



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



# PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Eric Cantu	
	(Name of Client)	
<b>Concerning:</b>	17247 Mitchell Pass Ln, Humble, TX, 77346	
	(Address or Other Identification of Inspected Property)	
<b>By:</b>	David Jones (# 22116) Charles Rowden (# 22155)	2-13-2020
	(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](http://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 manufacturers 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 sellers 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 inspectors 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 clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

(512) 936-3000



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**

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* post tension slab

*Comments:*

The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

In our opinion, the foundation was functioning as intended at the time of the inspection.

**B. Grading and Drainage**

*Comments:*

The grading of the property appeared to be adequate for the shedding of water away from the house. No evidence of water penetration was noted to the interior walls or floors of the house at the time of the inspection.

**C. Roof Covering Materials**

*Types of Roof Covering:* asphalt-fiberglass shingles

*Viewed From:* roof surface (walked)

*Comments:*

The asphalt-fiberglass shingle roof was moderately worn and appeared to be in adequate working condition at the time of the inspection.

Some of the shingles were damaged.

Caulking was deteriorated at several nail head locations, were exposed to the elements and showing signs of rust corrosion. As the nail rusts, its diameter shrinks but the original hole stays the same size. Possibly creating a direct path for water to enter the attic.

Nails were backed out or driven through shingles in one or more locations. These are known to be leak points in a roof system.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.



Damaged shingles



Damaged shingle



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Damaged shingle



Nail driven through shingle



Nail backed out through shingle



Nail not caulked/showing rust corrosion



Nails not caulked/showing rust corrosion



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**D. Roof Structures and Attics**

*Viewed From:* inside attic (some areas inaccessible -- framework/no walkway)

*Approximate Average Depth of Insulation:* 8" - 10"

Blown insulation

*Comments:*

There were no visible deficiencies at the time of the inspection.

Note: It is recommended to insulate an attic space to the common industry standard of R-38 which is about 10 to 14 inches of insulation depth. However, insulation depth requirements vary depending on insulation type, brand or style and may not need to meet the 10 to 14 inch standard.



Blown insulation (approximately 8-10 inches)

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

*Comments:*

There was minor damage to the exterior wall covering in several areas.

There were cracks in the brick/stone above the windows in several locations. Possibly due to a sagging header/lintel that supports the brick above the garage door opening and did not appear to be structurally concerning/significant at the time of inspection.



Minor damage



Minor damage



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Crack in the brick/rusted header/lintel (right exterior wall)



Crack in the brick/rusted header/lintel (right exterior wall)



Crack in the brick/rusted header/lintel (left exterior wall)



Cracks in the brick/rusted header/lintel (left exterior wall)



Cracks in the brick/rusted header/lintel (left exterior wall)

I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

There were several cracked/damaged floor tiles in the master bathroom.



Cracked/damaged floor tiles (master bathroom)

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

*Comments:*

Door to the half bathroom and front bedroom were observed self-opening/closing. Possibly due to door was not level/plumb in jamb.

Note: Rear exterior door was keyed on the inside. Possibly hindering emergency egress.



Keyed on the inside (rear exterior door)



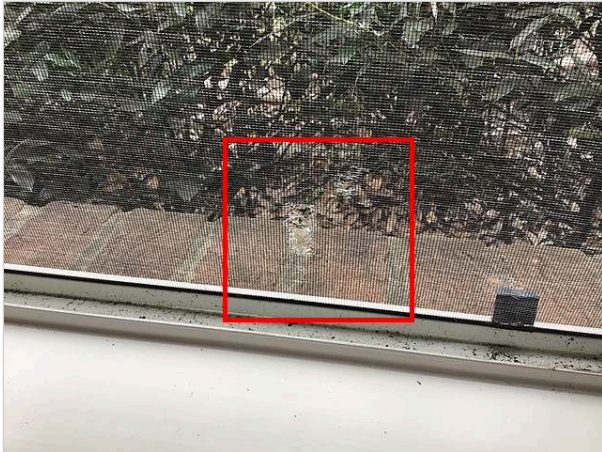
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**H. Windows**

*Comments:*

Windows were double pane construction and inspected for function such as open, close, and locking mechanisms. The following deficiencies were identified at the time of inspection. The balances on several of the windows were broken/defective.

One or more screens were damaged. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).



Damaged screen (dining room)



Broken/defective balance (dining room)



Broken/defective balance (half bathroom)



Broken/defective balance (second floor hall window)



Broken/defective balance (hall bathroom)



Broken/defective balance (front bedroom)



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

*Comments:*

There were no visible deficiencies to the stairway(s) at the time of the inspection.



Lower stairway



Upper stairway

**J. Fireplaces and Chimneys**

*Comments:*

There were no visible deficiencies at the time of the inspection.



Gas lit for inspection

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

*Comments:*

There were no visible deficiencies at the time of the inspection.

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L. Other

Comments:

There were signs of previous leaks (staining) to the cabinet below the kitchen sink.



Signs of previous leaks (kitchen)



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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

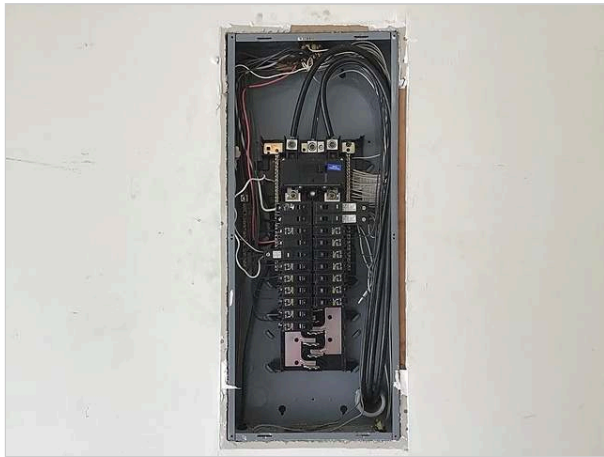
*Comments:*

The underground electrical service entered a Square D panel box located in the garage.

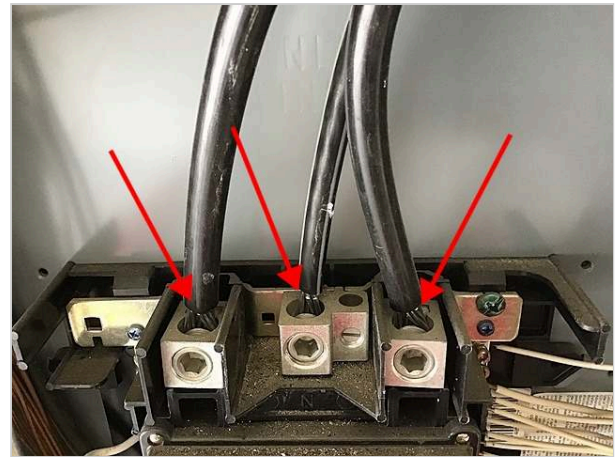
Main Disconnect: 125 Amps

Service Conductor: Aluminum (1/0 AWG)

No anti-oxidant was present on the aluminum service wire ends. Anti-oxidants should be applied to aluminum conductor terminations beneath the tension screws in the distribution panel board(s). However, not all aluminum wire manufacturers require the use of an anti-oxidant compound.



Panel cover removed for inspection



No anti-oxidant present

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

*Type of Wiring:* copper

*Comments:*

Ceiling receptacle in the garage was not on GFCI (ground fault circuit interrupter). The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

The smoke alarms were not tested as there was a security system installed in the house at the time of the inspection. Activating the alarms(s) could falsely alert emergency responders.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Type of Systems: forced-air

Energy Sources: gas

Comments:

Make: Carrier

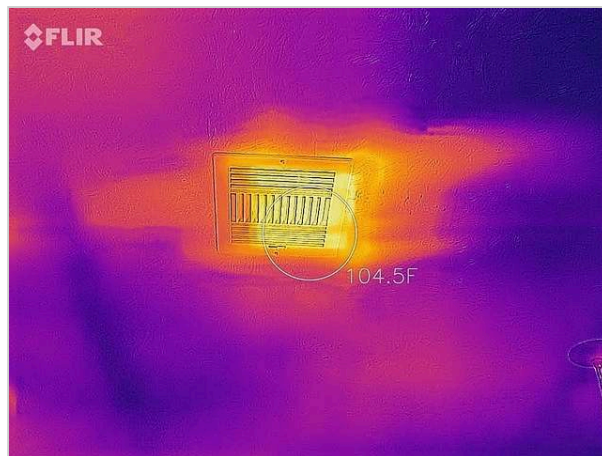
Year: 2006

BTUH: 71,000

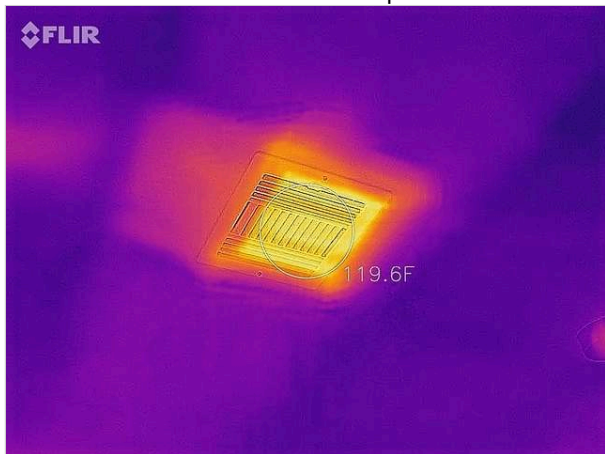
The heating unit was functioning properly at the time of the inspection.



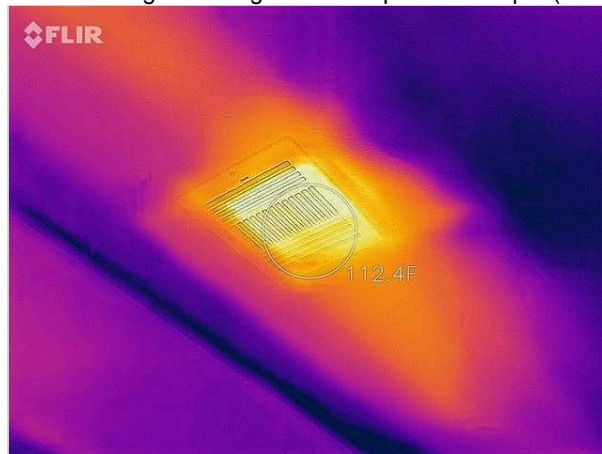
Burners viewed for inspection



Thermal showing 100+ degrees of temperature output (kitchen)

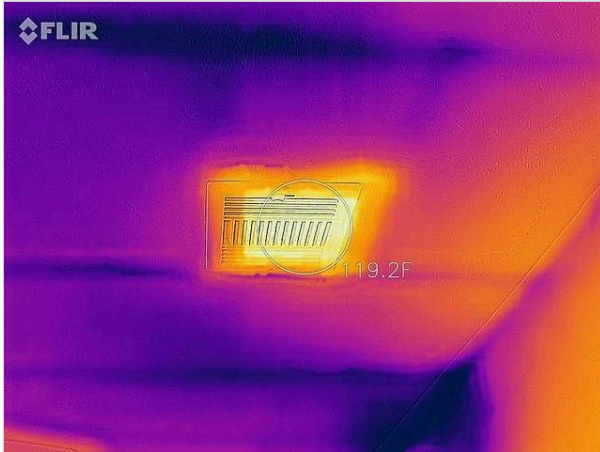


Thermal showing 100+ degrees of temperature output (dining room)

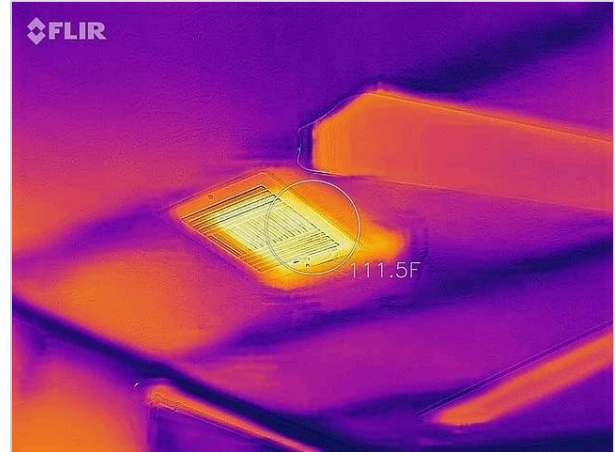


Thermal showing 100+ degrees of temperature output (living room)

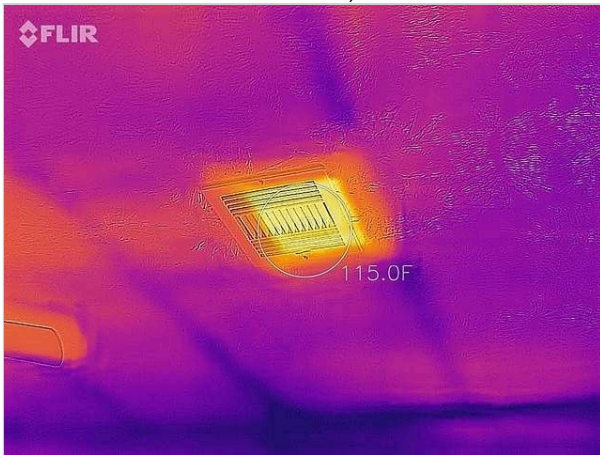
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Thermal showing 100+ degrees of temperature output (front bedroom)



Thermal showing 100+ degrees of temperature output (middle bedroom)



Thermal showing 100+ degrees of temperature output (master bedroom)

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**B. Cooling Equipment**

Type of Systems: central

Comments:

(Visual Inspection only) We were unable to run the unit due to the outside temperature being too cold at the time of the inspection. Operating the air conditioning unit when the outside temperature has been below 60 degrees in the previous 24 hours can cause severe damage to the compressor.

Make: Carrier

Year: 2006

Refrigerant: R410A

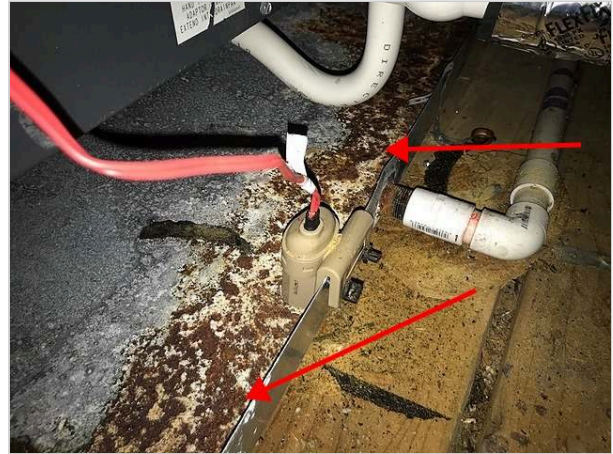
There was rust in the secondary drain pan. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.



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AC unit



Rust in the pan

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

*Comments:*

Ducts in the attic space were in contact with other duct and the gas line.. Points of contact between ducts has been known to create condensation in the attic space and the gas line connection to the furnace unit should not have any weight bearing down on it. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units or components in the attic space.



In contact with other duct



In contact with the gas line



I	NI	NP	D
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### IV. PLUMBING SYSTEM

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: front yard*

*Location of water meter supply valve: right side*

*Static water pressure reading: 60 - 70 psi*

*Comments:*

The visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of CPVC.

At the time of this inspection, there were no visible deficiencies identified.



Water meter location



Water meter supply valve



Static water pressure (60-70 psi)



**B. Drains, Wastes, and Vents**

*Comments:*

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC.

At the time of this inspection, the following deficiencies were identified:

Hall bathtub was slow to drain.



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Slow to drain (hall bathtub)

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**C. Water Heating Equipment**

*Energy Sources:* gas

*Capacity:* 40 gal.

*Comments:*

Make: Kenmore

Year: 2014

Location: attic

Measured water temperature (kitchen sink): 128.3 degrees.

The water heater was performing as intended at the time of the inspection.

Relief valve was not tested (unit in the attic).



Unit in attic



Hot water temperature at the kitchen sink (128.3 degrees)

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*

Gas valve in the utility room was not properly capped.



Not properly capped (utility room)



I	NI	NP	D
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**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

The dish washing unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

The Samsung unit was functioning properly at the time of the inspection.

The drain line was not properly looped (no visible air-gap).



Functioning properly



Not properly looped

**B. Food Waste Disposers**

*Comments:*

The food waste disposer was functioning as intended at the time of the inspection.



Functioning as intended

I	NI	NP	D
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**C. Range Hood and Exhaust Systems**

*Comments:*

The recirculating unit was functioning properly at the time of inspection (microwave combination unit).

Note: The recirculating range exhaust was installed over a gas cooktop. Gas stoves and cooktops DO NOT REQUIRE exterior ventilation. Remember, an exhaust fan is meant to remove cooking odors from the kitchen, not to remove the byproducts of combustion. However, it is advised that a carbon monoxide detector is installed in close proximity to the unit.



Functioning properly

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

*Comments:*

The oven was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

The Samsung unit was performing as intended at the time of the inspection.

There was no anti-tip device installed for the oven at the time of inspection.



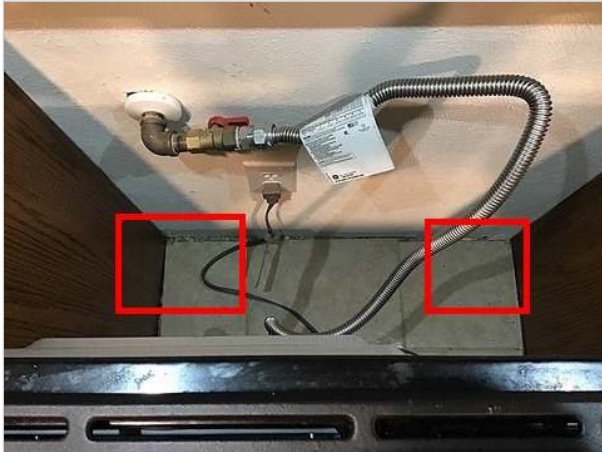
Performing as intended



Oven thermometer showing +/-350 degrees



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No anti-tip device

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**E. Microwave Ovens**

*Comments:*

The Samsung unit was functioning properly at the time of the inspection.



Functioning properly

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

The unit(s) were functioning properly at the time of the inspection.

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*

The Chamberlain unit was functioning properly at the time of the inspection.

Manual door lock had not been disabled. Not disabling the door lock for the garage has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.



Functioning properly



Door lock not disabled

**H. Dryer Exhaust Systems**

*Comments:*

The dryer exhaust had excessive lint buildup and needed to be cleaned.



Needed to be cleaned



Needed to be cleaned

**I. Other**

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

**F. Other**

*Comments:*

## SUMMARY:

*This summary provides a simplified overview of the results of the Thursday, February 13, 2020 inspection at 17247 Mitchell Pass Ln, Humble, TX 77346. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

### I. STRUCTURAL SYSTEMS

#### C. Roof Covering Materials

- Some of the shingles were damaged.
- Caulking was deteriorated at several nail head locations, were exposed to the elements and showing signs of rust corrosion. As the nail rusts, its diameter shrinks but the original hole stays the same size. Possibly creating a direct path for water to enter the attic.
- Nails were backed out or driven through shingles in one or more locations. These are known to be leak points in a roof system.

#### F. Ceilings and Floors

- There were several cracked/damaged floor tiles in the master bathroom.

#### H. Windows

- The balances on several of the windows were broken/defective.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### C. Duct Systems, Chases, and Vents

- Ducts in the attic space were in contact with other duct and the gas line.. Points of contact between ducts has been known to create condensation in the attic space and the gas line connection to the furnace unit should not have any weight bearing down on it. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units or components in the attic space.

### IV. PLUMBING SYSTEM

#### B. Drains, Wastes, and Vents

- Hall bathtub was slow to drain.

#### E. Other

- Gas valve in the utility room was not properly capped.

### V. APPLIANCES

#### D. Ranges, Cooktops, and Ovens

- There was no anti-tip device installed for the oven at the time of inspection.

#### G. Garage Door Operators

- Manual door lock had not been disabled. Not disabling the door lock for the garage has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.