Inspection Report

Gopal Kandhasamy

Property Address:
10311 Olivia View Lane
Cypress TX 77433

Spot On Inspection, PLLC

Patrick Miceli TREC #22417
11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505

PROPERTY INSPECTION REPORT

Prepared For:	Gopal Kandhasamy	
	(Name of Client)	
Concerning:	10311 Olivia View Lane, Cypress, TX 77433	
	(Address or Other Identification of Inspected Property)	
By:	Patrick Miceli TREC #22417 / Spot On Inspection, PLLC	18-May-18
	(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.

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:	**Type of building:**	**Year Built:**
Client	Single Family Detached (multilevel)	2016
Front Entry Faces:	**Temperature:**	**Weather:**
South	Over 65 (F) = 18 (C)	Few Clouds

Surface grade condition:
Dry

Referral: Internet (Other)
Square Footage: 4967
Rooms: 5 Bedrooms, 4 Bathrooms, 2 Half Bathrooms
Property is Occupied
Utilities On: Water, Electricity, Gas
People Present at Inspection: Inspector

General Summary

Spot On Inspection, PLLC

11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505

Customer
Gopal Kandhasamy

Address
10311 Olivia View Lane
Cypress TX 77433

I. Structural Systems

A. Foundations

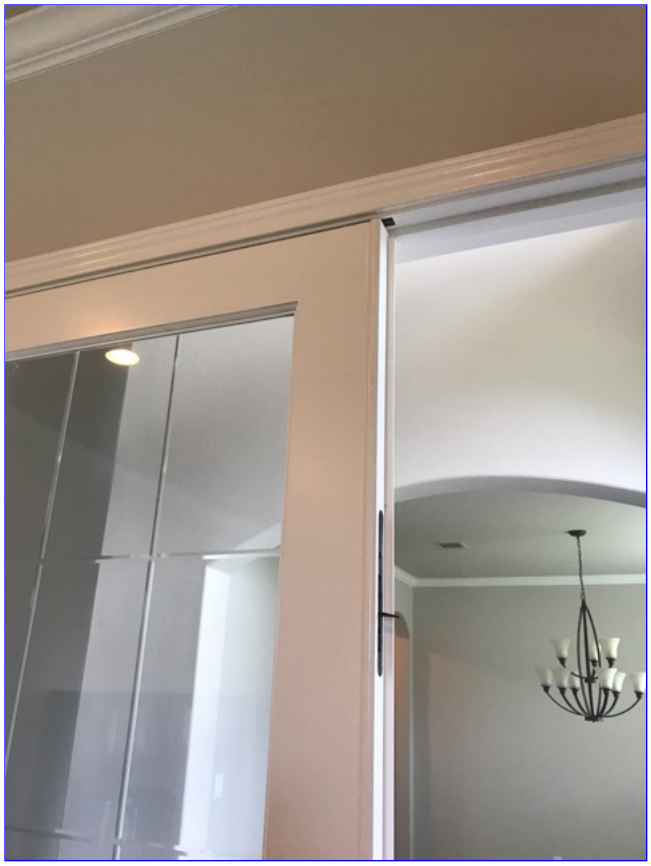
Inspected
In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

C. Roof Covering Materials

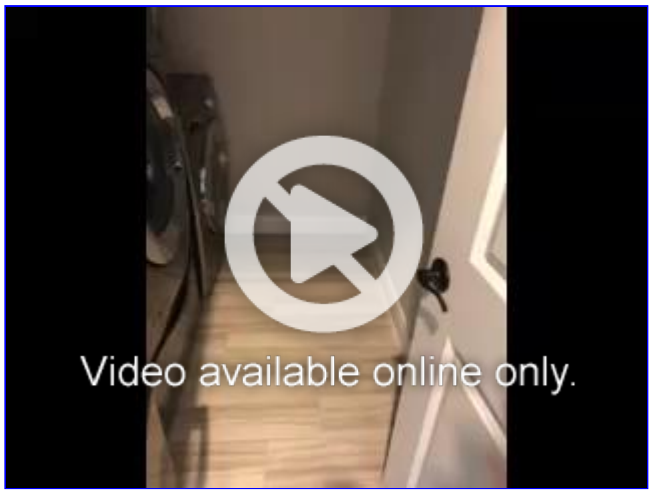
Inspected
(1) Sealant repair to vent box on garage roof. The repair appears satisfactory. Area should be monitored during active precipitation. This is for information only.

G. Doors (Interior and Exterior)

Deficient
(1) The front parlor entry door top latch does not engage the strike plate. A qualified contractor should be consulted for correction.



(2) Laundry entry door interferes with refrigerator. Door operation was not inspected.



H. Windows

Deficient

(1) Master bedroom window will not shut completely. The right latch will not engage. A qualified contractor should be consulted for correction.

(2) Security sensors interfere with window opening.

II. Electrical Systems

A. Service Entrance and Panels

Deficient

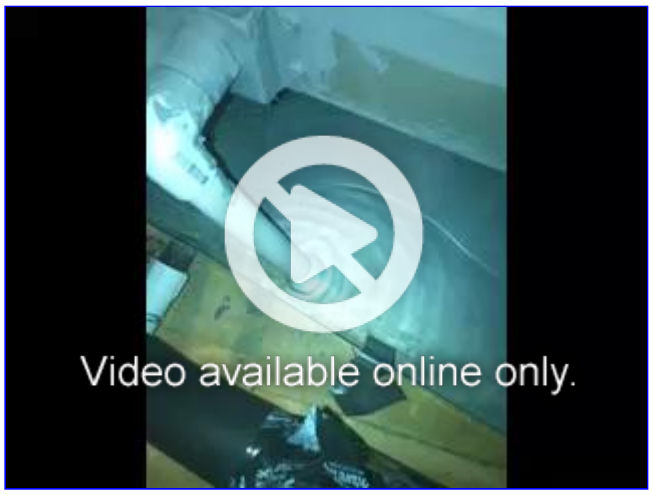
(1) Excessive gap between distribution panel and wall cladding. This is a fire hazard. A qualified contractor should be consulted for correction.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Deficient

(1) The secondary condensate drain pan has water in it. This indicates a problem with either the primary drain or the air-conditioner evaporator. A qualified HVAC technician should be consulted for evaluation and correction.



(2) There are depressions underneath both secondary condensate drain line discharges. This indicates recent condensate discharge from both air-conditioner evaporator units. A qualified HVAC technician should be consulted for an evaluation of both units.

IV. Plumbing System

E. Other

Deficient

(1) Laundry natural gas outlet should be capped when not connected to an appliance. A qualified plumber should be consulted for correction.

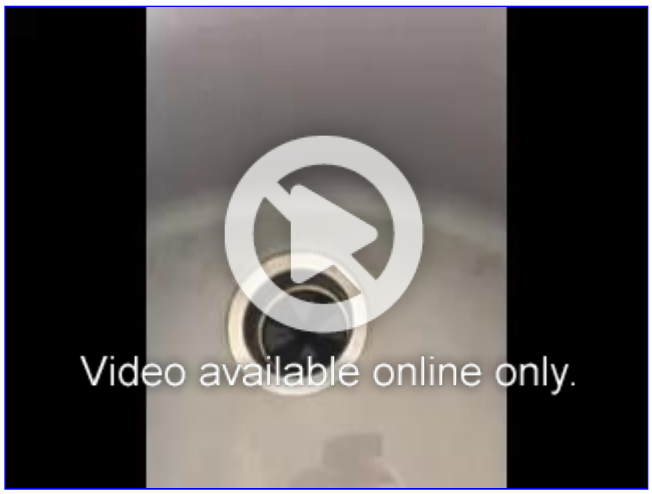
(2) Exterior gas outlet should be When there is not an appliance attached. The qualified plumber should be consulted for correction.

V. Appliances

B. Food Waste Disposers

Deficient

The food disposal is noisy during operation. A qualified contractor should be consulted for correction.



D. Ranges, Cooktops and Ovens

Deficient

The rear left cooktop burner does not have complete flame. A qualified technician should be consulted for correction.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Patrick Miceli

Date: 18-May-18	**Time:** 01:00 PM	**Report ID:** 20180518-10311-Olivia-View-Lane
Property: 10311 Olivia View Lane Cypress TX 77433	**Customer:** Gopal Kandhasamy	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	Type of building:	Year Built:
Client	Single Family Detached (multilevel)	2016
Front Entry Faces:	**Temperature:**	**Weather:**
South	Over 65 (F) = 18 (C)	Few Clouds

Surface grade condition:
Dry

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I	NI	NP	D	

I. Structural Systems

☑ ☐ ☐ ☐ **A. Foundations**

Foundation Type: Slab on Grade
Foundation Material: Poured concrete
Crawlspace Access: Slab on Grade- No Crawlspace present
Comments:
In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Rain Gutters: Partial Gutters
Comments:

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Roof covering inspection vantage point.: Ground, Ground aided by Binoculars, Remotely Piloted Vehicle mounted camera
Restrictions to roof access: Roof greater than one story above ground level., Roof pitch too steep for safe access.
Roof Covering: Architectural
Prior roof repairs evident?: No.
Comments:
(1) Sealant repair to vent box on garage roof. The repair appears satisfactory. Area should be monitored during active precipitation. This is for information only.
(2) Roof penetrations are the first point of failure in any roof system and should be inspected regularly. This is for information only.

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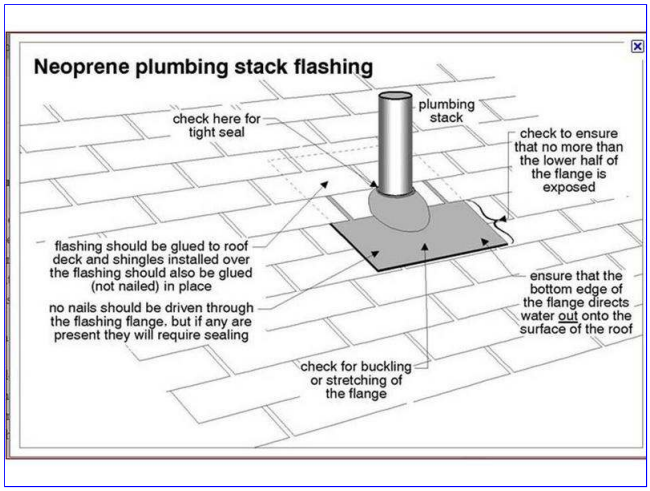

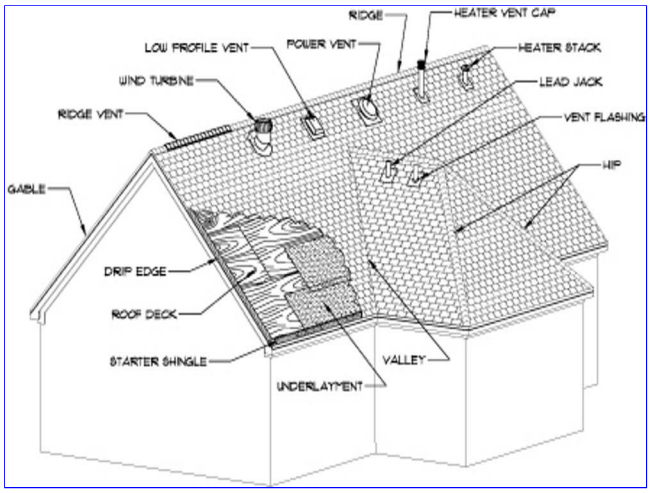

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Attic inspection vantage point: Prepared walkways and work platforms only. Not all attic areas visible. Areas not visible from prepared walkways and platforms were not inspected.

Attic Access information: Hatch, Pull down ladder, Man Door access

Fireblocking at Attic penetrations?: No access to attic penetrations. Area not inspected.

Average Insulation Depth (Estimated): 12 inches or more

Comments:

Insulation depth gauge. For information only.

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☑ ☐ ☐ ☐ **E. Walls (Interior and Exterior)**

Obstructions to Interior Walls Windows Floors or other living (conditioned) areas: Yes. See deficiencies for details of obstructed areas.

Garage Obstructions: Yes. Walls obstructed by personal belogings and not inspected.

Siding Material: Cement-Fiber, Brick veneer

Comments:

(1) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.

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(2) Laundry area wall obstructed by appliances. Obstructed areas were not inspected.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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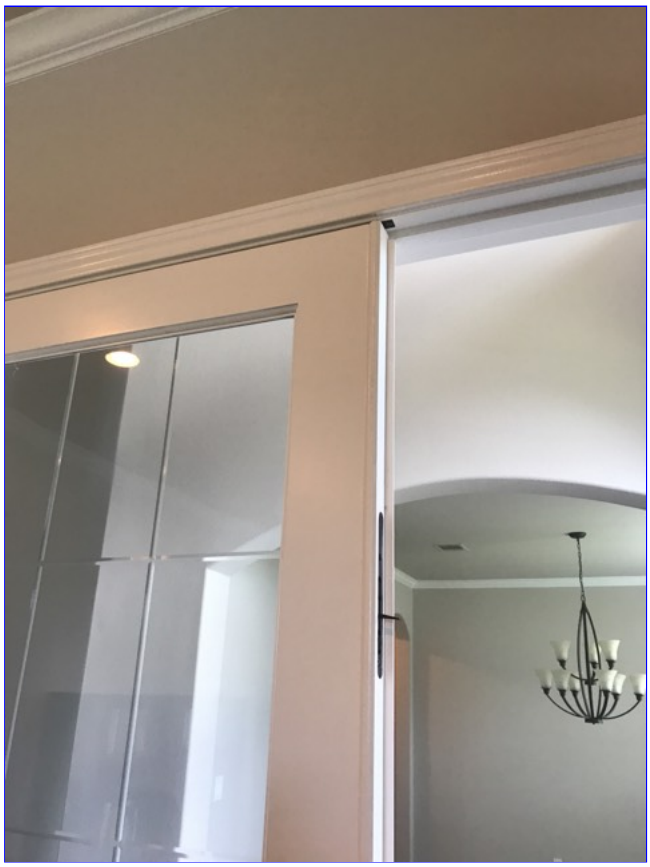
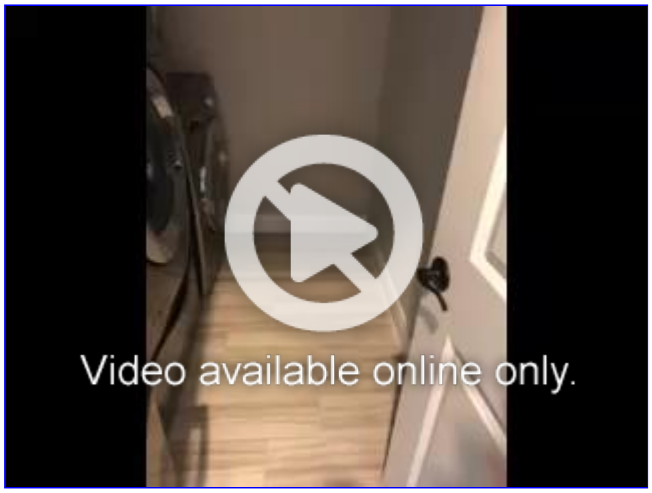
☐	☐	☐	☑	**G. Doors (Interior and Exterior)**

Attached Garage Man Door: Wood at least 1-3/8 inch thick, Self Closing
Exterior Door Material: Stained Wood.
Comments:
(1) The front parlor entry door top latch does not engage the strike plate. A qualified contractor should be consulted for correction.



(2) Laundry entry door interferes with refrigerator. Door operation was not inspected.



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(3) Exterior doors of wood construction must be protected from moisture intrusion. The exterior finish is the protection system and it must be maintained regularly. Ultraviolet radiation will deteriorate the exterior finish. I recommend renewal of the exterior finish of all wood doors every 1 to 3 years, according to the exposure to UV radiation (Sunlight).

☐ ☐ ☐ ☑ **H. Windows**

Comments:

(1) Master bedroom window will not shut completely. The right latch will not engage. A qualified contractor should be consulted for correction.

(2) Security sensors interfere with window opening.

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☑	☐	☐	☐	**I. Stairways (Interior and Exterior)**

Comments:

☑	☐	☐	☐	**J. Fireplaces and Chimneys**

Fireplace Present: Yes

Comments:

The fireplace and chimney should be inspected and cleaned by a qualified chimney sweep prior to first use. It should be inspected annually.

This cleaning and inspection should cover the following items at a minimum:

Sweeping the fireplace, checking the firebox, liners, smoke chamber and flue, chimney exterior and inspecting the appliance for proper clearances.

Recommendations for proper operation or replacement of equipment and necessary repairs to equipment or structure.

A video inspection of masonry chimneys should be performed if there is any evidence of structural integrity problems.

A qualified chimney sweep should be retained for this inspection and cleaning.

☑	☐	☐	☐	**K. Porches, Balconies, Decks and Carports**

Appurtenance: Patio with cover

Comments:

☐	☐	☑	☐	**L. Other**

Flatwork present: Driveway, Sidewalk, Patio

Flatwork material: Concrete

Comments:

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II. Electrical Systems

☐ ☐ ☐ ☑ **A. Service Entrance and Panels**

Panel Location: Interior
Panel Type: Circuit breakers, GFCI Breakers, AFCI Breakers, Service entrance and distribution
Panel Capacity: 200 AMP
Electrical Service Type: Below ground
Main Disconnect: Single throw
Service Entrance Conductor Material: Aluminum
Antioxidant paste present on aluminum conductor terminations?: Yes
Comments:
(1) Excessive gap between distribution panel and wall cladding. This is a fire hazard. A qualified contractor should be consulted for correction.

(2) The main electrical service and distribution panel is located inside the structure in the garage. This is for information only.

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☑ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices and Fixtures**

GFCI receptacle protection-Kitchen counter receptacles: Yes
GFCI Receptacle Protection -All bathrooms: Yes
Smoke Alarm-Living space of each level: Yes.
Smoke Alarm-Outside each sleeping area.: Yes.
Smoke Alarm -Each Sleeping Room: Yes.
Grounding System visible?: Yes
GFCI receptacle protection -garage receptacles: Yes.
GFCI receptacle protection-Exterior receptacles: Yes.

Comments:

(1) Smoke detectors are installed and operational in all required locations.

Smoke detectors should be installed in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.

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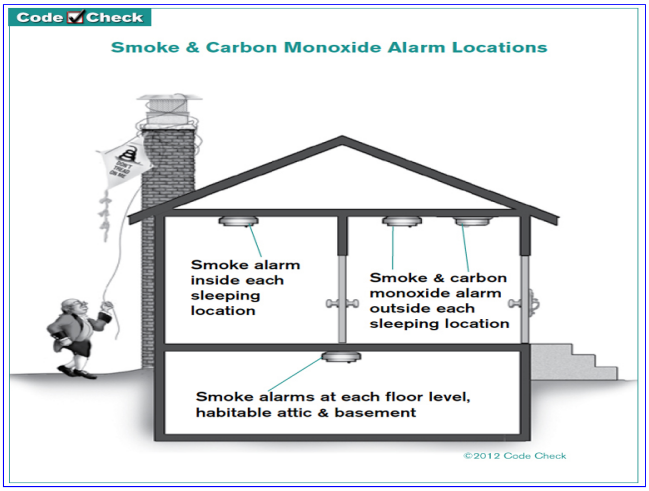

(2) Ground Fault Circuit Interrupters (GFCI)

The purpose of GFCI is as a safety device designed to protect humans from electrocution hazards at any place where they are likely to be in prolonged direct contact with electrical devices, especially those devices with motors. They also protect from electrocution hazards near open water receptacles such as sinks, tubs and pools. GFCI protection should be installed and operational for all plug receptacle outlets serving kitchen counters, bathrooms, garages, pool areas and exterior locations. As a homeowner, you should become familiar with the location of all such devices and test their operation on a regular basis. Any failures should be corrected by a qualified electrician immediately. GFCI devices come in several varieties including combination plug receptacle/GFCI, standalone GFCI and circuit breaker/ GFCI. See the images for examples.

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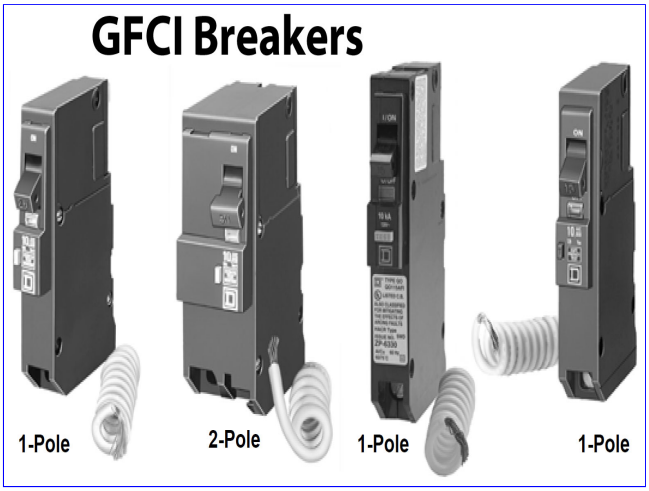

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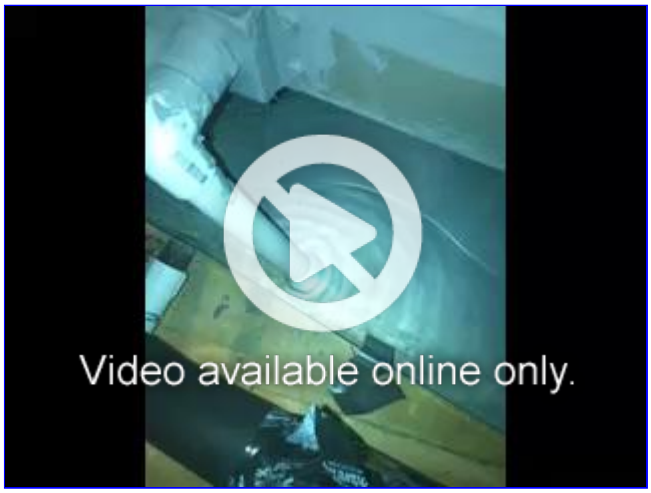
III. Heating, Ventilation and Air Conditioning Systems

☑ ☐ ☐ ☐ **A. Heating Equipment**

Number of Heat Systems: Two
Heat Type: Natural Gas fueled Central Furnace
Comments:

☐ ☐ ☐ ☑ **B. Cooling Equipment**

Equipment Disconnect present at condensor?: Yes
Cooling Equipment Type: Split Central Air Conditioning System(s)
Number of Air conditioning units or systems: Two
Manufacturer of Central Unit(s): CARRIER
Comments:
(1) The secondary condensate drain pan has water in it. This indicates a problem with either the primary drain or the air-conditioner evaporator. A qualified HVAC technician should be consulted for evaluation and correction.



(2) There are depressions underneath both secondary condensate drain line discharges. This indicates recent condensate discharge from both air-conditioner evaporator units. A qualified HVAC technician should be consulted for an evaluation of both units.

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(3) The air-conditioner temperature differential was measured at the return and supply registers and found to be within acceptable parameters. This is for information only.
(4) Air conditioning condenser unit dataplate for information only. This unit was manufactured in 2016

Expected service life of condenser units is 10-15 years although some units remain in service for much longer. Regular maintenance may increase service life.

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I	NI	NP	D

(5) Air conditioning condenser unit dataplate for information only. This unit was manufactured in 2016

Expected service life of condenser units is 10-15 years although some units remain in service for much longer. Regular maintenance may increase service life.

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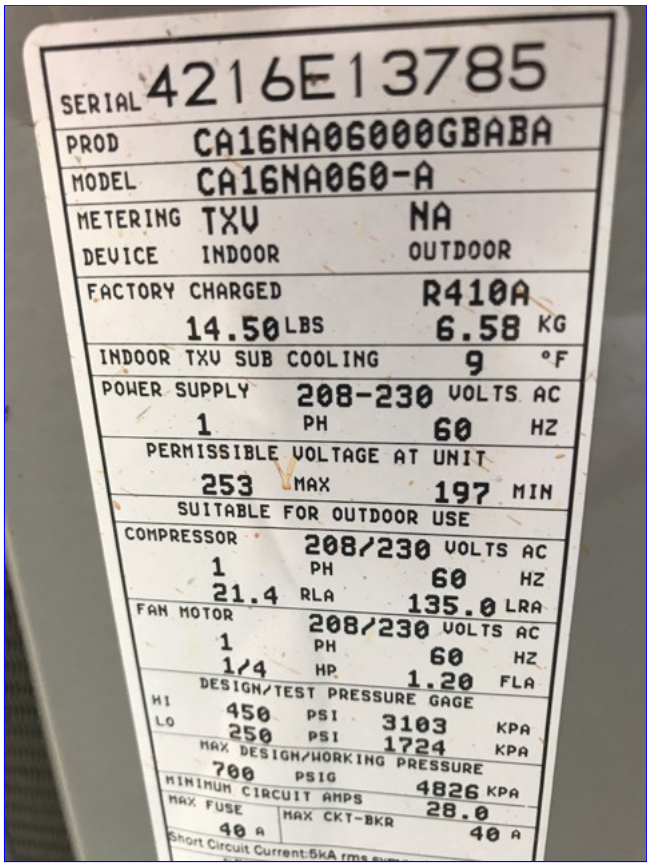
I	NI	NP	D



(6) Air conditioner evaporator data plates. Units manufactured in 2016 and 2016. Expected service life of evaporator units is 7 to 11 years although some units may remain in service for much longer. Regular maintenance may increase service life.

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I	NI	NP	D

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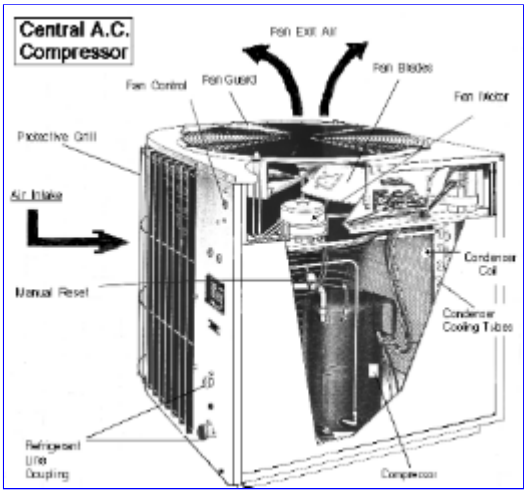
I	NI	NP	D

(7) Your home has a split system air conditioning system. The unit outside is the condenser. I recommend the following annual checks before the start of cooling season (March or April in Houston)

- Inspect unit for proper refrigerant level and adjust if necessary
- Clean dirt, leaves and debris from inside cabinet
- Inspect base pan for restricted drain openings - remove obstructions as necessary
- Inspect coil and cabinet - clean as needed
- Inspect fan motor and fan blades for wear and damage - on older models lubricate as needed
- Inspect control box, associated controls/accessories, wiring and connections. Controls may include contactors, relays, circuit boards, capacitors, sump heat and other accessories. All control box and electrical parts should be checked for wear or damage.
- Inspect compressor and associated tubing for damage

I suggest a qualified air conditioning contractor to perform these tasks.



(8) The components of your heating and cooling system that are located inside your home (usually in the attic in Houston) should be inspected twice each year just prior to the cooling and heating seasons.

Here are some items that should be completed during these inspections:

- Inspect and clean blower assembly (includes blower housing, blower wheel and motor)
- On older models, lubricate motor and inspect and replace fan belt if needed

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

I	NI	NP	D

- Check combustion blower housing for lint and debris and clean as necessary
- Inspect evaporator coil, drain pan and condensate drain lines. Clean as needed
- Inspect for gas leaks in gas furnaces
- Inspect burner assembly - clean and adjust as needed
- Inspect ignition system and safety controls - clean and adjust as needed
- Inspect heat exchanger or heating elements
- Inspect flue system - check for proper attachment to the furnace, any dislocated sections, and for signs of corrosion. Replace if necessary.
- Inspect control box, associated controls, wiring and connections
- Clean or replace air filters
- Inspect conditioned airflow system (ductwork) - check for leaks

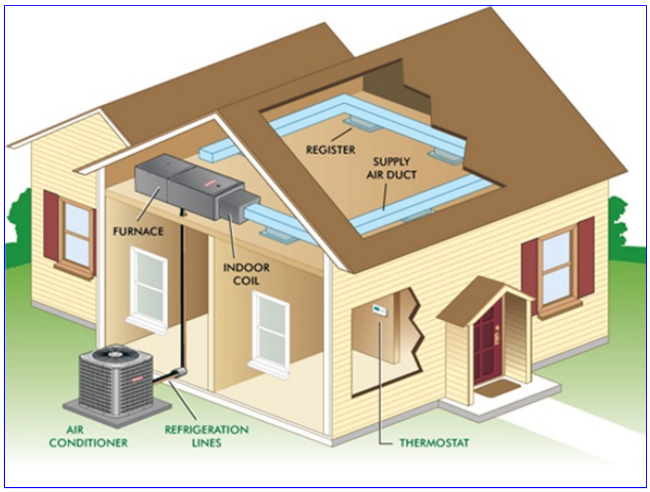
WHILE YOUR SYSTEM IS OPERATING

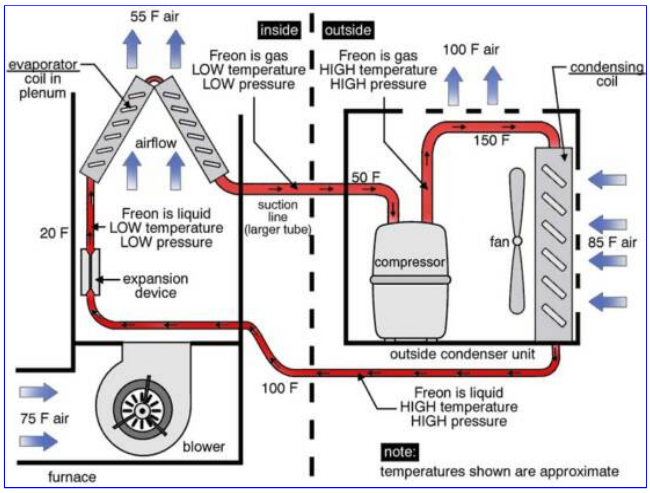
- Monitor system starting characteristics and capabilities
- Listen for abnormal noise
- Search for source of unusual odors
- Monitor air conditioning and heat pump systems for correct refrigerant charge
- Measure outdoor dry bulb temperature
- Measure indoor dry and wet bulb temperature
- Measure high and low side system pressures
- Monitor gas furnace for correct line and manifold gas pressure - make adjustments as needed
- Measure temperature rise and adjust airflow as needed
- Check vent system for proper operation
- Monitor system for correct line and load volts/amps

I recommend you retain the services of a qualified HVAC contractor for these inspections.

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

I	NI	NP	D





(9) The black hose connection at the bathroom lavatory is the primary air conditioning condensate drain. This lavatory should be monitored for clogging in the trap as a clog here could result in flooding due to continuous condensate flow from the air conditioning system. This is for information only.

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(10) The open PVC pipe is the primary condensate drain cleanout. The primary condensate drain line is prone to organic growth which will clog the drain. It is recommended that it be cleaned every three months by introducing a cleaning agent such as white distilled vinegar or chlorine bleach. If bleach is used be sure the air conditioner operates continuously for several hours after introduction of the bleach.

Open AC drain cleanouts allow cold air to escape, resulting in a loss of efficiency. Also, open cleanouts lose the advantage of slightly pressurizing the drain line, which aids in keeping it clean. A cap may be purchased for this open cleanout. Do not glue it in place as it must remain removable for the quarterly cleaning.

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I	NI	NP	D

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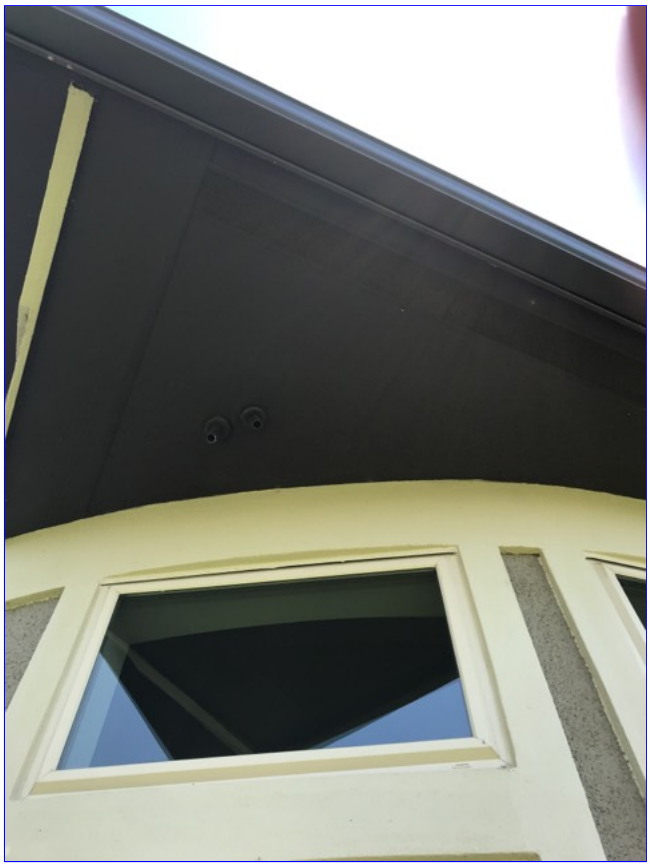
I	NI	NP	D

(11) The pipes in the soffit are the secondary condensate drain for the air conditioning system. Water emitting from these drains indicates a problem with the primary drain system. If water is seen, a qualified contractor should be consulted for correction. This is for information only.



☑ ☐ ☐ ☐ **C. Duct Systems, Chases and Vents**

Comments:

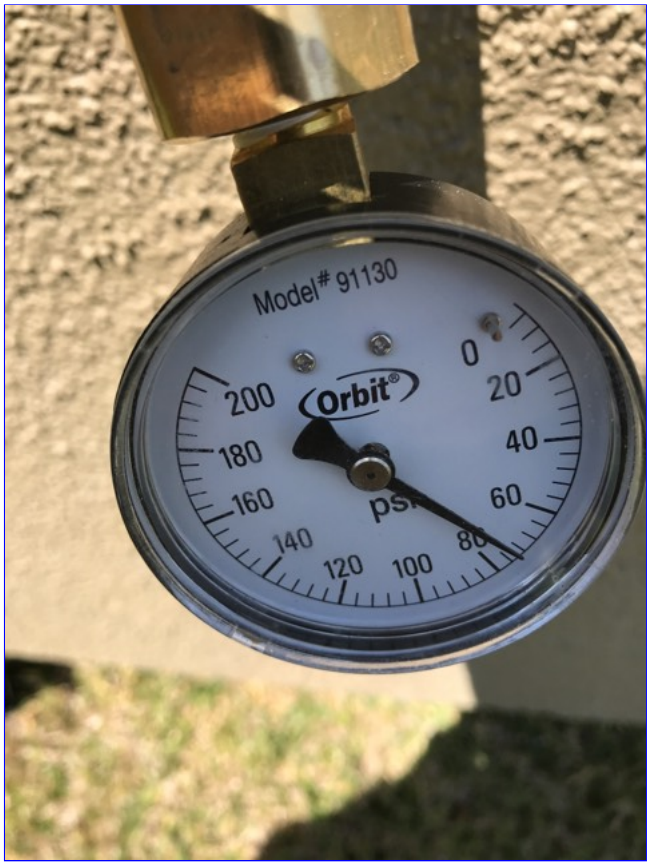
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

IV. Plumbing System

☑ ☐ ☐ ☐ **A. Plumbing Supply, Distribution System and Fixtures**

Homeowner Shut Off Valve Location: Exterior, West Side
Static Water Pressure: 75 psi
Water Meter Location: Utility Easement-Street
Comments:
(1) Static water pressure checked at hose bibb closest to water supply entry into the structure.



(2) The water meter is located at the utility easement at the street. The water meter is not running at the time of inspection. A running meter with all water sources turned off may indicate a leak and should be investigated.

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I	NI	NP	D

(3) The homeowner's water supply shutoff valve is located outside outside on the west side of the structure.

☑ ☐ ☐ ☐ **B. Drains, Waste and Vents**

Comments:

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Location of Water Heater: Attic

WH Manufacturer: STATE

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

I	NI	NP	D

Water Heater Capacity: 2 X 40 Gallon
Water Heater Power Source: Natural Gas
Comments:
(1) Water heater dataplate(s). Unit(s) manufactured in 2016.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

1)Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

2)Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3)Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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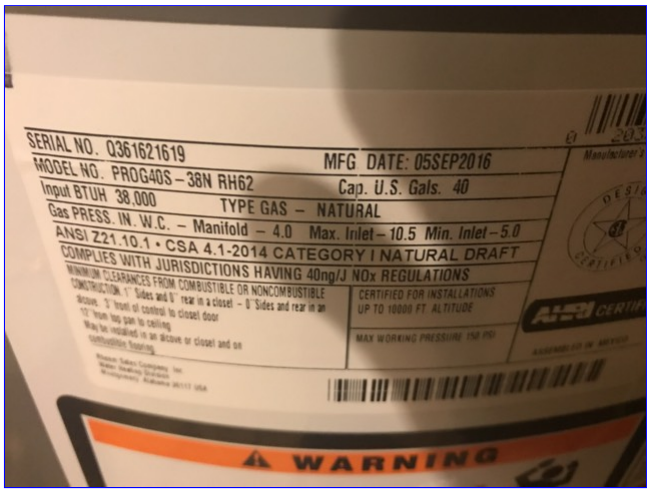

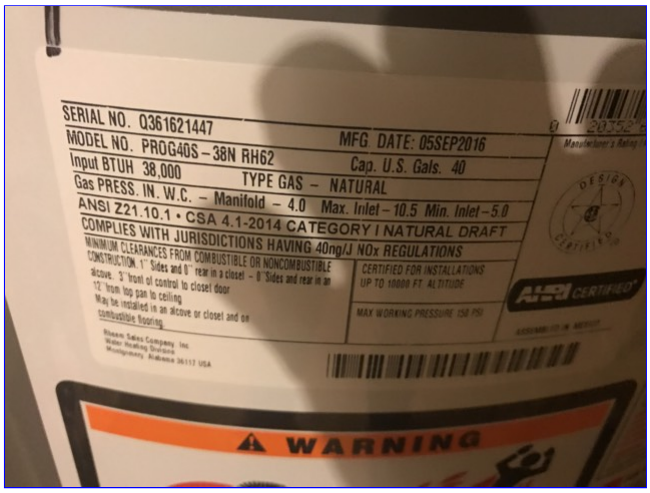

(2) There are three drain pipes on the east side of the house. These are the temperature and pressure relief and overflow drains for the water heater. Water emitting from any of these drains indicates a problem with the water heater(s). This is for information only.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

The hydrotherapy tub in the master bathroom was operated and found to be satisfactory. The GFCI device which protects the hydrotherapy tub is located in the master toilet room.

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

I	NI	NP	D

☐ ☐ ☐ ☑ **E. Other**

Natural Gas Service to Laundry Area?: Yes

Exterior Gas Stub Out?: Yes

Comments:

(1) Laundry natural gas outlet should be capped when not connected to an appliance. A qualified plumber should be consulted for correction.

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I	NI	NP	D

(2) Exterior gas outlet should be When there is not an appliance attached. The qualified plumber should be consulted for correction.

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

I	NI	NP	D

V. Appliances

☑ ☐ ☐ ☐ **A. Dishwasher**

Dishwasher Manufacturer: GENERAL ELECTRIC
Dishwasher Means of Disconnect: Switch
Comments:
(1) The dishwasher was operated through a full cycle and no deficiencies were noted.
(2) The dishwasher is switched as the means of disconnect. This is for information only.
(3) The small device to the right of the sink faucet is the dishwasher air gap. It provides protection against the backflow of contaminants into the dishwasher. The cutout should face the sink so that any water emanating from the device drains into the sink. This is for information only.

☐ ☐ ☐ ☑ **B. Food Waste Disposers**

Disposer Manufacturer: IN SINK ERATOR
Comments:
The food disposal is noisy during operation. A qualified contractor should be consulted for correction.

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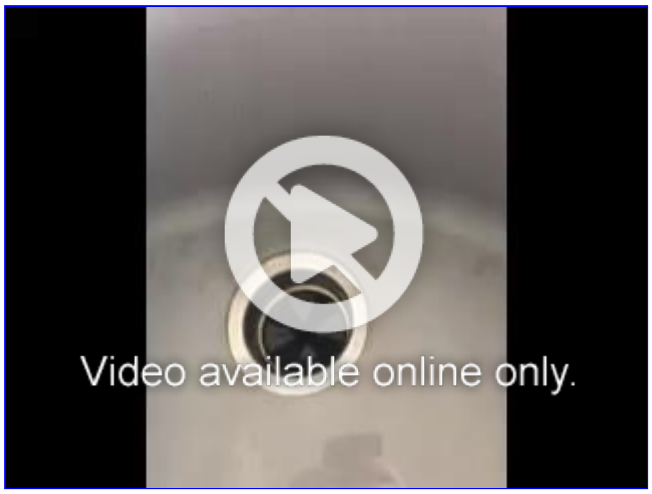
I	NI	NP	D



☑ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

Cooktop Exhaust Manufacturer: Other Manufacturer

Comments:

☐ ☐ ☐ ☑ **D. Ranges, Cooktops and Ovens**

Cooktop Manufacturer: GENERAL ELECTRIC

Oven Manufacturer: GENERAL ELECTRIC

Freestanding Oven Anti-Tip Device Installed: N/A

Comments:

The rear left cooktop burner does not have complete flame. A qualified technician should be consulted for correction.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: GENERAL ELECTRIC

Comments:

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

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

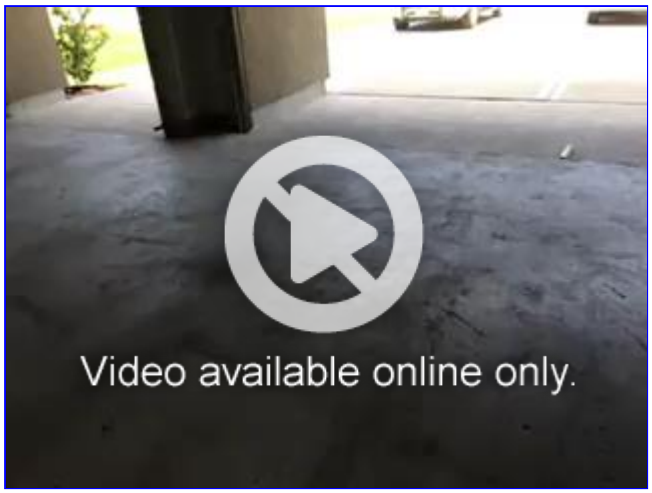
I	NI	NP	D	
☑	☐	☐	☐	**G. Garage Door Operator(s)**

Garage Door Type: Two automatic

Garage Door Operator Manufacturer: GENIE

Comments:

(1) The sensors are in place for garage door(s) and will reverse the door.



(2) Both Garage Doors will reverse when met with resistance.

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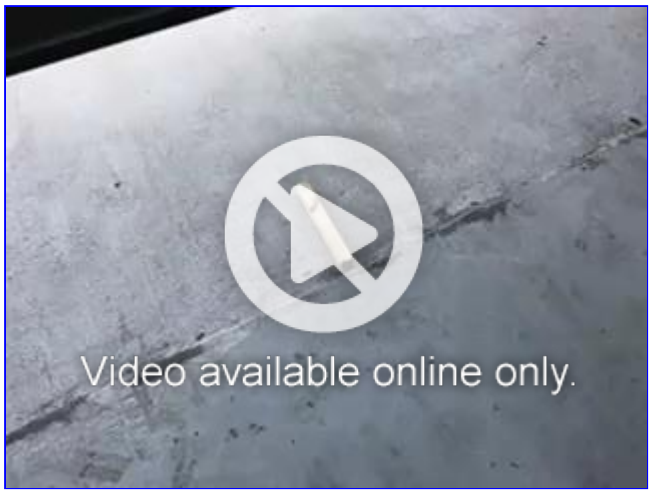

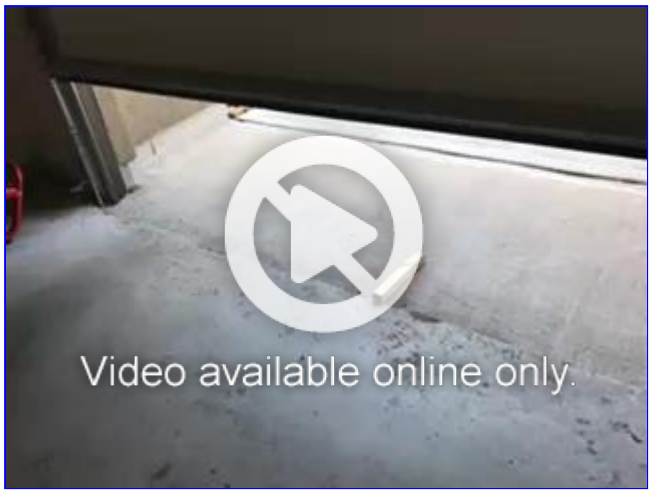

☑ ☐ ☐ ☐ **H. Dryer Exhaust System**

Clothes Dryer Vent: Yes

Comments:

☐ ☐ ☑ ☐ **I. Other**

Comments:

Spot On Inspection, PLLC

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