



RESIDENTIAL INSPECTION REPORT

12463 Mooremeadow Ln
Houston TX 77024

Dayna Owens
APRIL 12, 2019



Inspector

Jeff Marquardt

TREC #22619, TPCL #777553, MAT #1244

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PROPERTY INSPECTION REPORT

Prepared For: Dayna Owens
(Name of Client)

Concerning: 12463 Mooremeadow Ln, Houston TX 77024
(Address or Other Identification of Inspected Property)

By: Jeff Marquardt - TREC #22619, TPCL #777553, MAT #1244 04/12/2019 3:00 pm
(Name and License Number of Inspector) (Date)

Greg Bryan TREC#3608
(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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders 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

Type of Building: Detached, Single Family

Access provided by:: Seller

In Attendance: Owner

Occupancy: Furnished, Occupied

Weather Conditions: Cloudy

Temperature (approximate): 77 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I. STRUCTURAL SYSTEMS

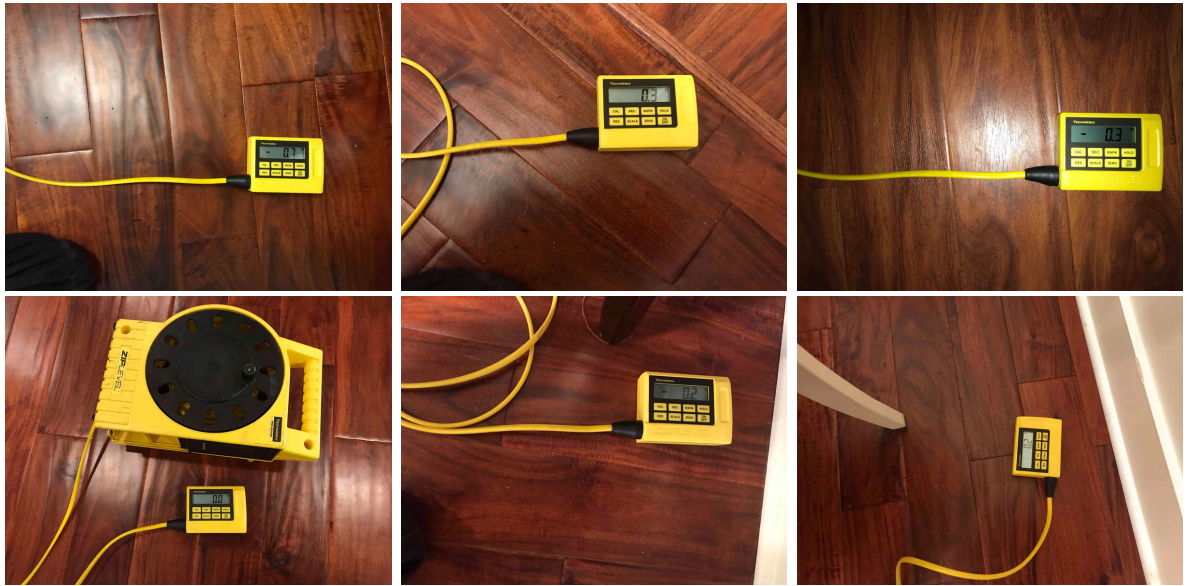
A. Foundations

Type of Foundation(s): Slab on Grade, Concrete

Comments:

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



B. Grading and Drainage

Comments:

1: Grading & Drainage: Uneven/Cracked Driveway

🚫 **Recommendation**

Uneven or Cracked driveways can be a trip hazard.

Recommendation: Contact a qualified professional.



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2: Grading & Drainage: Inadequate

⊖ Recommendation

Left Exterior

Low spots, ruts, and/or damaged sod were present at the time of inspection. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



3: Grading & Drainage: Standing Water

⊖ Recommendation

Driveway

Standing water was observed which could indicate poor drainage and/or grading. Monitoring and/or having landscaping contractor remedy drainage/grading is recommended. Grading & Drainage:

Recommendation: Contact a qualified landscaping contractor



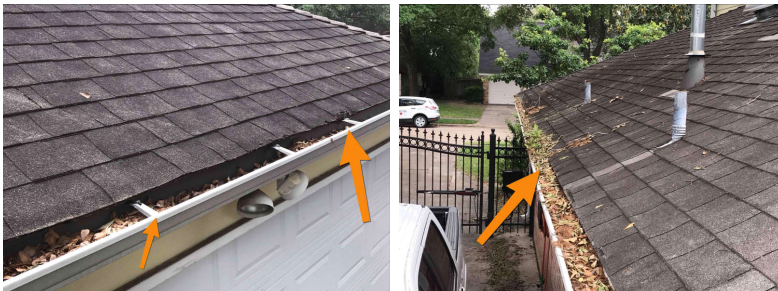
4: Gutters & Downspouts: Clogged

⊖ Recommendation

Multiple Locations

Clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

Recommendation: Contact a qualified landscaping contractor



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5: Gutters & Downspouts: Damaged

🚫 Recommendation

Right Side

Further evaluation of the gutter and drainage system is recommended.

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Ladder, The ground

Roof Access was limited: Too high, Too wet (slippery), Unsafe to access -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

Decking under Satellite Dish:

The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

1: Multiple Roof Covering Defects Observed

🚫 Recommendation

Multiple Locations

Excessive Granule Loss, Exposed Fasteners, Damaged Shingles, Replaced Shingles -

Due to multiple deficiencies with the roof covering materials further evaluation by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



Exposed Nails



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Granule Loss



2: Satellite Dish(es) on Roof

🔴 Recommendation

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



3: Tree limbs on/near roof

🔴 Recommendation

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

Recommendation: Contact a qualified tree service company.

4: Drip Edge: Drip Edge Lifted

🔴 Recommendation

The drip edge flashing was lifted. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

D. Roof Structure and Attic

Viewed From: Attic, Decked areas of attic

Approximate Average Depth of Insulation: 6 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Power ventilator, Soffit vent

Type of Insulation Material: Cellulose

Only accessible areas were entered:

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Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Pulldown stairs/ladder: Not insulated or weatherstripped

🔴 Recommendation

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Remedy as needed.

Recommendation: Contact a qualified professional.

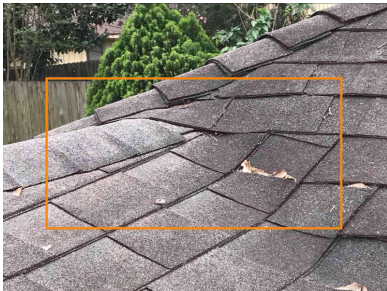


2: Pulldown stairs/ladder: Improper seal

🔴 Recommendation

The attic pull-down ladder door did not make a proper seal when closed. Adjust as needed

Recommendation: Contact a qualified professional.



3: Pulldown stairs/ladder: Missing/loose nuts and bolts

⚠️ Safety Hazard

Pulldown stairs/ladder was missing or had loose nuts or bolts. All missing/loose nuts and bolts on the attic access ladder should be tightened or replaced.

Recommendation: Contact a qualified professional.



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4: Pulldown stairs/ladder: Improper slope

▲ Safety Hazard

Attic stairs were not properly cut at bottom giving improper slope. This puts improper stress on the side rails and hinges. Remedy as needed.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

1: Exterior Masonry: Minor Brick Cracks

🔧 Maintenance Item/Note

Multiple Locations Exterior

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Contact a qualified masonry professional.



2: Exterior Masonry: Weep holes not present over openings

🔧 Maintenance Item/Note

Multiple Locations Exterior

Weep holes were not installed in brick above steel lintels over windows and/or doors. Modern practices often utilize weep holes to prevent rusting of steel lintels supporting brick. If there is visible moisture damage to steel lintels or other building materials around these openings then this condition should be evaluated by a brick mason for possible correction. Otherwise the area should be monitored periodically.

Recommendation: Contact a qualified professional.



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3: Exterior- Siding: Siding too close to roof surface

🔴 Recommendation

Multiple Locations 2nd Floor

The siding does not adequately clear the roof surface. Installation guidelines generally require 1-2 inches of clearance between the siding and the roof covering. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



4: Exterior: Siding or brick is too close to grade

🔴 Recommendation

Multiple Locations Exterior

Siding should be a minimum of 6 inches above finished grade. Brick and stone should be a minimum of 4" above grade. Remedy as needed.

Recommendation: Contact a qualified professional.



5: Exterior: Open end-to-end joints

🔵 Maintenance Item/Note

Multiple Locations Exterior

Caulk or paint was missing at open end-to-end joints in the siding. Remedy as needed.

Recommendation: Contact a qualified painting contractor.

I	NI	NP	D
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F. Ceilings and Floors

Comments:

1: Flooring: Sloped

🔴 Recommendation

2nd Floor

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

2: Flooring: Squeaky Subflooring

🔴 Recommendation

2nd Floor

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor.

Recommendation: Contact a qualified flooring contractor

G. Doors (Interior and Exterior)

Comments:

1: Door: Weatherstripping Missing or Damaged

🔴 Recommendation

Back Door

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.

2: Door Hardware: Missing Doorstops

🔧 Maintenance Item/Note

Multiple Locations

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

3: Door Hardware: Ball catch does not engage

🔴 Recommendation

Recommendation: Contact a handyman or DIY project

4: Door Hardware: Hinges Loose

🔴 Recommendation

Front Right Bedroom

Loose hinges were observed. Loose hinges can cause door to stick or eventually fall out of place. Remedy as needed.

Recommendation: Recommended DIY Project

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H. Windows

Comments:

Windows were not accessible due to furniture/storage items:

Dirty Glazing:

1: Missing/Damaged Screen(s)

🚫 **Recommendation**

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

2: Low-e coating imperfections

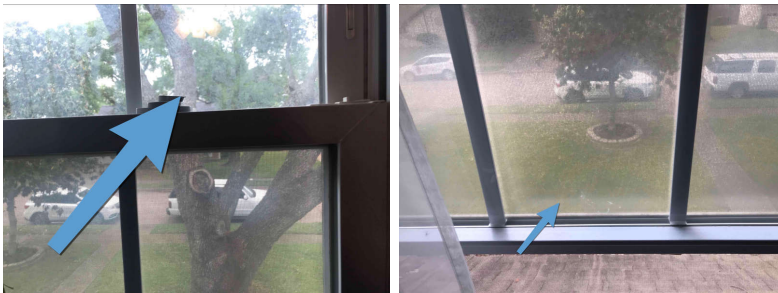
🔧 **Maintenance Item/Note**

2nd Floor Bedrooms

The low-e coating inside the window showed signs of imperfections.

Note: This condition primarily affects window clarity. It can appear as streaks on the glass or as bronze colored flecks and can (but not necessarily) be indicative of a failed seal.

Recommendation: Recommend monitoring.



3: Hardware: Missing or Damaged

🚫 **Recommendation**

Multiple Locations, For Example: Dining Room, Master Bedroom, 2nd Floor Bedroom
Window hardware was missing or damaged. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

Comments:

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1: Handrail/Guardrails: Baluster Gap Too Wide

🔴 Recommendation

The baluster space was not up to modern safety standards. The space between balusters in a handrail should not allow passage of a 4 3/8-inch sphere for child safety. The space between balusters in a guardrail should not allow passage of a 4 inch sphere for child safety. Evaluation by a qualified professional is recommended. /Guardrails

Recommendation: Contact a qualified professional.



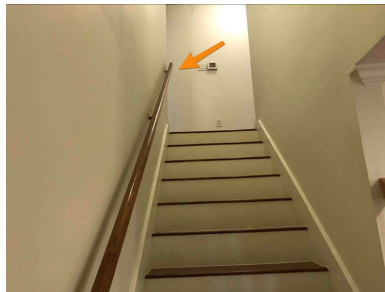
2: Handrails/Guardrails: Doesn't turn into wall

🔴 Recommendation

Stairway handrail does not turn in towards the wall at the upper end

Note: This is a safety measure to prevent an individual's clothing from getting caught on the open end of the handrail

Recommendation: Contact a qualified professional.



3: Handrail/Guardrails: Baluster/Spindle Loose

⚠️ Safety Hazard

Handrail/Guardrails balusters were loose. This could pose a safety hazard. Evaluation and fastening by a qualified professional is recommended.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

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

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1: Damper: No clip

🔴 Recommendation

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

Comments:

Unable to Determine Means of Attachment of Patio to Structure :

1: Tile Missing

🔴 Recommendation

Rear Porch

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

Service entrance cable location: Overhead

Service size: 200 Amps

1: Arc-Fault Safety Protection Missing

🔴 Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Restriction to receptacles:

Not all receptacles were accessible due to usage or furniture location.

Freezer in Garage - GFCI Not Tested:

A refrigerator/freezer is in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.

220/240 outlet not tested due to obstruction by installed washer/dryer:

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1: Receptacles: Cover Plates Damaged

🔴 Recommendation

Random Areas

One or more receptacles had a damaged cover plate. Replacement of plates is recommended.

Recommendation: Contact a qualified electrical contractor.

2: Light: Inoperable

🔴 Recommendation

Multiple Locations Interior Exterior

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

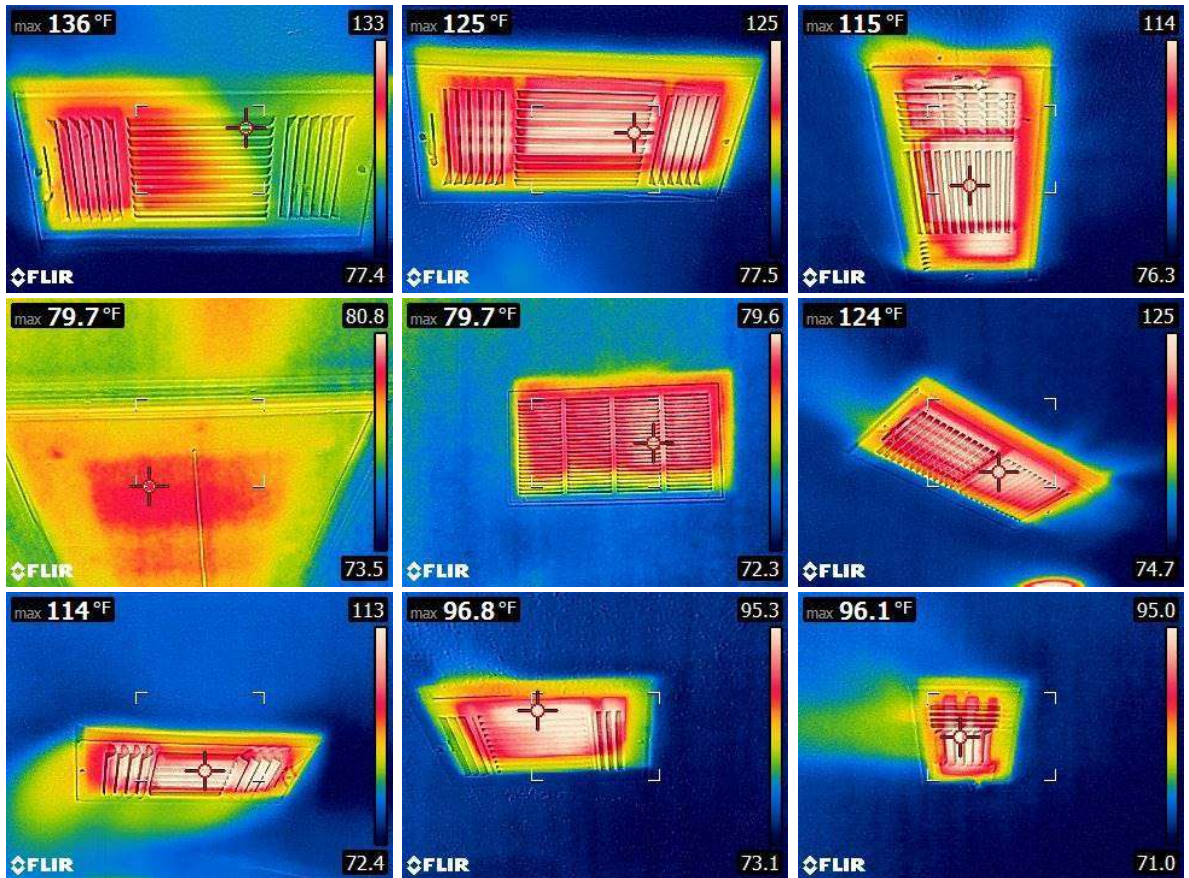
Type of System: Furnace

Energy Source: Gas

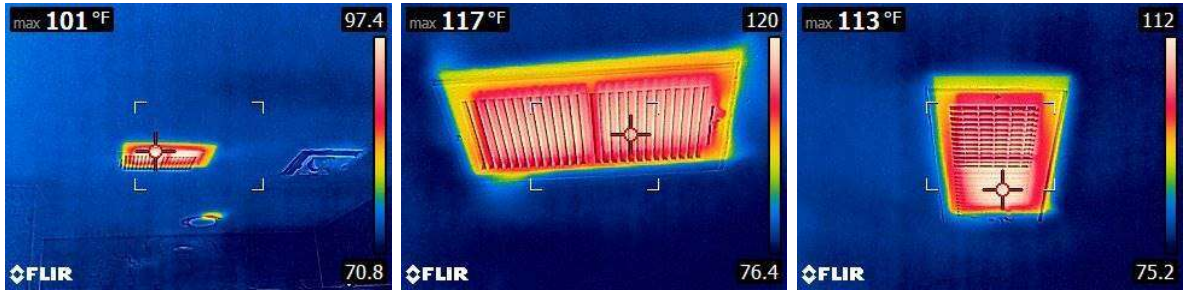
Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



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1: Gas piping: Missing Sediment Trap (Drip Leg)

🔴 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.

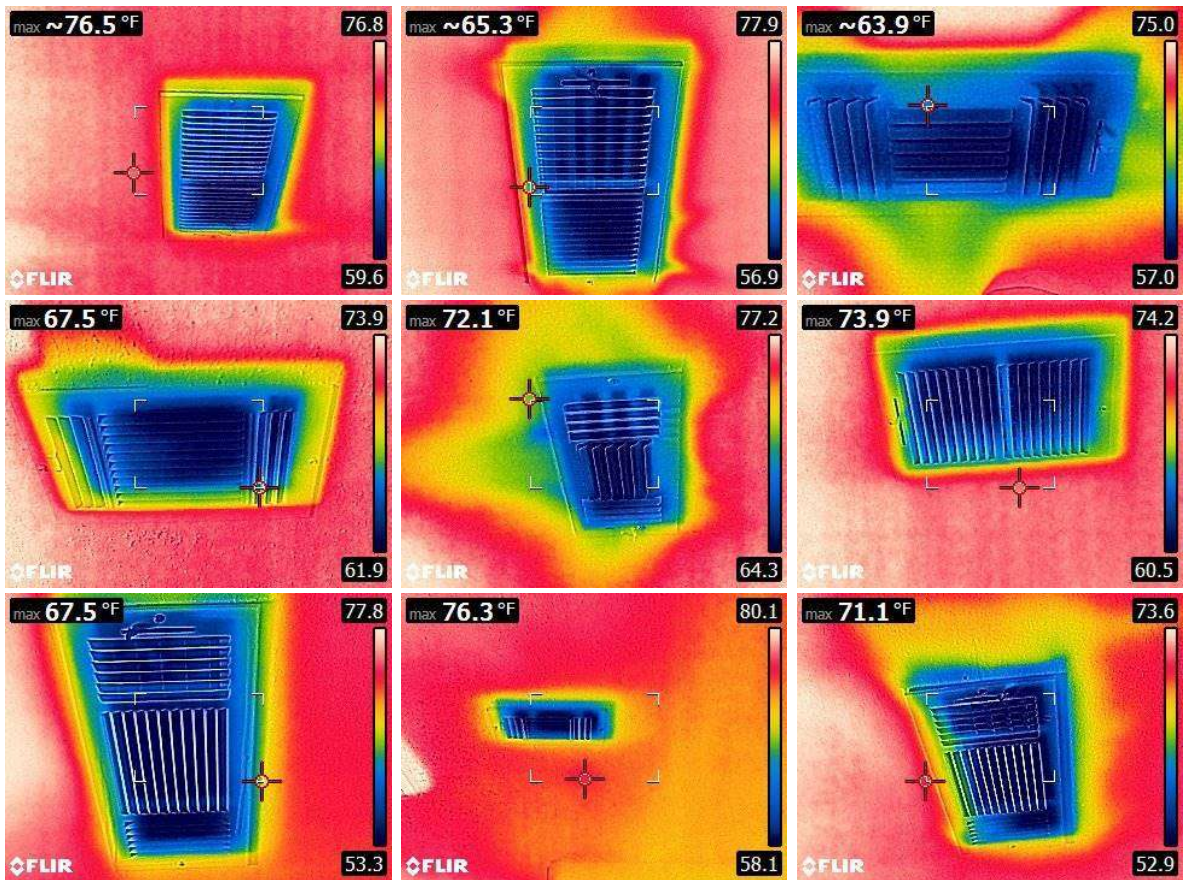
B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Older Equipment: Cooling:

Note: Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance should be considered.



Temperature difference (delta) - First Floor: 19°

Temperature difference (delta) - Second Floor: 17°

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1: Condensate system: Rusted Emergency pan

🚫 Recommendation

HVAC Equipment

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.

C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts resting on each other.

🚫 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



2: Ducts: Damaged

🚫 Recommendation

The air supply duct was damaged. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Left Side

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Static water pressure reading: 50-55 psi

Comments:

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

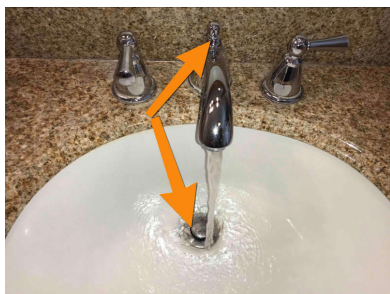
1: Fixture: Drain Stops Missing or Ineffective

🔴 Recommendation

2nd Floor Hall Bathroom Both Sinks

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



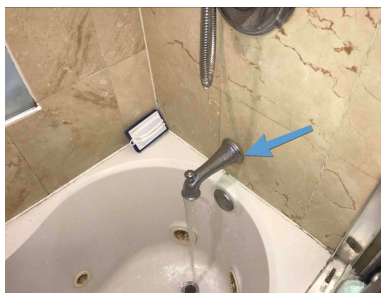
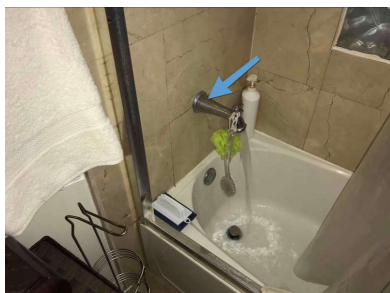
2: Fixtures: Not Sealed at Wall

🔧 Maintenance Item/Note

Hall Bathrooms, Master Bathroom

The bathtub faucet was not sealed at the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project



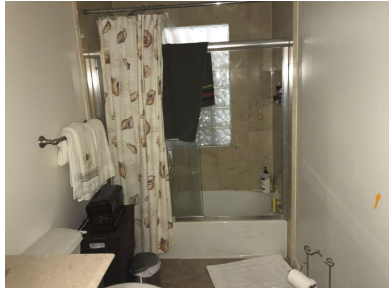
3: Shower: Door Missing

🔴 Recommendation

Hall Bathroom 1st Floor, 2nd Floor

Shower door observed to be missing. Remedy as needed.

Recommendation: Contact a qualified professional.



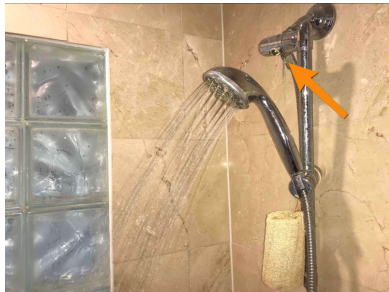
4: Shower: Showerhead leaks/sprays

🔴 Recommendation

Master Bathroom

Water leaked/sprayed around the showerhead during operation. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



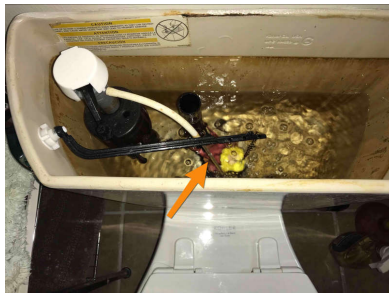
5: Toilet: Leaking fill valve

🔴 Recommendation

Master Bathroom

The fill valve inside the commode tank was leaking. Remedy as needed.

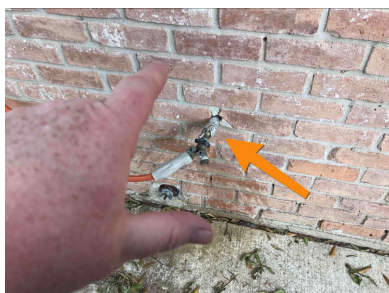
Recommendation: Contact a qualified plumbing contractor.



6: Hose bibb (outdoor faucet) Loose

🔴 Recommendation

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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B. Drains, Wastes, & Vents
Comments:

C. Water Heating Equipment
Energy Source: Gas
Capacity: 40 Gallons
Comments:
Location: Utility Room

1: Annual Maintenance Flush Needed

🚫 **Recommendation**

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

2: Gas Water Heater: Missing Sediment Trap (Drip Leg)

🚫 **Recommendation**

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.

3: Tank: Missing Drain Pan Drain Line

🚫 **Recommendation**

Recommendation: Contact a qualified professional.

4: TPR Valve Note: Replacement may be needed

🔧 **Maintenance Item/Note**

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

D. Hydro-Massage Therapy Equipment
Comments:

Hydro-Therapy Equipment Operated as Intended.:



1: No visible GFCI

🚫 **Recommendation**

No GFCI safety protection was visible for the tub motor. Identify the GFCI protection or install as needed for safety.

Recommendation: Contact a qualified professional.

V. APPLIANCES

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A. Dishwashers
Comments:

1: No Anti-Siphon Loop

🔴 Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation: Contact a qualified professional.

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:
Exhaust Hood Type: Vented

D. Ranges, Cooktops, and Ovens
Comments:
Range/Oven Energy Source: Gas
Oven/Range Were Operating As Inteded at the Time of the Inspection:



E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments: