
SumTex

Inspections

Inspection Report

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Property Address:
106 Laurel St
Lake Jackson TX 77566



SumTex Inspections

Brad Summers TREC#22343 TREC#22343
PO Box 1395
Angleton, Tx 77516
210-835-8271

PROPERTY INSPECTION REPORT

Prepared For: System Excavation

(Name of Client)

Concerning: 106 Laurel St, Lake Jackson, TX 77566

(Address or Other Identification of Inspected Property)

By: Brad Summers TREC#22343 TREC#22343 / SumTex Inspections

6/29/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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 standard 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.

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

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 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:

In Attendance:
Inspector Only

Type of building:
Single Family (1 story)

Temperature:
85(F)-90(F)

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Utilities On:
Yes

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete

Foundation Performance: Signs of structural movement noted; suggest that an expert in this field be consulted.

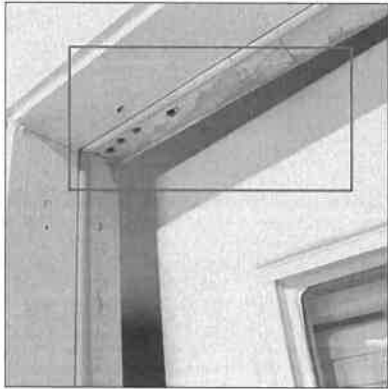
Comments:

(1) Crack in the slab located on the right side of the home. Crack is a sign of foundation movement.

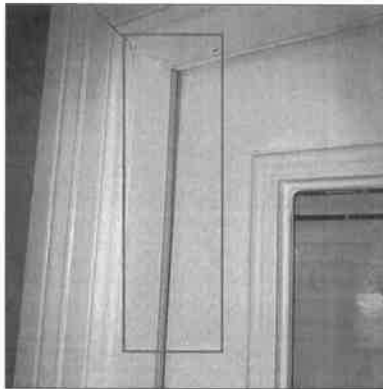


A. Item 1(Picture) right side of home

(2) Previous signs of repair at the door to the garage from the interior. The door is out of square and no longer has proper seal with weather stripping top left corner.



A. Item 2(Picture)



A. Item 3(Picture)

(3) Noticeable sloping of floor through out home. Unlevel floors is a signs of foundation movement.

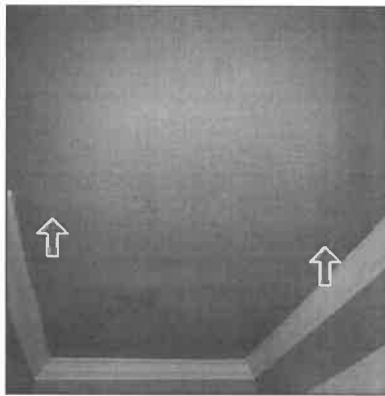
(4) Settling cracks in drywall throughout home. Cracks in drywall is a sign of foundation movement.

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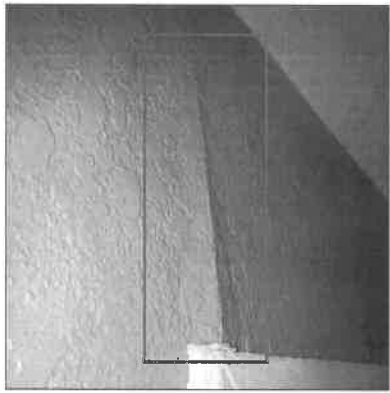
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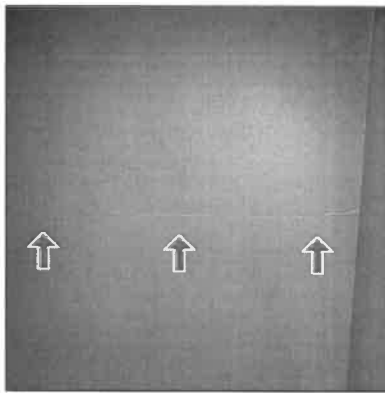
A. Item 4(Picture) masterbath



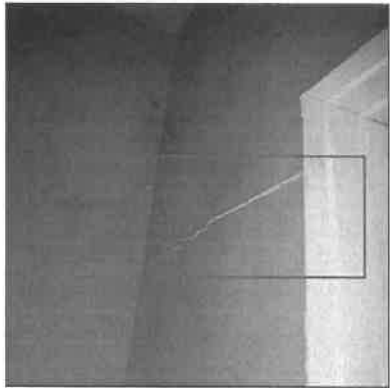
A. Item 5(Picture) front foyer



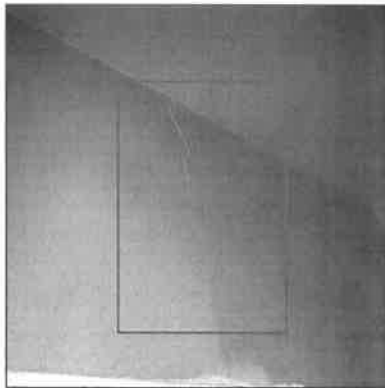
A. Item 6(Picture) back left bedroom



A. Item 7(Picture) front left secondary bedroom closet



A. Item 8(Picture) front left secondary bedroom closet



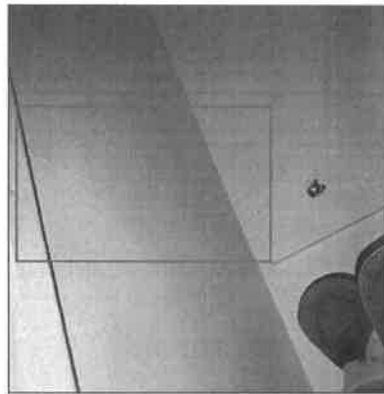
A. Item 9(Picture) front left secondary bedroom closet

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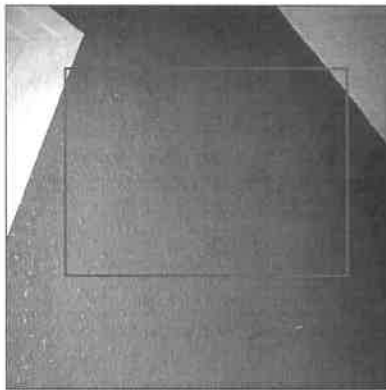
I NI NP D



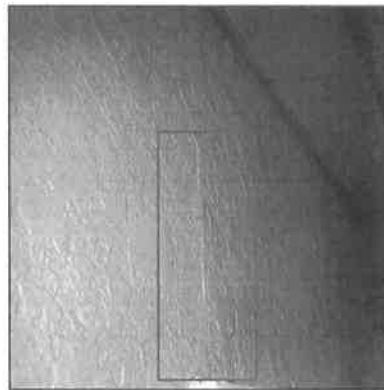
A. Item 10(Picture) front left secondary bedroom closet



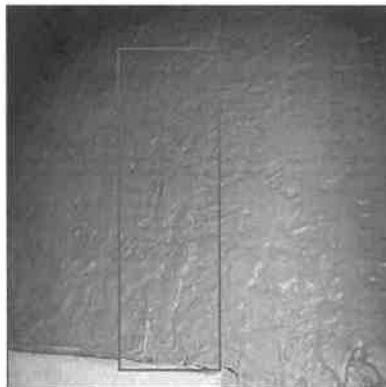
A. Item 11(Picture) front left secondary bedroom closet



A. Item 12(Picture) front left secondary bedroom



A. Item 13(Picture) entryway to middle secondary bedroom

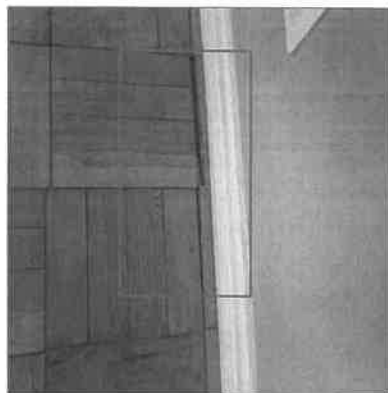


A. Item 14(Picture) entryway to middle secondary bedroom

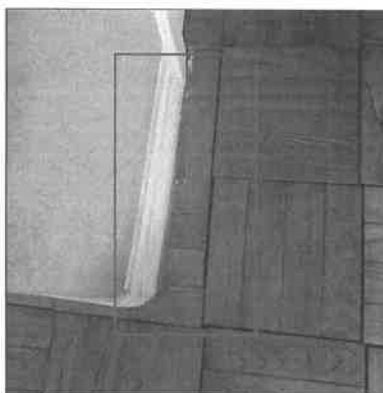
(5) The wood flooring in multiple locations has separated and appears to be caused by foundation movement.

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I NI NP D



A. Item 15(Picture) main living area



A. Item 16(Picture) main living area



A. Item 17(Picture) main living area



A. Item 18(Picture) main living area

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I NI NP D



A. Item 19(Picture) middle secondary bedroom



A. Item 20(Picture) middle secondary bedroom



A. Item 21(Picture) front secondary bedroom

B. Grading and Drainage

Comments:

All Exterior Siding siding should be at least 2 inches above the grade. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration.



B. Item 1(Picture) rear of home

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I NI NP D

C. Roof Covering Materials

Viewed roof covering from: Walked roof

Types of Roof Covering: Architectural

Comments:

(1) Trees limbs are in contact with roof. This can cause damage to the asphalt shingle. Inspector recommends that all tree branches be cut back so that they do not overhang the roof.



C. Item 1(Picture)



C. Item 2(Picture)

(2) Antenna that was secured to the roof is no longer secured. Holes should be repair to prevent leaking.



C. Item 3(Picture)

(3) Damage at the ridge on the right side of the home.

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I NI NP D



C. Item 4(Picture)



C. Item 5(Picture)

(4) Lifted shingles at the valley at the rear of the home. Shingles that are lifted in no longer secure to the decking.



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

D. Roof Structures and Attics

Method used to observe attic: Walked

Attic info: Scuttle hole

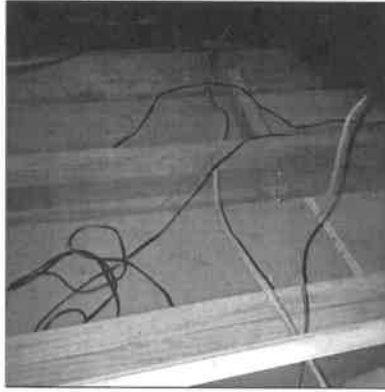
Approximate Average Depth of Insulation: none

Comments:

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I NI NP D

Thermal insulation installed to limit heat gain and loss in the living space was not present at the time of the inspection. To reduce energy consumption and heating/cooling costs, the inspector recommends that thermal insulation be added to meet modern standards.



D. Item 1(Picture)



D. Item 2(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) Bushes in contact with home may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture.



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

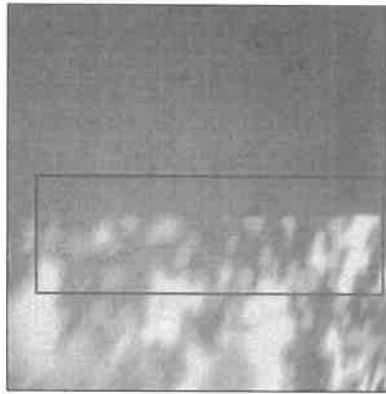
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

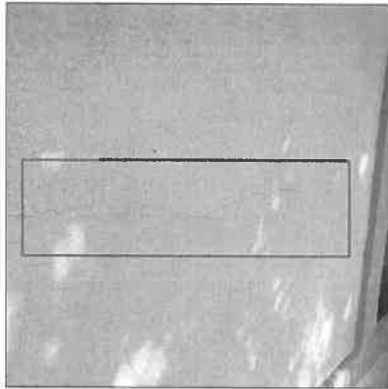
(2) Multiple cracks in stucco at the time of the inspection. Cracks in stucco can have multiple causes and the cause of cracks are undetermined. All cracks should be repaired to prevent moisture intrusion.



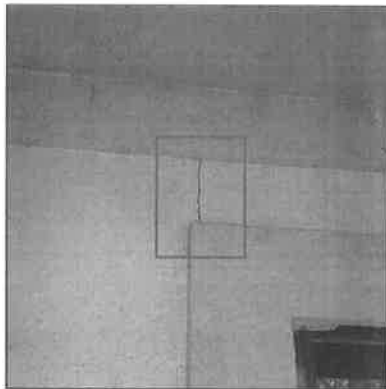
E. Item 4(Picture) front left of home



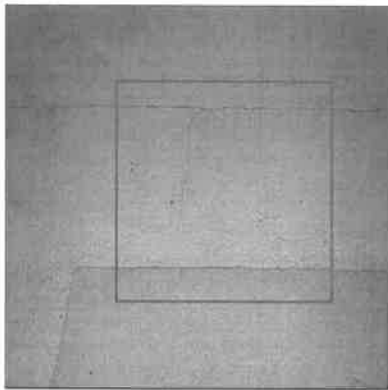
E. Item 5(Picture) front of home



E. Item 6(Picture) frontier phone



E. Item 7(Picture) front of home



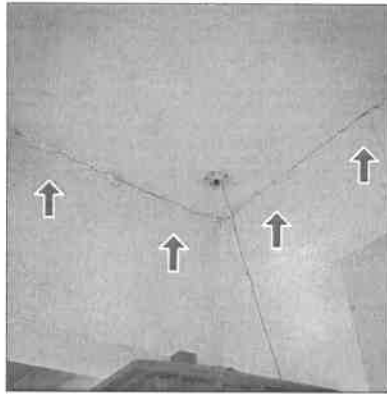
E. Item 8(Picture) about front door



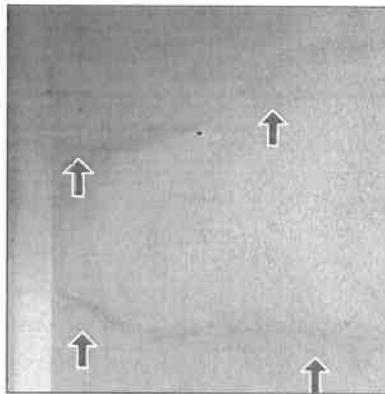
E. Item 9(Picture) near front door

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

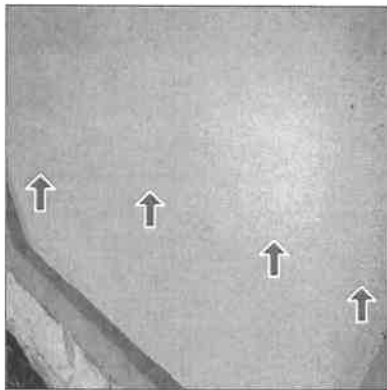
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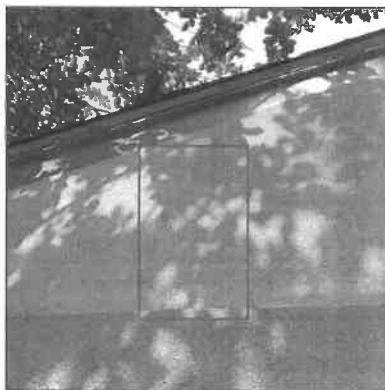
E. Item 10(Picture) front porch



E. Item 11(Picture) front porch



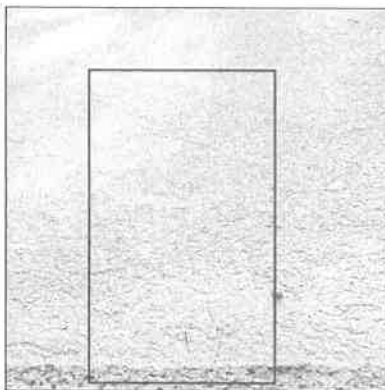
E. Item 12(Picture) two left the front door



E. Item 13(Picture) but front porch



E. Item 14(Picture) above garage door



E. Item 15(Picture) above garage door

(3) All exterior wood needs to be caulked and painted to prevent decay from moisture intrusion.

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I NI NP D



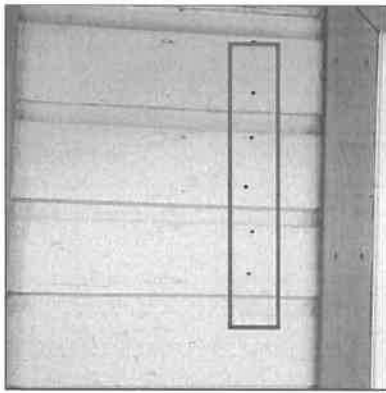
E. Item 16(Picture) front of home



E. Item 17(Picture) front of home



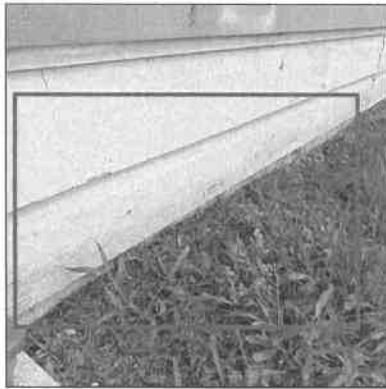
E. Item 18(Picture) front of home



E. Item 19(Picture) rear of home



E. Item 20(Picture) rear of home



E. Item 21(Picture) rear of home

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I NI NP D



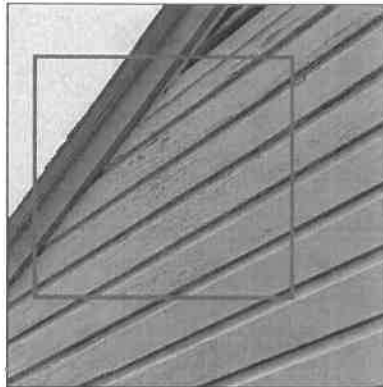
E. Item 22(Picture) left side of home



E. Item 23(Picture) left side of home



E. Item 24(Picture) left side of home



E. Item 25(Picture) left side of home

(4) Wood siding had areas of advanced deterioration that will allow moisture intrusion of the wall assembly. The Inspector recommends replacement of siding in any such areas to help prevent damage from moisture intrusion to the home materials and the exterior wall structure.

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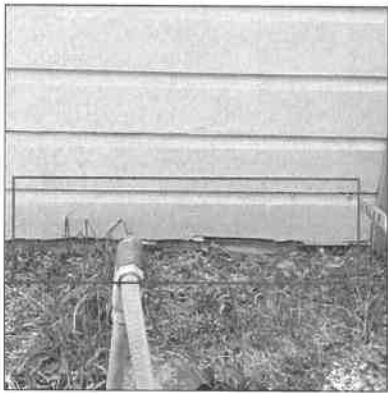
I NI NP D



E. Item 26(Picture) front of home



E. Item 27(Picture) back porch



E. Item 28(Picture) rear of home



E. Item 29(Picture) rear of home



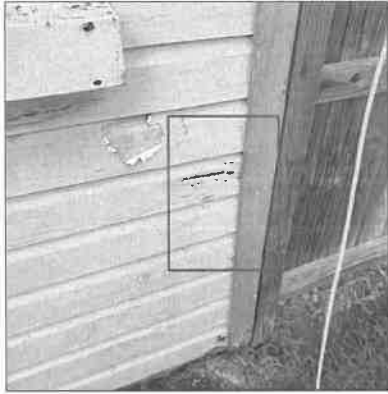
E. Item 30(Picture) rear of home



E. Item 31(Picture) rear of home

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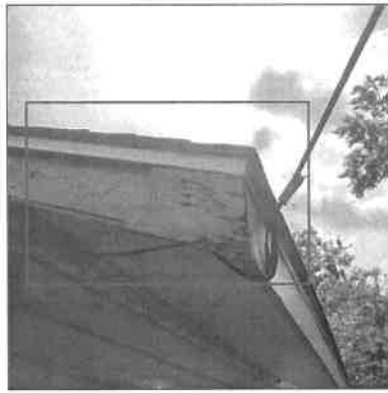
I NI NP D



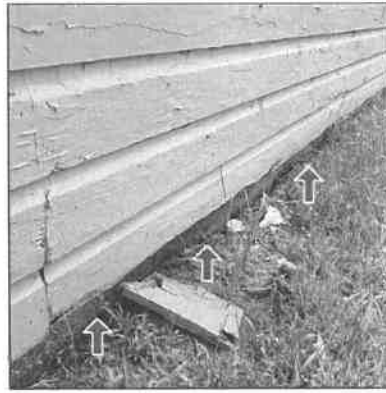
E. Item 32(Picture) rear of home



E. Item 33(Picture) rear of home



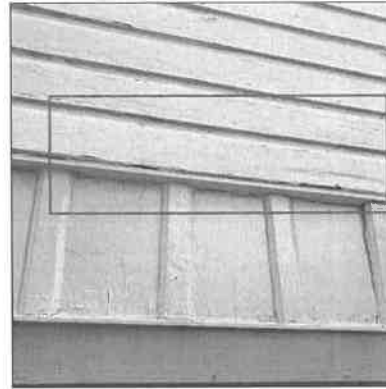
E. Item 34(Picture) rear of home



E. Item 35(Picture) left side of home



E. Item 36(Picture) left side of home



E. Item 37(Picture) left side of home

(5) Large hole in siding at the rear of the home near the AC unit. Hole should be repaired to prevent moisture damage.

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

I NI NP D

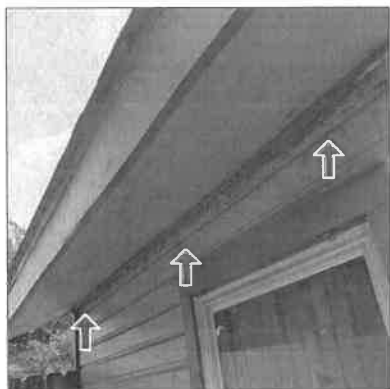


E. Item 38(Picture)



E. Item 39(Picture)

(6) Previous signs of repair left side of home. Buyer should inquire about repair from seller.



E. Item 40(Picture)

F. Ceilings and Floors

Comments:

(1) Moisture damage and current signs of moisture in the back left bedroom near the exterior wall. The moisture is coming from the hole in the siding noted in the walls section of this report.



F. Item 1(Picture)

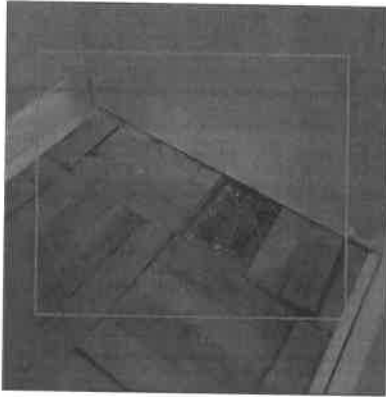


F. Item 2(Picture)

(2) Damage and missing wood tiles in the front left secondary bedroom closet.

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

I	NI	NP	D
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F. Item 3(Picture)

(3) Opening in ceiling of garage to attic. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side.



F. Item 4(Picture)

G. Doors (Interior and Exterior)

Comments:

(1) A door frame to the exterior at the right side (facing front) of home exhibited Moderate damage or deterioration.

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I NI NP D



G. Item 1(Picture) right side of home



G. Item 2(Picture) right side of home



G. Item 3(Picture) rear of home



G. Item 4(Picture) rear of home

- (2) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.
- (3) The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door.



G. Item 5(Picture)

- (4) Some of the home interior doors are missing the doors stops . The Inspector recommends that stops be installed throughout the home to protect the walls.

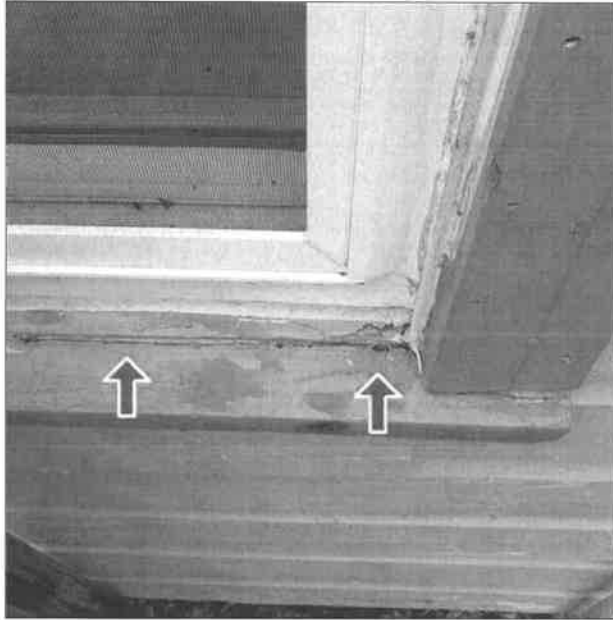
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

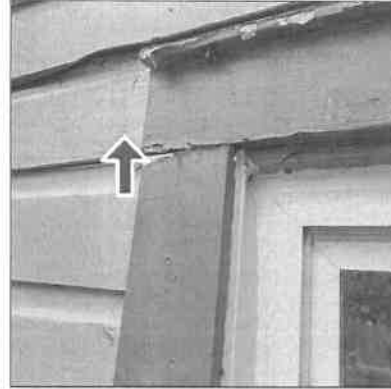
H. Windows

Comments:

Window trim at the rear of the home needs to be caulked and painted.



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

The Inspector observed no deficiencies during inspection of the porch.

L. Other

Comments:

Driveway has settling damage and should be repaired.



L. Item 1(Picture)

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

I NI NP D

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Panel Capacity: Unable to read

Panel Type: Circuit breakers

Electric Panel Manufacturer: Zinsco

Disconnect: 125 Amp Breaker

Comments:

- (1) The service panel brand was Zinsco. Zinsco panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Zinsco panels is widely available on the internet.
- (2) No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods:

- a. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in.
 - b. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor
- (3) The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.

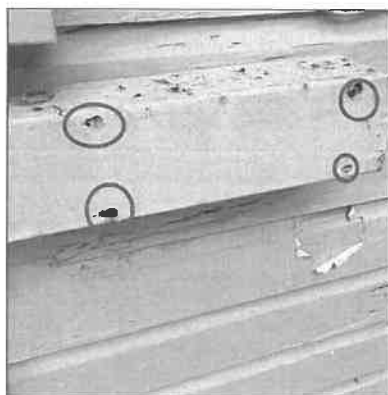


A. Item 1(Picture)

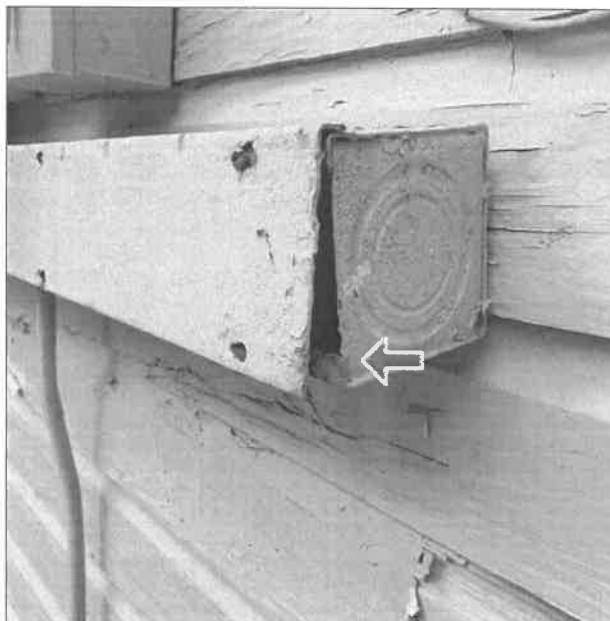
- (4) Cable trough below main electrical panel is not properly secured.

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Comments:

(1) A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required.



B. Item 1(Picture) rear of home

(2) No weatherproof covers on outside outlets. Outlets installed in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted.

(3) Missing smoke alarm outside of master bedroom smoke alarms should be installed inside and outside of each bedroom.

(4) Outlet is loose at the wall and needs to be secured.

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

I	NI	NP	D
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B. Item 2(Picture) main living area

(5) Light fixtures did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.



B. Item 3(Picture) guest bath

(6) This home had areas with no grounding system installed. Grounding systems are installed to provide a pathway to the earth for high voltage from lightning strikes and electrical surges, accidental contact with higher voltage lines, and to help stabilize the electrical system voltage to earth during normal operation. The grounding system also helps to clear electrical fault current should metal components (like electrical panels and conduit) accidentally become energized. This condition may have complied with the safety standards in effect when the home was built, but as electrical knowledge has improved over the years, standards have changed. Homes are not required to be constantly updated to comply with newly-enacted standards.

(7) Inoperable outlet located in the front left bedroom at the time of the inspection.

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

I NI NP D



B. Item 4(Picture) front left second a bedroom

(8) Missing electrical switch cover in the attic. Switch cover should be installed to prevent possible shock.

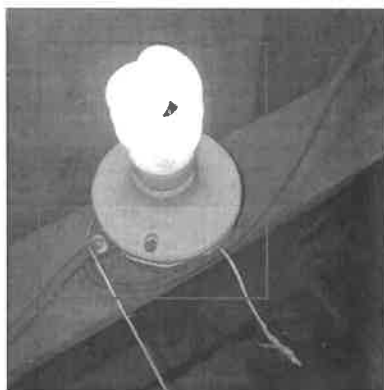


B. Item 5(Picture)

(9) The lighting in the attic were not properly protected. Suggest replace the fixture with proper guard.



B. Item 6(Picture)



B. Item 7(Picture)

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Manufactured Age Heating System Unit 1: 2005

Comments:

Improper flue height. Exhaust flues require a minimum of 3 ft of vertical height above the roof line and 2 ft above any part of the building.



A. Item 1(Picture)

B. Cooling Equipment

Number of AC Only Units: One

Manufactured Age Condenser Unit 1: Unable to read

Manufactured Age Evaporator Coil Unit 1: 2005

Supply Air Avg Temp Unit 1: 69 (F)

Return Air Temp Unit 1: 79 (F)

AC Air Temp Differential Unit 1: Below 14°F

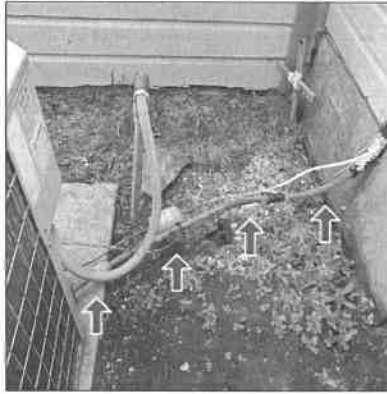
Comments:

(1) Air temperature measured at supply and return registers had a difference of less than the minimum of 14 degrees F. The Inspector recommends service by a qualified HVAC technician.

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

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

I NI NP D



B. Item 1(Picture)

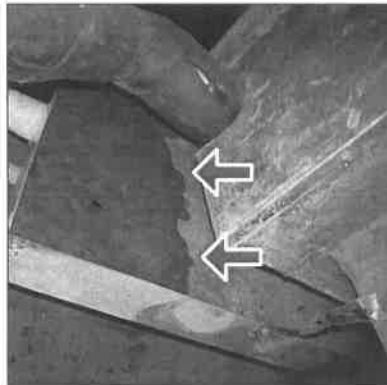
(3) The air-conditioner condenser housing was not secured to the concrete pad.

(4) The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air-conditioning evaporator coils, discharged condensate to an improper location. The lines should discharge away from the foundation of the home.



B. Item 2(Picture)

(5) Rust and water in the bottom of the drip pan. This is an indication that the primary drain line is clogged and should be repaired.



B. Item 3(Picture)

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

I NI NP D

C. Duct Systems, Chases and Vents

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of duct systems, chases, and vents.

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: On front of home

Static water pressure reading: 55 psi

Water Source: Public

Comments:

(1) PVC piping is installed on the exterior of the home. PVC installed on the exterior of the home should be protected for UV light and freezing.

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

I NI NP D



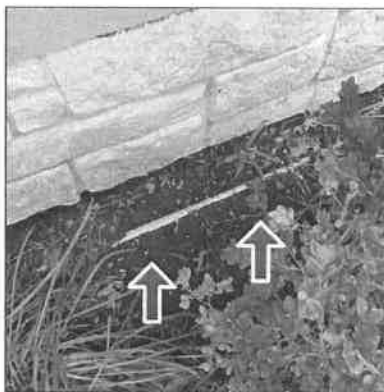
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

(2) Washer should be secured at the shower head in the master bath.

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

I	NI	NP	D
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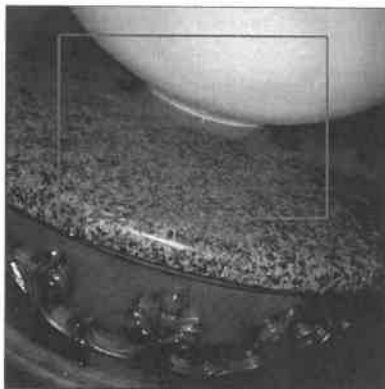
A. Item 6(Picture)

(3) The toilet leaks from the tank in the half bath.



A. Item 7(Picture)

(4) The sink leaks at the base of the bowl in the half bath.



A. Item 8(Picture)

(5) Vegetable sprayer button is inoperable at the time of the inspection.

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

I NI NP D



A. Item 9(Picture)

(6) Back-flow preventers are not installed on one or more exterior faucets. Back-flow preventer stop possible cross contamination of the potable water supply system due to negative pressure in the water supply lines. Black-flow preventers are inexpensive to purchase and easy to install.

B. Drains, Waste and Vents

Comments:

(1) Multiple plumbing leaks under kitchen sink at the time of the inspection.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Incorrect P-trap located underneath kitchen sink at the time of the inspection. Each fixture trap must have a liquid seal of not less than 2 in and not more than 4 in deep.

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

I NI NP D



B. Item 3(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas

Water Heater Capacity: 40 Gallon

Water Heater manufactured year: 2013

Comments:

(1) The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down.

(2) The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials.



C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

I NI NP D

V. Appliances

A. Dishwasher

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dishwasher.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust System

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of the Range hood and Exhaust Systems.

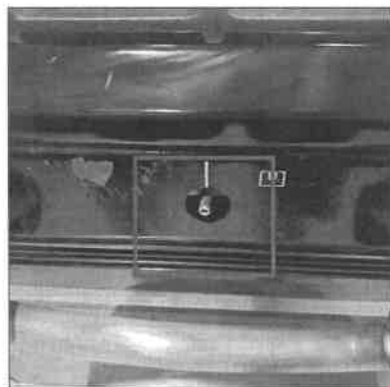
D. Ranges, Cooktops and Ovens

Oven Type: Gas

Tested At 350°F-Variance (max is 25°F): 10°F

Comments:

(1) Missing missing knob middle burner at the time of the inspection. Inspector was unable to test middle burner.



D. Item 1(Picture)

(2) The range was not fastened to the floor. A child standing on the open oven door could overturn the range.

E. Microwave Ovens

Comments:

(1) There is no built in microwave appliance.

(2) At the time of the inspection, the Inspector observed no deficiencies in the condition of the microwave oven.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom exhaust fans and heaters.

G. Garage Door Operator(s)

Comments:

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

I NI NP D

H. Dryer Exhaust System

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust system.

I. Other

Comments: