

JMB Home Inspection Services
2316 Green Tee Drive, Pearland, TX 77581
Phone: (281) 814-0633

PROPERTY INSPECTION REPORT

Report#: 03917

Prepared For: [REDACTED]

(Name of Client)

Concerning: 50 Hideaway #50, Friendswood TX 77546

(Address or Other Identification Inspected Property)

By: John Bennett License# 7171

08/01/19

(Name and License Number of Inspector)

(Date)

Note: See last two pages for Seller Response including repairs

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

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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, 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.

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

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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; and
- 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.

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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

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I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Maintenance Advice: It is essential to maintain a consistent foundation-watering program around the perimeter of the structure in order to help minimize foundation movement. Not maintaining the proper soil moisture levels can possibly result in future foundation deflections and possible structural damage to the foundation. Large trees by the foundation have a negative effect on soil moisture levels and should be watered consistently during dry periods.

Note: An opinion on the condition of the foundation is not a warranty against future foundation problems. As not all portions of this foundation were accessible and/or hidden, thus it is possible that there may be hidden defects. A professional engineer has various methods to determine the genuine condition of your foundation.

Type of Foundation(s): Slab On Grade

Material: Concrete

Method of Inspection: Visual Inspection

Comments (An opinion on performance is mandatory.):

Foundation was performing as intended.

Note: Settling of the upstairs structure was evident with sheetrock separations and tape joint pulls (Picture 1&2). No evidence was detected of movement of the downstairs structure or evidence of differential movement of the foundation.

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B. Grading and Drainage

Comments:

All components were in satisfactory condition at the time of the inspection.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Roof Covering (If the attic is inaccessible, report the method used to inspect.) Type of Roof Covering: Composition Shingles Roof Inspected By: Viewed From Ground Type of Fasteners: Staples & Nails Viewed From: Comments: <i>All components were in satisfactory condition at the time of the inspection.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) Approximate Average Depth of Insulation: Fiberglass 6" - R19 Attic Inspection: Enter Attic (Garage); Visual on Interior Attic (Limited View) Comments: <i>All components were in satisfactory condition at the time of the inspection.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Walls (Interior and Exterior) Comments: Interior Walls: Drywall Exterior Walls: Fiber-Cement Siding Exterior Wall Structure: Wood Frame <i>Separation wall between the garage and left townhouse garage was missing fire-stop material (Picture 3).</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F. Ceilings and Floors Floor Surfaces: Tile, Laminate Wood, & Carpet <i>All components were in satisfactory condition at the time of the inspection.</i></p>

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)											
				<i>Comments:</i>											
				<i>All components were in satisfactory condition at the time of the inspection.</i>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows											
				Window Styles: Double Hung											
				Window Glazing: Double Pane											
				<i>Comments:</i>											
				<i>All components were in satisfactory condition at the time of the inspection.</i>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior & Exterior)											
				<i>Comments:</i>											
				<i>All components were in satisfactory condition at the time of the inspection.</i>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney											
				<i>Comments:</i>											
				<i>All components were in satisfactory condition at the time of the inspection.</i>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks and Carports											
				<i>Comments:</i>											
				<i>All components were in satisfactory condition at the time of the inspection.</i>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other											
				<i>Comments:</i>											
				<i>Smoke detector will need to be installed and working in the sleeping room and hallways outside the sleeping rooms.</i>											
II. ELECTRICAL SYSTEMS															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels											
				<i>Comments:</i>											
				Service Rating: 125 Amp Main (Right Exterior)											
				Panel Type and Location: GE, Located in the Utility Room Interior Wall											
				<i>White conductor wires on the 220 volt circuits will need to be flagged as a hot wire - red or black tape. Double tap wiring was detected on the neutral bus bar (Picture 4). Main disconnect on the right exterior of the complex will need to be identified for the unit.</i>											

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B. Branch Circuits – Connected Devices and Fixtures

Type of Branch Circuit Wiring: Copper

Comments:

GFCI Locations: Kitchen and Bathrooms

This is a requirement by T.R.E.C. (06-1994) G.F.C.I. breakers are required at all outlets within 6' of any water source inside the house (bathrooms, kitchen sink and kitchen countertops, wet bars, or utility room sinks), all exterior outlets.

The Ground Fault Circuit Interrupt Breaker is a safety device that can protect against electrical shock. It can break the circuit in 1/40th of a second if a fault to ground is detected. These Breakers should be tested occasionally and replaced when they no longer protect the circuit.

Kitchen and garage receptacles were not GFCI protected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Heater

Make & Model: American Standard Model# 4TEC3F48B1000AA

Energy Source: Electric

Comments:

Heating equipment was tested and working properly at the time of the inspection.

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B. Cooling Equipment

Type of System: Central Forced Air System

Make & Model: American Standard Model# 4A7B3048D1000AA - 4 Ton Condenser

Energy Source: Electricity

Comments:

Testing the differential temperature of the supply (ambient) air and the return (vent) air is best for diagnosing the present condition of the air-conditioning equipment. The normal range is between 15.0 F and 20.0 F.

TEST RESULTS: 18.0 F (Return = 75, Supply = 57)

Cooling equipment was working properly according to the temperature differential recorded.

Cooling equipment had excessive vibration on the condenser and will need to be service for repair and further evaluated by a licensed HVAC professional.

C. Duct System, Chases, and Vents

Comments:

All components were in satisfactory condition at the time of the inspection.

IV. PLUMBING SYSTEMS

A. Water Supply Systems and Fixtures

Main Shutoff: Not Found

Static Water Pressure Reading: 57 lbs

Plumbing Supply Pipe: Plastic

Comments:

All components were in satisfactory condition at the time of the inspection.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents				
<i>Comments:</i>								
<i>Piping: Plastic</i>								
<i>Upstairs bath had tub slow to drain and will need debris cleared and re-tested (Picture 5).</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment				
<i>Energy Source: Gas</i>								
<i>Make & Model: Whirlpool</i>								
<i>Size: 40 Gallon</i>								
<i>Comments:</i>								
<i>Water heating equipment has electrical conduit not secured properly to the top section (Picture 6). Temperature/pressure relief valve is required to terminate to the exterior and catch pan with drain line to the exterior is required (Picture 7).</i>								
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Therapy Equipment				
<i>Comments:</i>								
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other				
<i>Comments:</i>								
V. APPLIANCES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwashers				
<i>Comments:</i>								
<i>Dishwasher must have a high loop in the drain line to prevent cross contamination with the sink.</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers				
<i>Comments:</i>								
<i>All components were in satisfactory condition at the time of the inspection.</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems				
<i>Comments:</i>								
<i>All components were in satisfactory condition at the time of the inspection.</i>								

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					D. Ranges, Cooktops, Ovens <i>Comments:</i> Range was missing the anti-tip device that prevents children from tipping the unit forward.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					E. Microwave Ovens <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					G. Garage Door Operators <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					H. Dryer Exhaust Systems <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					I. Other <i>Comments:</i>
VI. OPTIONAL SYSTEMS								
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					A. Landscape Irrigation (Sprinkler) Systems <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					B. Swimming Pools, Spas, Hot Tubs, and Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					C. Outbuildings <i>Comments:</i>

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems <i>Type of System:</i> <i>Location of Drain Field:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other <i>Comments:</i>

Itemized listing of repairs at 50 Hideaway #50, Friendswood TX 77546 for [REDACTED]:

- 1 Walls: Separation wall between the garage and left townhouse garage was missing fire-stop material (Picture 3).
- 2 Other: Smoke detector will need to be installed and working in the sleeping room and hallways outside the sleeping rooms.
- 3 Service Entrance & Panel: White conductor wires on the 220 volt circuits will need to be flagged as a hot wire - red or black tape. Double tap wiring was detected on the neutral bus bar (Picture 4). Main disconnect on the right exterior of the complex will need to be identified for the unit.
- 4 Branch Circuit: Kitchen and garage receptacles were not GFCI protected.
- 5 Cooling Equipment: Cooling equipment had excessive vibration on the condenser and will need to be service for repair and further evaluated by a licensed HVAC professional.
- 6 Drains, Wastes, Vents: Upstairs bath had tub slow to drain and will need debris cleared and re-tested (Picture 5).
- 7 Water Heating Equipment: Water heating equipment has electrical conduit not secured properly to the top section (Picture 6). Temperature/pressure relief valve is required to terminate to the exterior and catch pan with drain line to the exterior is required (Picture 7).
- 8 Dishwasher: Dishwasher must have a high loop in the drain line to prevent cross contamination with the sink.
- 9 Range, Oven, Cook-top: Range was missing the anti-tip device that prevents children from tipping the unit forward.

Picture 1



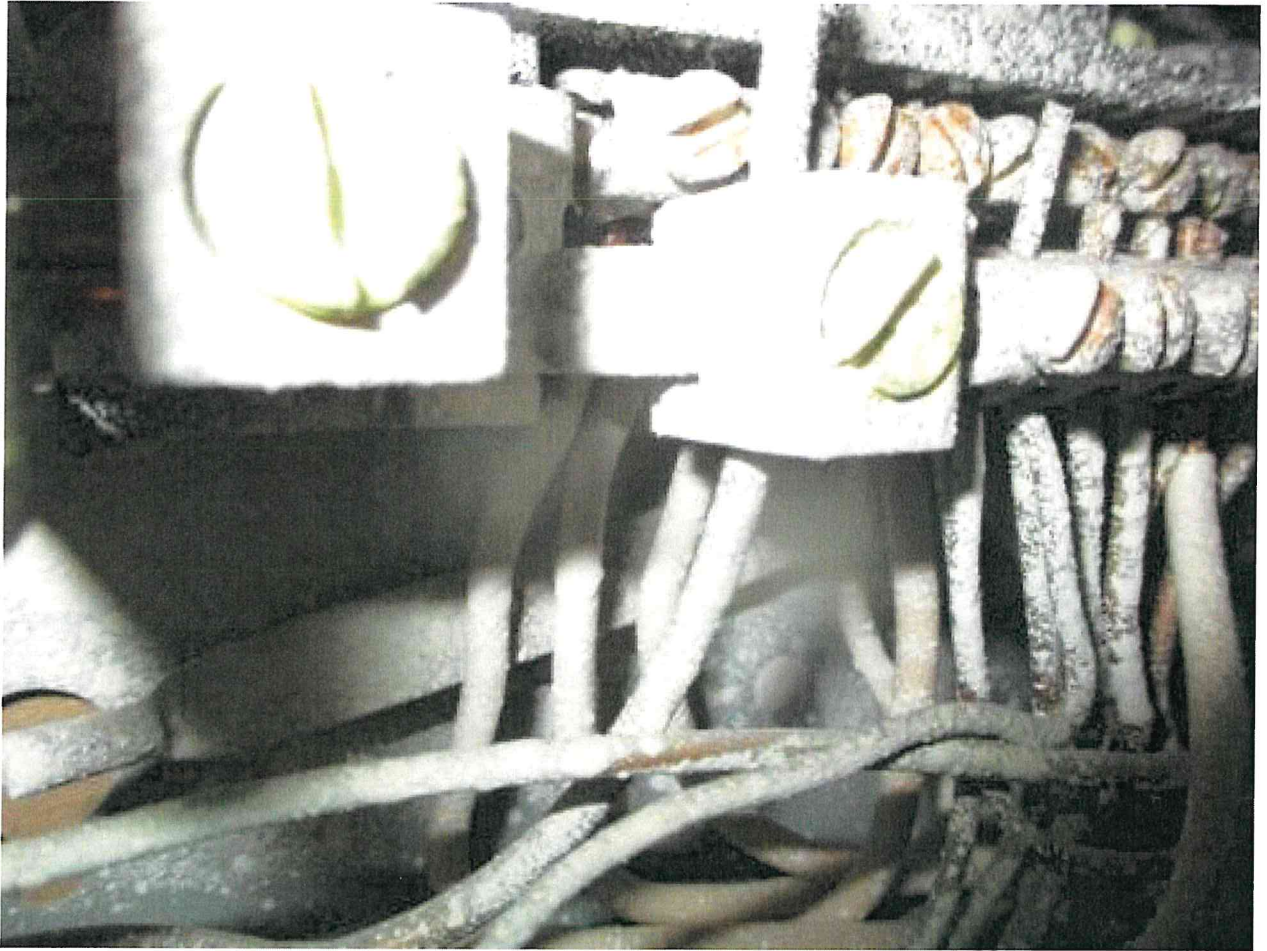
Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Seller Response to Inspection performed on 1 Aug 2019 (inspected by John Bennett, TREC license no. 7171)

Explanations and/or Repairs

1. Walls: Separation wall between the garage and left townhouse garage was missing fire-stop material (Picture 3).

The separation wall is as-built upon initial construction of the structure. Seller was very recently told by a condo association board member that the association 'owns' all walls of the building, so the Seller should bring it to the attention of the association to be addressed, if needed. There is an upcoming board meeting this week of Oct 21st, where the Seller will raise the issue.

2. Other: Smoke detector will need to be installed and working in the sleeping room and hallways outside the sleeping rooms.

Not a defect. This was simply an error by the inspector. All bedrooms and adjacent hallways had working smoke detectors at the time of the inspection.

3. Service Entrance & Panel:

(a) White conductor wires on the 220 volt circuits will need to be flagged as a hot wire - red or black tape

Addressed.

(b) Double tap wiring was detected on the neutral bus bar (Picture 4).

It is not clear if this is legitimately a defect.

(c) Main disconnect on the right exterior of the complex will need to be identified for the unit.

This exterior equipment is entirely the property and responsibility of the HOA and will be brought to their attention.

4. Branch Circuit: Kitchen and garage receptacles were not GFCI protected.
GFCI protection was added to both circuits..

5. Cooling Equipment: Cooling equipment had excessive vibration on the condenser and will need to be service for repair and further evaluated by a licensed HVAC professional.
Not a defect. Cooling equipment was inspected by a licensed HVAC professional (Clear The Air) who determined that the equipment is functioning correctly.

6. Drains, Wastes, Vents: Upstairs bath had tub slow to drain and will need debris cleared and retested (Picture 5).

Successfully cleared.

7 Water Heating Equipment:

(a) Water heating equipment has electrical conduit not secured properly to the top section (Picture 6).

Problem corrected.

(b) Temperature/pressure relief valve is required to terminate to the exterior and catch pan with drain line to the exterior is required (Picture 7).

Not a defect. The inspector was not aware that the entire laundry room & water heater closet has a floor which is lower than the adjacent kitchen with a drain directly underneath the washing machine. There is no need for a water heater catch pan since any water released from the relief valve (or leaked from a broken washing machine) will safely drain away, as designed.

8. Dishwasher: Dishwasher must have a high loop in the drain line to prevent cross contamination with the sink.

Drain line is now "high" looped.

9 Range, Oven, Cook-top: Range was missing the anti-tip device that prevents children from tipping the unit forward.

Owner was unable to find the anti-tip device at Home Depot or Lowes. When making an offer, please request a \$50 repair allowance for this specific problem.