryer vent should be a minimum of {6'} from the HVAC condensing unit to avoid lint buildup on the coils• No backdraft damper door observed on the dryer vent
Page 19 Item: I	Other	<ul style="list-style-type: none">• The refrigerator/freezer has a damaged freezer compartment which promotes the formation of ice near the freezer door.