



PROPERTY INSPECTION REPORT

Prepared For: Cable, Barbara
(Name of Client)

Concerning: 2122 Avenue K, Galveston, TX 77550
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 01/05/2021
(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 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.

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

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



Home Inspection Report

Prepared exclusively for
Gabe Darkhan



PROPERTY INSPECTED:

2122 Avenue K
Galveston, TX 77550

DATE OF INSPECTION: 01/05/2021

Inspection No. 521350-589

INSPECTED BY:

Danny Marlow
6484 Sea Isle
Galveston, TX 77554
danny.marlow@pillartopost.com
(409) 443-5694

INSPECTOR:

Danny Marlow
Lic.#: 23187
danny.marlow@pillartopost.com
(682) 459-3732

Each office is independently owned and operated

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

E. Walls (Interior and Exterior)

Comments:

- Wood and asbestos siding with wood trim (exterior). Drywall with wood trim trim (interior).
- There were multiple areas where siding was showing wood rot and various other damages. Recommend having qualified contractor evaluate the extent of damages and repair as needed for to prevent further deterioration and damages.
- There was wood rot noted at miscellaneous trim and soffit areas. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.
- There was sheetrock damage noted at wall in garage apartment.
- There were minor stress cracks noted at various windows (typically associated with settlement).
- Trim/maintain/ trees in close proximity to structure to reduce moisture related damages and premature wear of finishing materials
- There was sheetrock damage noted under multiple windows (possibly due to older windows/no weatherstripping).

F. Ceilings and Floors

Comments:

- There were multiple areas where ceilings had signs of previous staining/water damage. No moisture was detected at time of inspection with moisture meter.
- Garage ceiling does not provide adequate fire separation between the garage and the attic. A minimum of 1/2 inch gypsum board/5/8 inch type X gypsum board is recommended to be installed on the garage ceiling between the garage and the attic/all habitable rooms above the garage.

H. Windows

Comments:

- Windows are old and in various states of repair (missing weatherstripping, not opening, missing hardware). Budget for replacement in the near future.
- There were windows at garage that were noted as being broken out and boarded up.
- There was a broken window noted in upstairs back bedroom.

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

I NI NP D*

I. Stairways (Interior and Exterior)

Comments:

- Stairways were noted to be missing the required graspable type handrails. Recommend installing graspable type handrails for safety.
- Handrails should be at least 1 1/2 inches out from the wall so that you can get your hand around it, and the part that you grab should be roughly 1 1/2 inches across the top surface.
- Stairways to garage apartment was noted to be leaning/not level. Recommend having qualified contractor evaluate condition and repair as needed for safety.

K. Porches, Balconies, Decks, and Carports

Comments:

- Decks were showing moderate wear and deterioration. There were miscellaneous areas where deck handrails and deck boards were showing wood rot/damage. Recommend having qualified contractor evaluate the extent of damages and repair as needed for safety.
- End guardrails at upper balcony at front of home were loose not secured properly. Recommend immediate repairs for safety.
- Guardrail height at front upper balcony was measured at 32". Minimum height for guardrails should be 36". This is a safety hazard and should be corrected for safety.
- Side deck was noted as not having guardrails. Recommend installing guardrails for safety.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All wiring appears to be copper and in good condition.
- Further evaluation is required to determine the presence and full extent of concealed knob and tube wiring throughout house and the associated cost of removal. Knob and tube removal may be required by your insurance company.
- Smoke detectors were operating as designed but were not found in all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- There were miscellaneous open wire splices noted. Wire splices should be made in a closed junction boxes. Recommend having licensed electrician evaluate and repair as needed for safety.
- There were multiple missing cover plates at receptacles and light switches. Recommend replacing missing cover plates for receptacles and light switches for safety.
- Receptacle in upstairs bathroom was noted as being loose in the wall. Recommend securing properly for proper operation and safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchens and garage).

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

I NI NP D*

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- (1) Package unit w/ gas energy source (manufactured in 2008, downstairs).
- Heat was not coming on when called for at thermostat. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.

(1) Forced air furnace(manufactured in 2008).

- Electric energy source.
- Thermostat was not functioning properly therefore heat was not tested. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.

(JAN. 2021)
New
System
installed

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Water meter is located in back at alley.
- Main water cut off was not located, recommend asking seller for location.
- Static water pressure was 60 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- There were miscellaneous galvanized water and gas lines under home that were showing moderate to heavy rusting. Recommend having licensed plumber evaluate and repair as needed for proper operation.
- There were miscellaneous water and gas lines that were noted as not being properly supported. Recommend having licensed plumber evaluate and repair as needed.
- Faucet at garage apartment bathroom was leaking when used. Recommend repairs to prevent further damages.

E. Other

Comments:

- There were what appeared to be abandoned gas lines noted at tankless water heater area. Recommend having licensed plumber evaluate and repair/remove as needed.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

Comments:

- Oven and cook tops we're operating as designed at the time of inspection(Main house).
 - Control labeling on oven was noted as being worn and unreadable. Recommend repairs for proper operation.
 - Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.
- Oven cook tops were not functioning properly (garage apartment).
Recommend having qualified contractor evaluate and repair as needed for proper operation.
- Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

I = Inspected
I NI NP D*

NI = Not Inspected

NP = Not Present

D = Deficient

INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation is pier & beam and was performing as designed at time of inspection.
- Crawlspace was entered for inspection.

B. Grading and Drainage

Comments:

- Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation.

These downspouts were used to collect rain water



C. Roof Covering Materials

Comments:

- Asphalt shingles.
- Inspected from ground level with binoculars and from ladder at eaves.
- Drip edge flashing was showing heavy rusting at garage/apartment.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

D. Roof Structures and Attics

Comments:

- Attic was entered for inspection (insulation was approximately 8-10 inches thick at time of inspection (batt insulation)).
- Insulation is low and missing in some areas of the attic. Recommend adding more insulation to reduce energy costs and provide added comfort.
- Attic pull down ladder was noted as not being correct length to reach the floor. Recommend having proper length pull down ladder installed for safety.



This ladder
has two
2x4 extension
pieces with
wing nut + scr
connections.
~~stop~~

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

E. Walls (Interior and Exterior)

Comments:

- Wood and asbestos siding with wood trim (exterior). Drywall with wood trim trim (interior).
- There were multiple areas where siding was showing wood rot and various other damages. Recommend having qualified contractor evaluate the extent of damages and repair as needed for to prevent further deterioration and damages.
- There was wood rot noted at miscellaneous trim and soffit areas. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.
- There was sheetrock damage noted at wall in garage apartment.
- There were minor stress cracks noted at various windows (typically associated with settlement).
- Trim/maintain/ trees in close proximity to structure to reduce moisture related damages and premature wear of finishing materials
- There was sheetrock damage noted under multiple windows (possibly due to older windows/no weatherstripping).

These plants almost have all died so have been removed.



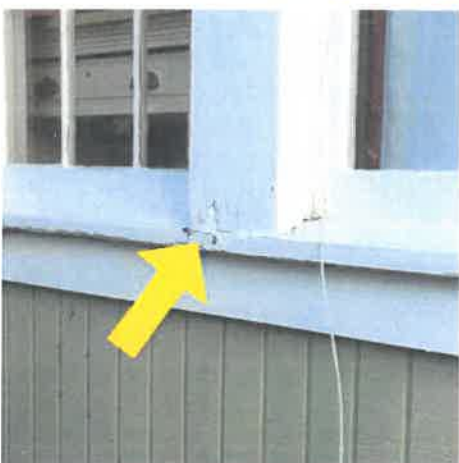
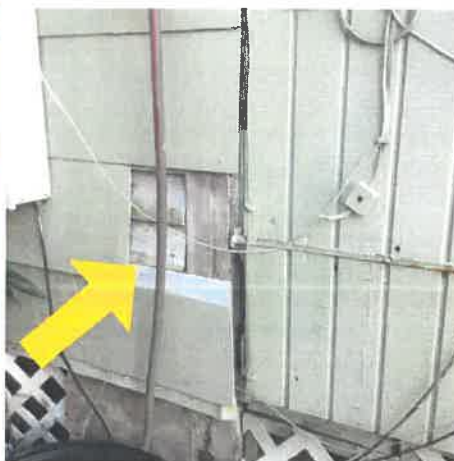
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



This hole has been patched.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



old water damage
that has been
fixed on the
outside, just
not on the
inside

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

F. Ceilings and Floors

Comments:

- There were multiple areas where ceilings had signs of previous staining/water damage. No moisture was detected at time of inspection with moisture meter.
- Garage ceiling does not provide adequate fire separation between the garage and the attic. A minimum of 1/2 inch gypsum board/5/8 inch type X gypsum board is recommended to be installed on the garage ceiling between the garage and the attic/all habitable rooms above the garage.



This is old water damage from a leak in the roof. The roof above was fixed after Hurricane Harvey w/ new flashing above in needed area and any water damage in that ~~expose~~ area was removed + repaired. This ceiling ~~was~~ has not been repaired.

aug 2017

Hurricane Harvey - ~~the above~~ the flashing was fixed on the above roof.

← this water damage was caused by rain from

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

G. Doors (Interior and Exterior)

Comments:

- Most doors were noted as being older type wood panel and in various states of repair.
- Side exterior door to garage was noted as being heavily damaged/wood rot. Recommend replacement to prevent further deterioration and damages.
- Front door to garage apartment was noted to be dragging on the floor when opened. Recommend adjustments for proper operation.
- There was door frame damage noted at bathroom door in garage apartment.
- Glass was noted as being broken in two side doors at main house. Recommend having qualified contractor repair as needed.
- French doors at dining area were showing wood rot/damage. Recommend repairs for proper operation and sealing.



this has been replaced



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



H. Windows

Comments:

- Windows are old and in various states of repair (missing weatherstripping, not opening, missing hardware). Budget for replacement in the near future.
- There were windows at garage that were noted as being broken out and boarded up.
- There was a broken window noted in upstairs back bedroom.



This metal structure will be removed as it is used for our ceramic kiln.

The plywood can be removed. There is glass windows in place behind.

It was covered up because to ~~be~~ protect the glass from the heat of the kiln. which will also be removed with sale of house.

~~The window is~~

this is replaced.

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

I NI NP D*

I. Stairways (Interior and Exterior)

Comments:

- Stairways were noted to be missing the required graspable type handrails. Recommend installing graspable type handrails for safety.
- Handrails should be at least 1 1/2 inches out from the wall so that you can get your hand around it, and the part that you grab should be roughly 1 1/2 inches across the top surface.
- Stairways to garage apartment was noted to be leaning/not level. Recommend having qualified contractor evaluate condition and repair as needed for safety.



Stairs
have been
fixed.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



J. Fireplaces and Chimneys

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

K. Porches, Balconies, Decks, and Carports

Comments:

- Decks were showing moderate wear and deterioration. There were miscellaneous areas where deck handrails and deck boards were showing wood rot/damage. Recommend having qualified contractor evaluate the extent of damages and repair as needed for safety.
- End guardrails at upper balcony at front of home were loose not secured properly. Recommend immediate repairs for safety.
- Guardrail height at front upper balcony was measured at 32". Minimum height for guardrails should be 36". This is a safety hazard and should be corrected for safety.
- Side deck was noted as not having guardrails. Recommend installing guardrails for safety.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



-
-
-
-

L. Other

M. Limitations

▲ Fully Furnished

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

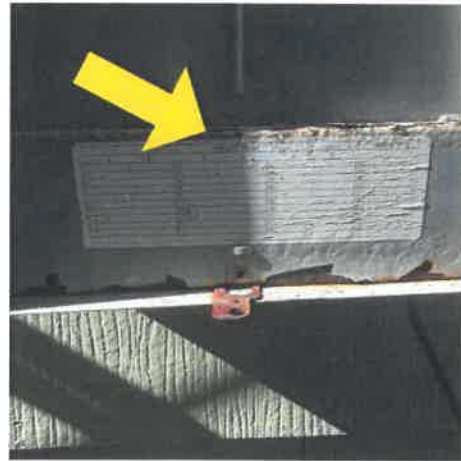
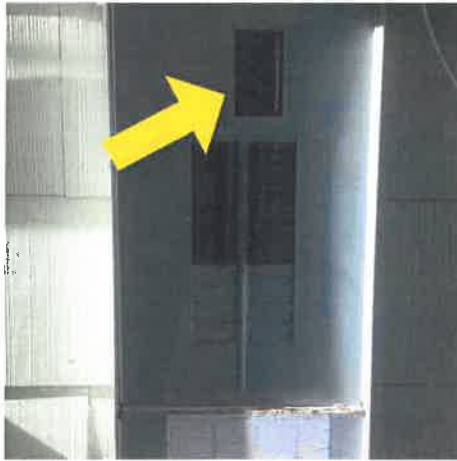
I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- 120/240 volt, 200 amp service.
- Grounding is through grounding rod to earth.
- Main disconnect is located in service panel on right exterior of home.
- Breaker panel not properly labeled. Recommend having permanent labeling to promote breaker identification



~~SE~~
~~SE~~

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All wiring appears to be copper and in good condition.
- Further evaluation is required to determine the presence and full extent of concealed knob and tube wiring throughout house and the associated cost of removal. Knob and tube removal may be required by your insurance company.
- Smoke detectors were operating as designed but were not found in all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- There were miscellaneous open wire splices noted. Wire splices should be made in a closed junction boxes. Recommend having licensed electrician evaluate and repair as needed for safety.
- There were multiple missing cover plates at receptacles and light switches. Recommend replacing missing cover plates for receptacles and light switches for safety.
- Receptacle in upstairs bathroom was noted as being loose in the wall. Recommend securing properly for proper operation and safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchens and garage).

The house was completely rewired in 2008 (Fall of) after Hurricane Ike.



this has been removed.

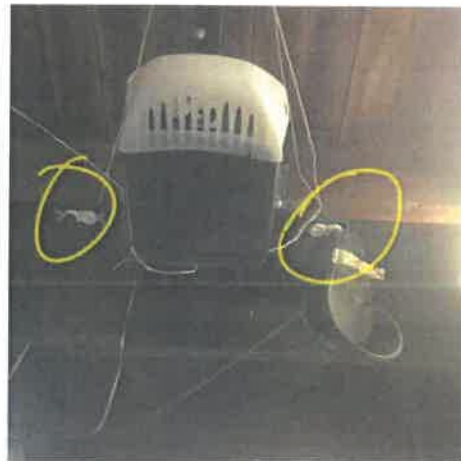
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



All light switch plates have been added where needed.

This is not connected to anything. It was

never covered after Hurricane Ike's (2008) repairs.

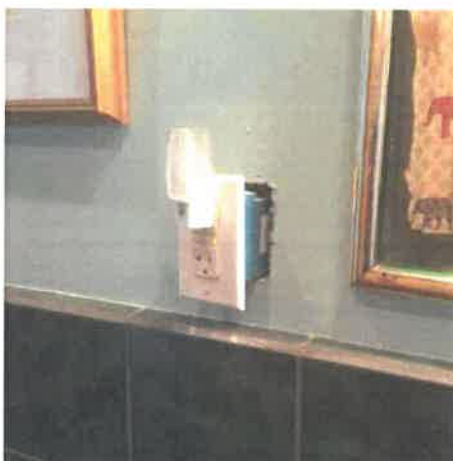
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



This wife has been removed

This has been fixed

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

- ☑ ☐ ☐ ☑

A. Heating Equipment

Comments:

- (1) Package unit w/ gas energy source (manufactured in 2008, downstairs).
 - Heat was not coming on when called for at thermostat. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.
- (1) Forced air furnace(manufactured in 2008).
 - Electric energy source.
 - Thermostat was not functioning properly therefore heat was not tested. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

B. Cooling Equipment

Comments:

- (1) Split system (manufactured in 2008).
- Thermostat was not functioning properly therefore cooling could not be tested. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.

(1) Package unit (manufactured in 2008)

- System was cooling as designed at time of inspection.

C. Duct Systems, Chases, and Vents

Comments:

- There was miscellaneous duct work noted as not being hung properly under home. Recommend having licensed HVAC technician evaluate and repair as needed for proper air flow to registers.



This has all been lifted off the ground and secured properly.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Water meter is located in back at alley.
- Main water cut off was not located, recommend asking seller for location.
- Static water pressure was 60 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- There were miscellaneous galvanized water and gas lines under home that were showing moderate to heavy rusting. Recommend having licensed plumber evaluate and repair as needed for proper operation.
- There were miscellaneous water and gas lines that were noted as not being properly supported. Recommend having licensed plumber evaluate and repair as needed.
- Faucet at garage apartment bathroom was leaking when used. Recommend repairs to prevent further damages.



This is fixed.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

B. Drains, Wastes and Vents

Comments:

- There were damaged cast iron pipes noted on exterior. Recommend having licensed plumber evaluate and repair as needed for proper operation.
- Drain line under toilet in garage apartment was leaking when flushed. Recommend having licensed plumber evaluate and repair as needed.



this pipe is not being used



This has been fixed.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

C. Water Heating Equipment

Comments:

- Tankless water heater(main house).
- Natural gas energy source.
- System was operating as designed at time of inspection.
- There was no drain pan noted. Recommend having licensed plumber evaluate and install drain pan.

40 gallon water heater (garage apartment).

- Natural gas energy source.
- System was operating as designed at time of inspection.



D. Hydro-Massage Therapy Equipment

E. Other

Comments:

- There were what appeared to be abandoned gas lines noted at tankless water heater area. Recommend having licensed plumber evaluate and repair/remove as needed.

yes,
they
are
abandoned
gas lines



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.

B. Food Waste Disposers

Comments:

- Food waste disposer was operating as designed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- Range Hood was tested and appears to be performing its intended function at time of this inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- Oven and cook tops we're operating as designed at the time of inspection(Main house).
- Control labeling on oven was noted as being worn and unreadable. Recommend repairs for proper operation.
- Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.
- Oven cook tops were not functioning properly (garage apartment). Recommend having qualified contractor evaluate and repair as needed for proper operation.
- Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.



E. Microwave Ovens

Comments:

- Microwave was functioning properly at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fans were working as designed at time of inspection.

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

I NI NP D*

G. Garage Door Operators

Comments:

- Automatic garage door opener was tested and operates normally(left side).
 - Photo-electric sensors performed as intended.
 - Automatic reversing feature performed as intended.
 - Right side garage door opener was not functioning at time of inspection.
- Recommend having qualified contractor evaluate and repair as needed for proper operation.

H. Dryer Exhaust Systems

Comments:

- Dryer vent appears to be ran properly and discharges to the outside of the home.

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage (Septic) Systems

F. Other



Inspection #: 521350-589