Inspection Report

Ms. Isabel Martinez

Property Address:
5847 Farwell Drive
Houston Texas 77035

RSCH-ONE Inspections

Donivan Harvey 20964

PROPERTY INSPECTION REPORT

Prepared For: Ms. Isabel Martinez
(Name of Client)

Concerning: 5847 Farwell Drive, Houston, Texas 77035
(Address or Other Identification of Inspected Property)

By: Donivan Harvey 20964 / RSCH-ONE Inspections 5/17/2021

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems

and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (1 story)

Approximate age of building:
Over 50 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Saturated

Rain in last 3 days:
Yes

Radon Test:
No

Water Test:
No

I. Structural Systems

		I	NI	NP	D
A.	Foundations		•		•
B.	Grading and Drainage	•			•
C.	Roof Covering Materials	•			•
D.	Roof Structures and Attics	•			•
E.	Doors (Interior and Exterior)	•			•
F.	Windows	•			•
G.	Walls (Interior and Exterior)	•			•
H.	Flooring and Ceiling	•			•
I.	Stairways (Interior and Exterior)			•	
J.	Fireplaces and Chimneys			•	
K.	Porches, Balconies, Decks and Carports	•			•
L.	Other	•			•

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

Styles & Materials

Type of Foundation(s):
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Ceiling Structure:
2X6

Floor Structure:
Slab

Wall Structure:
Wood
Brick

Columns or Piers:
Supporting walls

Types of Roof Covering:
3-Tab fiberglass
Architectural

Viewed roof covering from:
Ground
Extra Info : DRONE

Roof-Type:
Hip

Roof Structure Type:
2 X 6 Rafters
Lateral bracing
Plywood

Method used to observe attic:
Walked

Attic info:
Scuttle hole

Approximate Average Depth of Insulation:
Less than 6 inches
R-value equals inches times 3.142857 (Rockwool, Fiberglass, Mineral Fiber)

Sky Light(s):
None

Chimney (exterior):
N/A

Siding Style:
V-groove
Brick
Extra Info : SHINGLES

Siding Material:
Wood
Cement-Fiber
Brick veneer
Shingles

Window Types:
AGED
Single-hung
Single pane

Window Manufacturer:

UNKNOWN

Appurtenance:
Covered porch
Patio

Exterior Entry Doors:
Wood
Steel

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board
Wood

Floor Covering(s):
Tile

Interior Doors:
Hollow core
Wood

Cabinetry:
Wood

Countertop:
Granite

Driveway:
Concrete

Types of Fireplaces:
None

Operable Fireplaces:
None

Number of Woodstoves:
None

Comments:

A. The foundation is slab on grade. The majority of the foundation was not exposed, this prevented the foundation from being inspected as intended at the time of inspection. Due to conductions found in the home, it is my recommendation that the foundation be further evaluated by a licensed foundation company before closing

B. 1) The grade around the home is considered deficient and does not meet the minimum standard practiced. Standard states that a minimum of 4 inches of the entire foundation has to be exposed at all times, and the grade must slope away from the foundation. The grade (soil) slope must have a drop of 6 inches for the first 10 feet of grade, if the grade width is 10 feet or more, if the grade width is not 10 feet or more, then the slope must be a minimum of 2% of the width of the grade. Recommend having this looked at further by a licensed landscaping company and all required repair and correction be made.

2) The entire gutter system on the home is degraded and no longer performing as intended, several areas of the gutters were leaning forward or coming away from the fascia boards, causing the gutter system to not function, while causing water damage to the fascia and soffit boards on the roof. These issues are considered deficient and do not meet the minimum standard practice.

Recommend having these issues looked at further by a licensed professional and all required repairs be made.

B. Item 1(Picture)

B. Item 2(Picture)

B. Item 3(Picture)

B. Item 4(Picture)

B. Item 5(Picture)

B. Item 6(Picture)

B. Item 7(Picture)

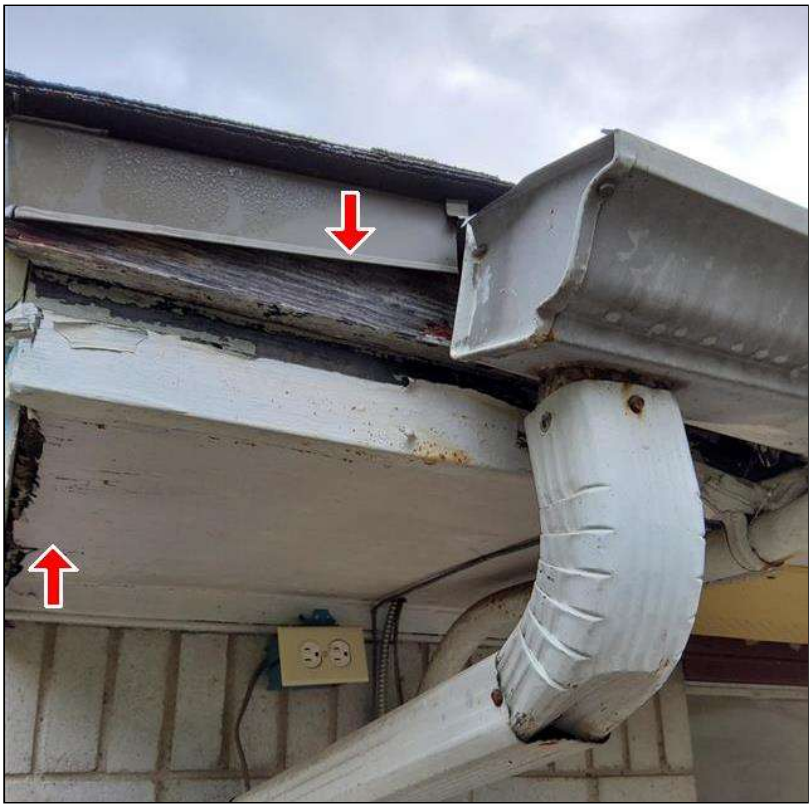
B. Item 8(Picture)

C. 1) The fascia and soffit boards/screens on the home are degraded from moisture damage, this is considered deficient and do not meet the minimum standard practice. This will lead to the roof decking, rafters and other supporting members being damaged.

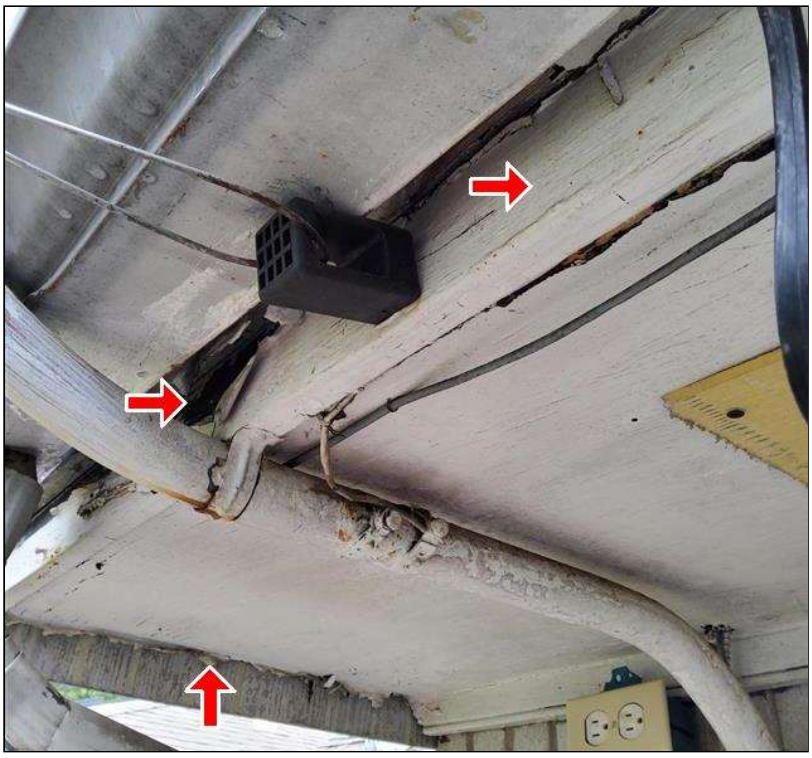
2) The rake flashing material that is visible at the front of the home, over the garage doors is considered deficient and does not meet the minimum standard practice. The rake flashing material is cut into pieces, leaving gaps where moisture can cause damage to the fascia boards, and roof decking.

3) The flashing material being used on the roof, located on both sides and back of the home are degraded from rust damaged and is not installed properly, this has allowed the flashing material to rust, this can lead to the degraded areas of the flashing material leaking, causing water damage to the roof decking and other roof supporting members.

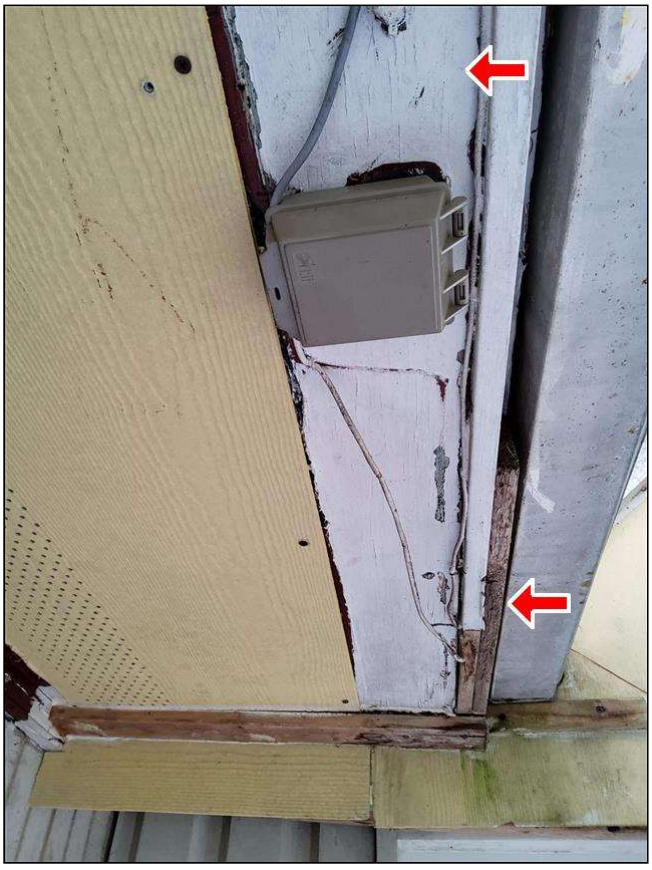
Recommend having these issues looked at further by a licensed roofer and all required repairs be made.



C. Item 1(Picture)

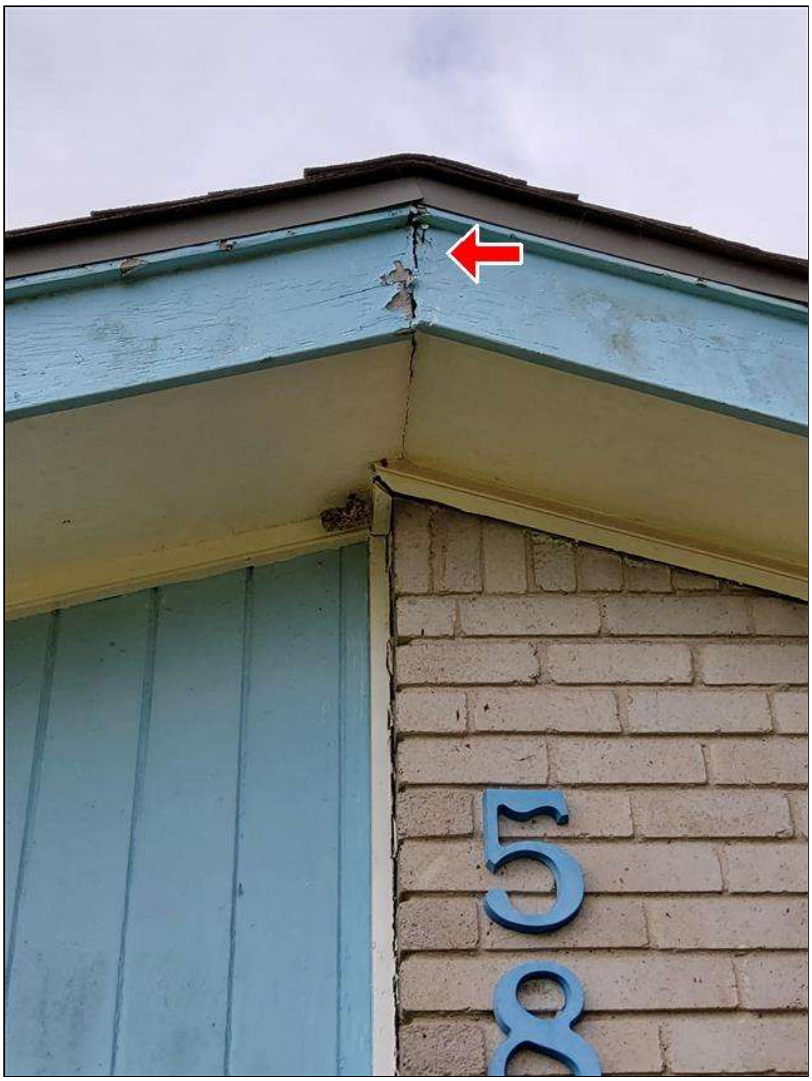


C. Item 2(Picture)



C. Item 3(Picture)

C. Item 4(Picture)



C. Item 5(Picture)

C. Item 6(Picture)

D. 1) Previous water damage was noted on the roof decking, directly over the attic hatch in the home. No sign of current moisture damage was noted, but this is considered deficient and does not meet the minimum standard practice, and needs to be looked at further by a licensed roofer or general contractor to be repaired.

2) Light is going into the attic space from under the roof jack for one of the vents, this is considered deficient and do not meet the minimum standard. This issue can lead to moisture getting under the raised area of the roof jack, causing damage to the roof decking and other supporting members.

3) Multiple rafters were observed pulling away from the ridge beam and twisting at the time of inspection. This is considered deficient as it is an indication that the foundation may not be performing as intended which is putting stress on the roof structural framing members in the attic.

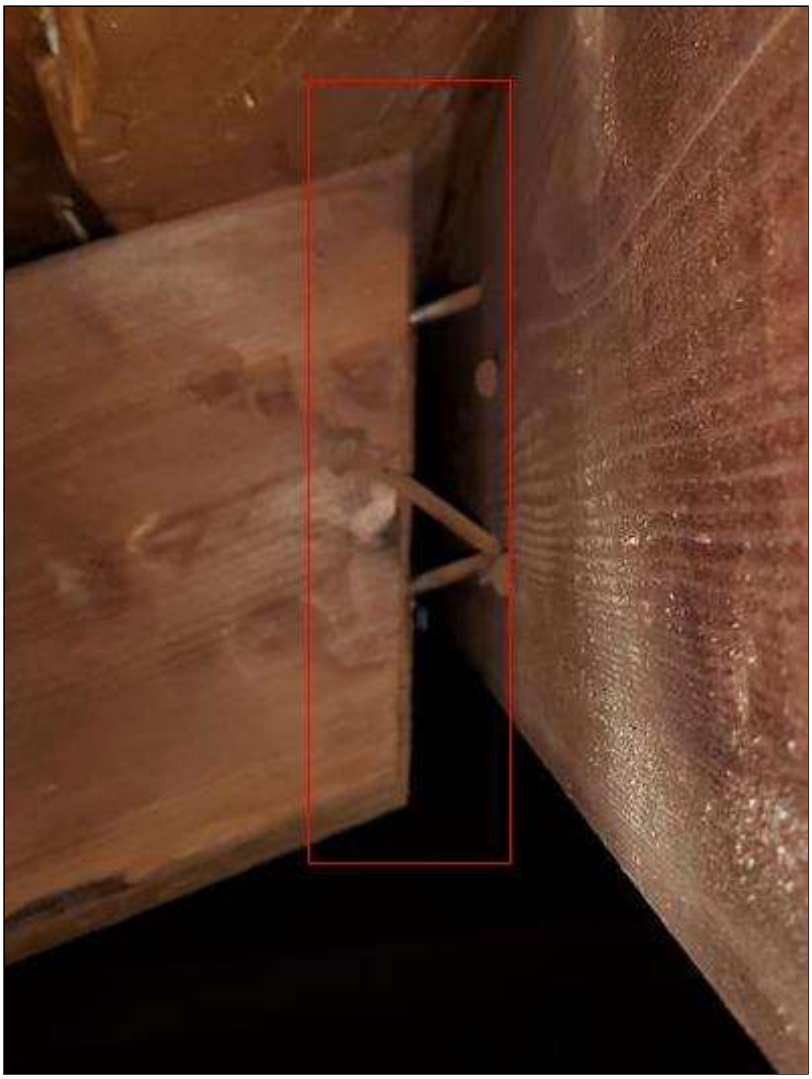
4) Undersized purling bracing was observed beneath rafters in the attic at the time of inspection. This is considered deficient as the minimum standard of practice requires purling bracing be at least as large as the rafters above that they support.

5) Multiple cracked/split rafters were noted at the time of inspection. This is considered deficient and does not meet the minimum standard of practice, as this is an indication that the foundation may not longer be performing as intended, which is putting stress on the structural framing members in the attic.

Recommend having these issues looked at further by a licensed roofer and all required repairs be made.

D. Item 1(Picture)

D. Item 2(Picture)

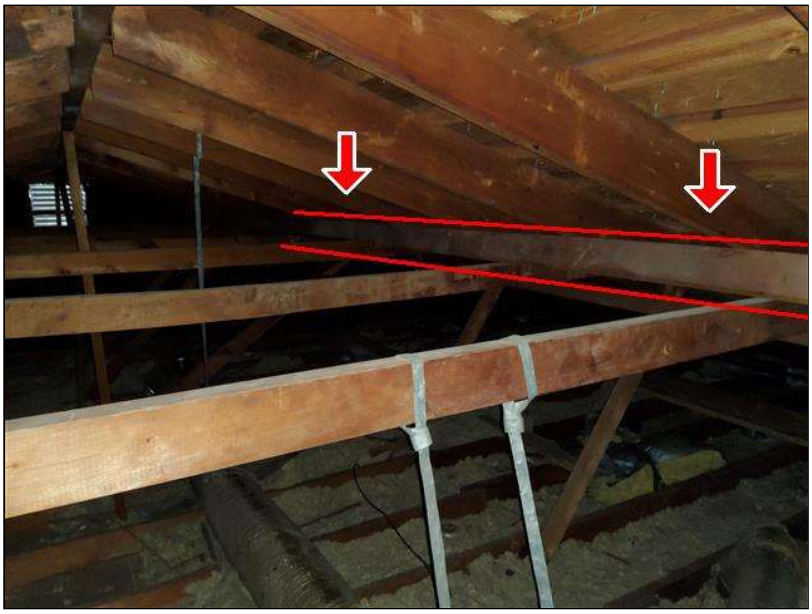


D. Item 3(Picture)

D. Item 4(Picture)

D. Item 5(Picture)

D. Item 6(Picture)



D. Item 7(Picture)

D. Item 8(Picture)

E. 1) The occupant door leading from the home into the garage is considered deficient and does not meet the minimum standard practiced. The occupant door acts as a fire barrier between the home and the garage, while helping prevent gases and fumes from entering the home. Standard states that the door must be a solid wood or metal door and must be self closing at all times. The occupant door does not meet any of the minimum requirements.

2) The door frame on the front left guest bedroom door is broken, this is considered deficient and does not meet the minimum standard practice. This can lead to the door not being able to remain close.

3) The front entrance door has a split in the door material, this is allowing light to come into the home, while diminishing the structural frame of the home, this issue can also lead to the home leaking air out of the home, forcing the air handler unit to work longer and harder.

Recommend having these issues looked at further by a licensed general contractor and all required repairs be made.

E. Item 1(Picture)

E. Item 2(Picture)

E. Item 3(Picture)

F. 1) The caulking around the exterior and interior of all the windows is degraded and no longer functioning as intended. The caulking is used to help prevent water from getting under the window frame, while helping prevent air from going into and leaking out of the home.

2) The front window is broken, this has diminished the energy efficiency of the window, which causing the window to become a safety and security hazard. This is considered deficient and does not meet the minimum standard practice.

Recommend having these issues looked at further by a licensed general contractor to be repaired.

F. Item 1(Picture)

F. Item 2(Picture)

F. Item 3(Picture)

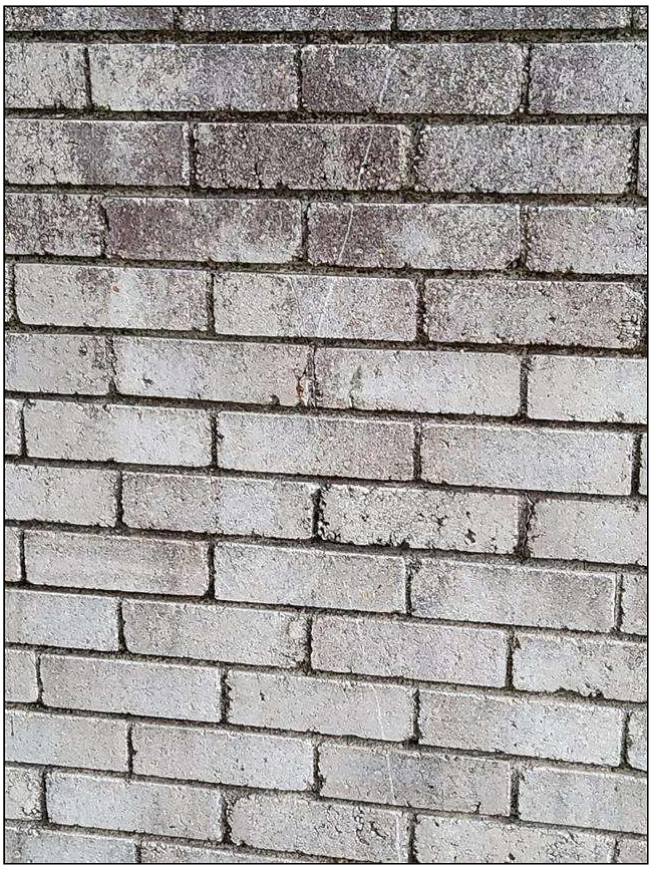
G. 1) Roof shingles are being used as a siding material on the left side of the home, and the siding material at the back and left side of the home are sitting to close to the grade (ground) this is considered deficient and does not meet the minimum standard practice/required. Standard requires a minimum of 4 inches of the entire foundation be exposed at all times, this is to help prevent moisture and wood destroying insects getting into the home.

2) Repaired cracks were noted in the siding material (bricks) on the left side of the home, this is an indicator that the foundation may no longer be performing as intended, resulting in the bricks being damaged, resulting in the bricks not performing as intended. This issue is considered deficient and does not meet the minimum standard practice.

Recommend having these issues looked at further by a licensed general contractor and all required repairs be made.

G. Item 1(Picture)

G. Item 2(Picture)

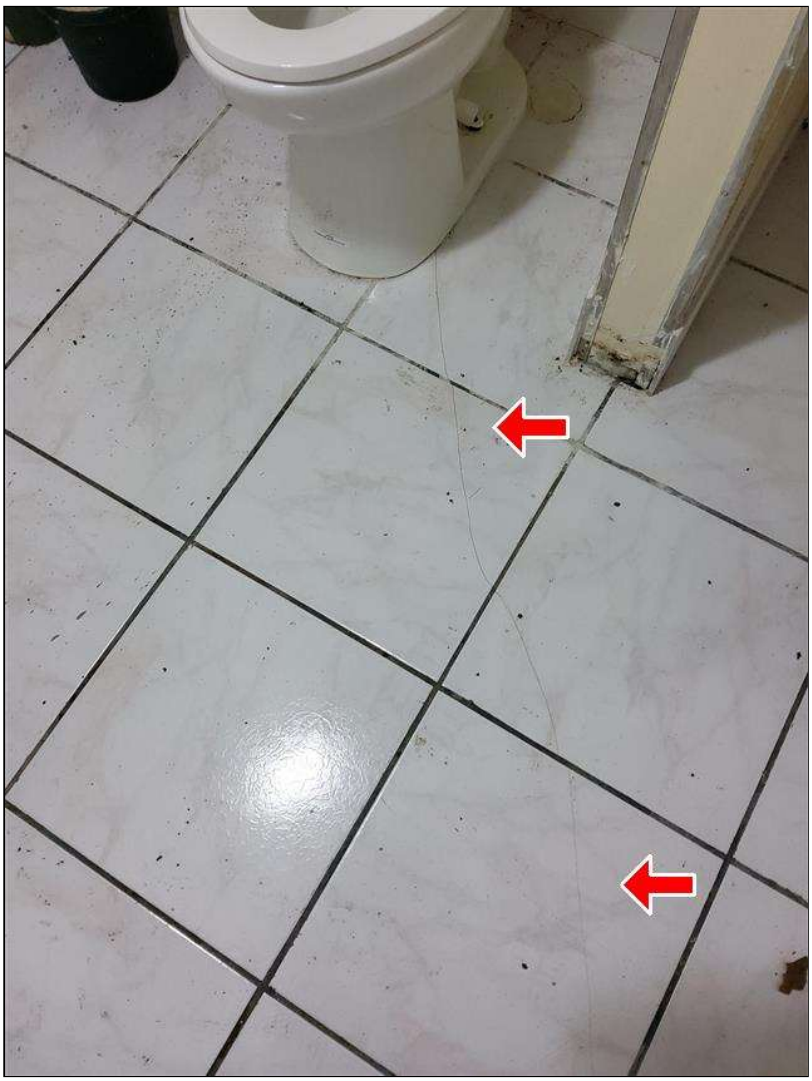


G. Item 3(Picture)

H. 1) Cracks were noted going through several tiles on the addition part of the property, this is an indicator that the foundation is not performing as intended, causing damage to the floor material, which can become a physical injury hazard.

2) Multiple damaged/broken tiles were noted in the addition back area of the home, this is considered deficient and is a physical injury hazard. This does not comply with the minimum standard practice.

Recommend having this looked at further by a licensed general contractor and or flooring company and all required repairs be made.



H. Item 1(Picture)

H. Item 2(Picture)

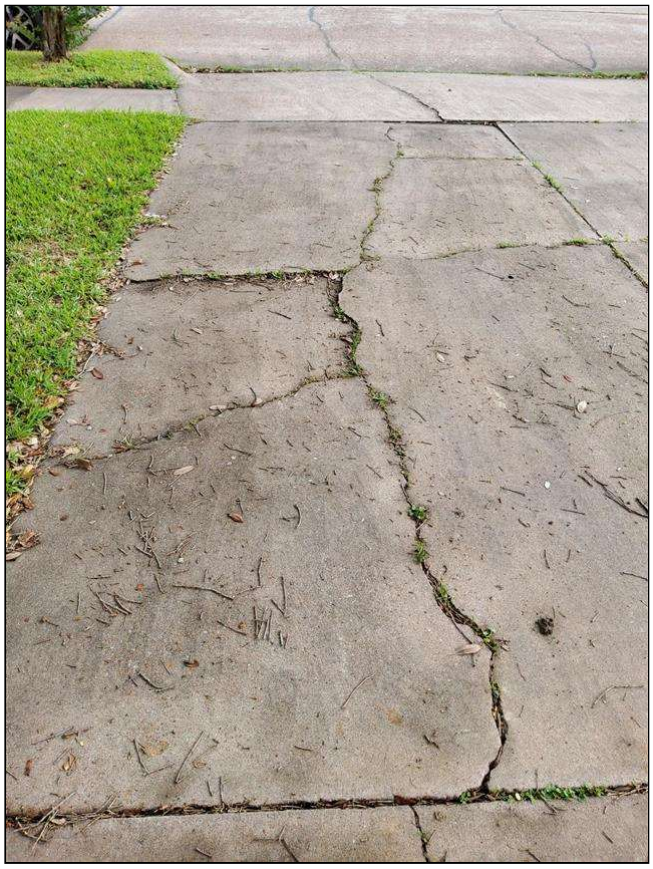
H. Item 3(Picture)

H. Item 4(Picture)

H. Item 5(Picture)

K. The drive and walkway slabs are not even, this is considered a trip and fall hazard and can cause damage to car tires and rim. This issues is considered deficient and do not meet the minimum standard practice. Recommend having this looked at further by a licensed general contractor and all required repairs be made.

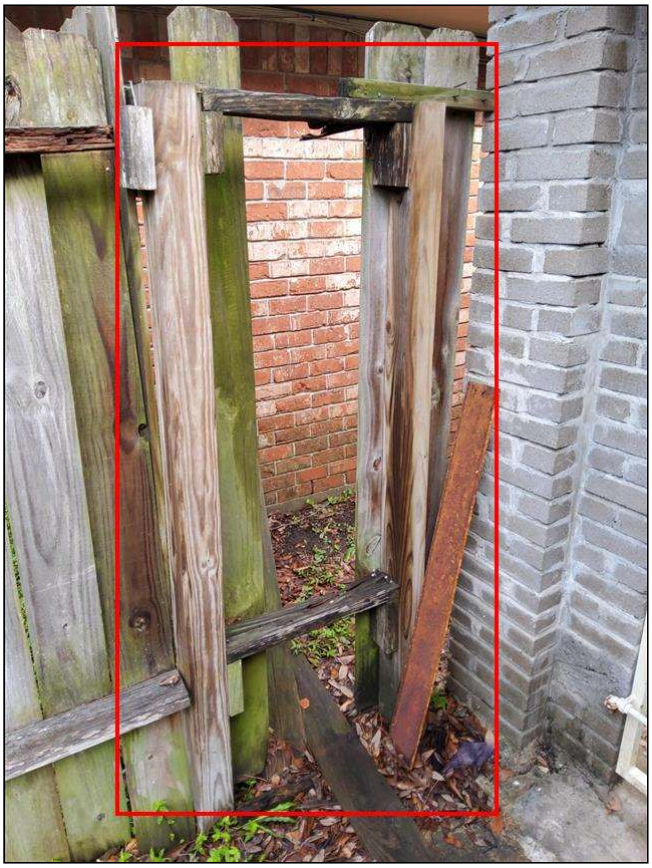
K. Item 1(Picture)



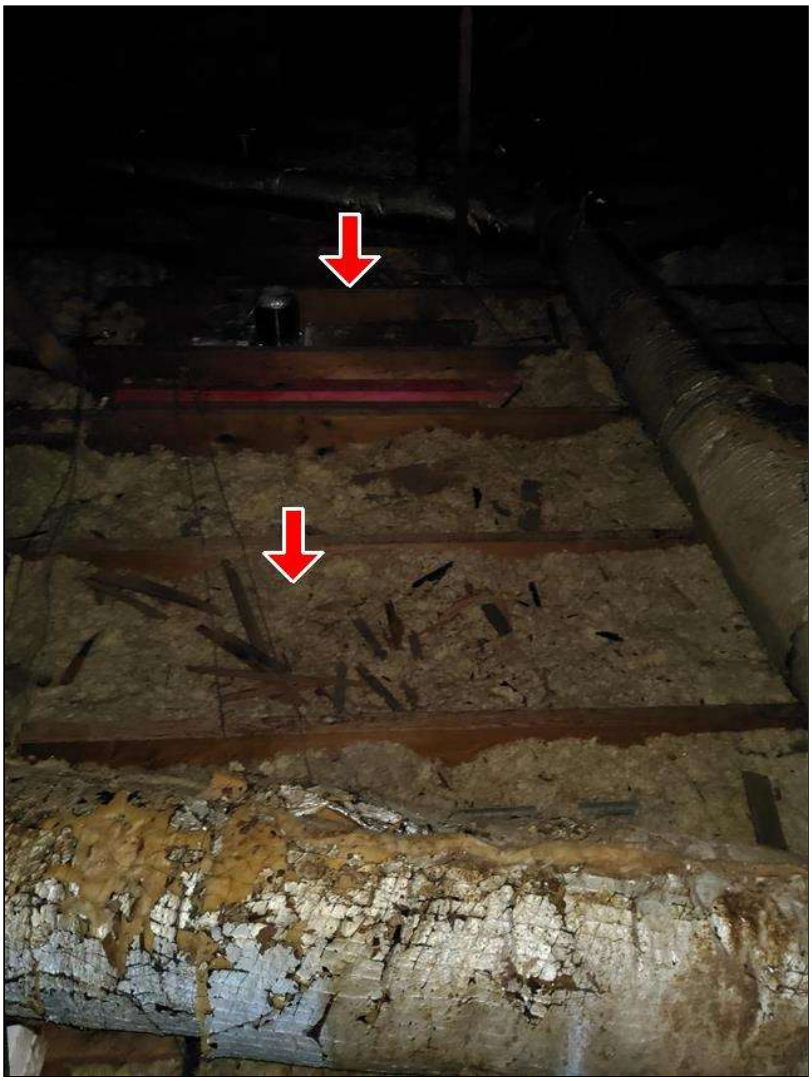
K. Item 2(Picture)

L. 1) A section of the fence by the right side entry gate is missing, this is considered a safety and security hazard that does not comply with the minimum standard practice/required. Recommend having this looked at further by a licensed general contractor and all required repairs be made.

2) Insufficient insulation was noted in the attic space of the home, this is considered deficient and does not meet the minimum standard practice. Standard requires a minimum of 12 inches of R30 or greater insulation to be in the attic space over the habitable area of the home. Recommend having this looked at further by a licensed general contractor to be repaired/corrected.



L. Item 1(Picture)



L. Item 2(Picture)

II. Electrical Systems

		I	NI	NP	D
A.	Service Entrance and Panels	•			•
B.	Branch Circuits, Connected Devices and Fixtures	•			•

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

Styles & Materials

Electrical Service

Conductors:
Overhead service
Copper

Panel Capacity:
125 AMP

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
GENERAL ELECTRIC

Type of wiring:
Copper

Wiring Methods:
Romex
Conduit

Comments:

A. 1) Multiple breakers in the main distribution panel are connected to incorrect size wire gauges. The 50 and 30 amp breakers are connected to the same size gauge wire, this can allow the under size wires to draw too much current and overheat. This issue is considered deficient and does not meet the minimum standard.

2) Multiple spliced wires were noted in the main distribution panel, due to the age of the home and multiple receptacles in the home with the ground connection, this property may have aluminium wires. The spliced wires in the panel are considered deficient and does not meet the minimum standard practice.

Recommend having these issues looked at further by a licensed electrician and all required repairs be made.

B. 1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

2) No smoke/carbon monoxide detectors were noted in the home at the time of inspection, this is considered deficient, and is a fire, life and safety hazard. Standard require that all hallways leading to bedroom and all bedrooms have a smoke detector, and the home must have a carbon monoxide detector.

3) No Ground Fault Circuit Interrupters (GFCI) were noted in the home. This is considered deficient and is a shock and safety hazard, and does not comply with the minimum standard practice. Standard require that all receptacles within 6 feet of a plumbing fixture be or perform as a GFCI, this includes all receptacles on the exterior side of the home.

4) No receptacles were noted in the bathroom , this is considered deficient and does not meet the minimum standard practice/required, standard require that all bathrooms have a receptacle and that the receptacle be or perform as a GFCI.

5) The light fixture in the bathroom located in the back bonus addition area of the property is considered deficient. The fixture is connected via a receptacle and plug in the attic space, this prevents the light fixture from being able to turn off/on easily, while diminishing the fire separation between the habitable area of the home.

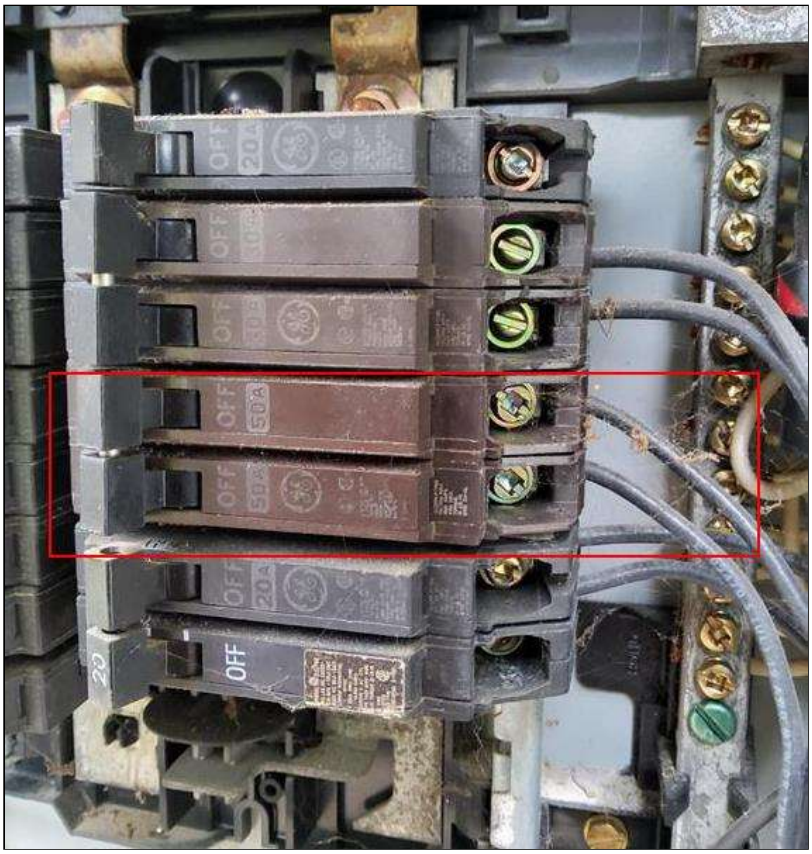
6) Open ground was noted in the following areas of the home, both receptacles on the back wall of the bonus addition, on the left side wall in the main living area, and in all 4 bedrooms of the home, this means no ground is connected to the circuit, preventing the circuit from performing as intended.

7) The receptacle on the right wall in the guest bedroom by the master bedroom has a hot/neutral reverse, this is considered a safety/shock and fire hazard and does not meet the minimum standard practice/required. This receptacle should not be used until repaired.

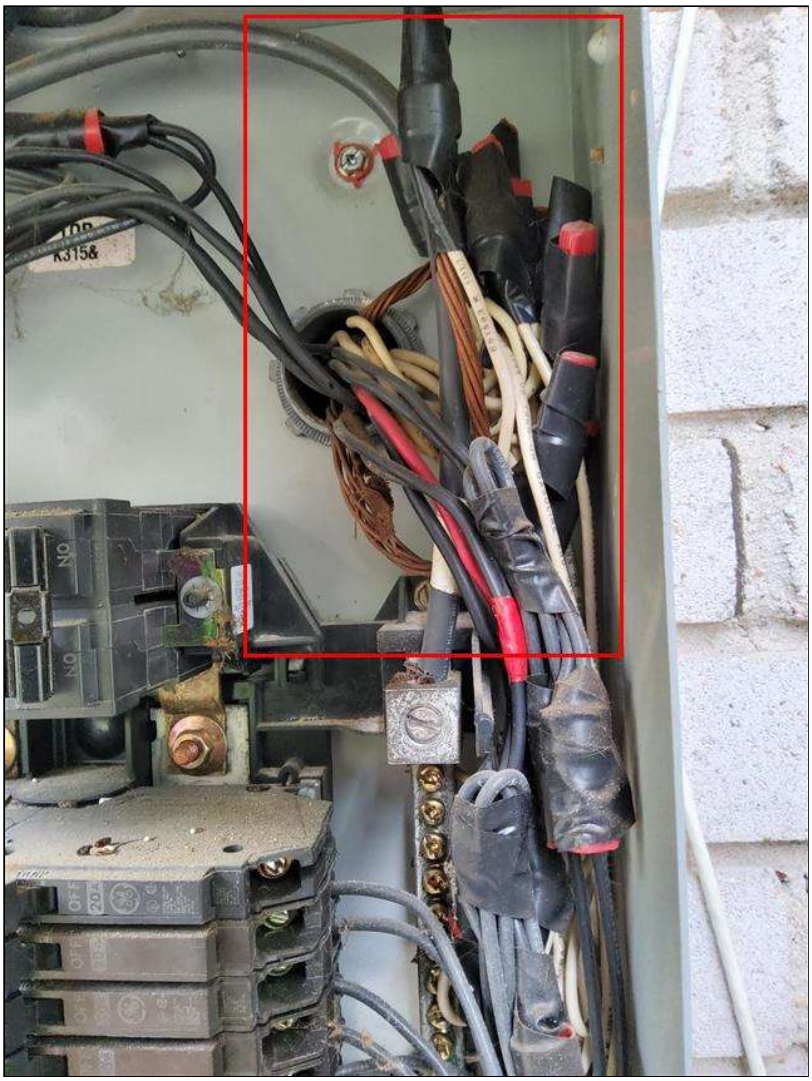
Recommend having these issues looked at further by a licensed electrician and all required repairs be made.

B. Item 1(Picture)

B. Item 2(Picture)



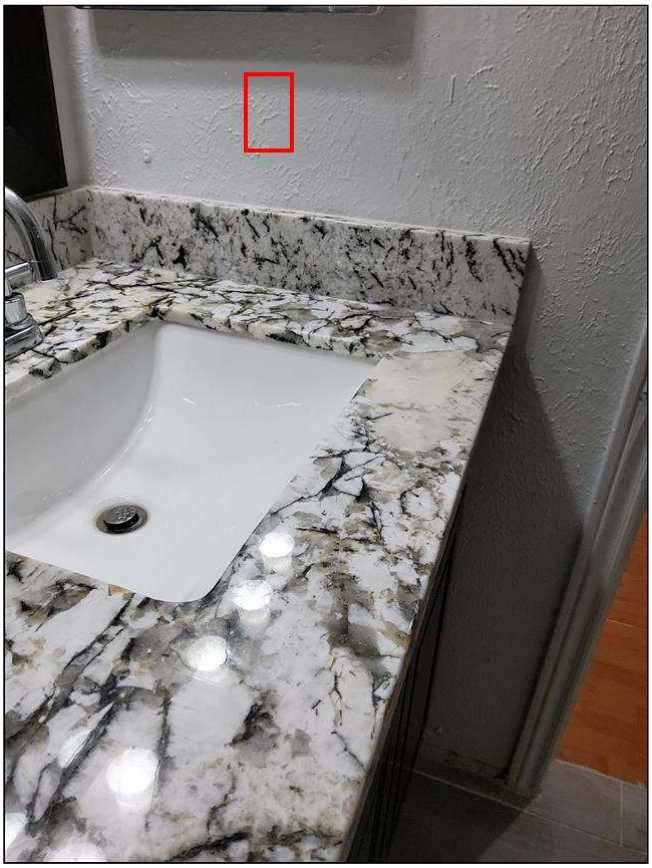
B. Item 3(Picture)



B. Item 4(Picture)

B. Item 5(Picture)

B. Item 6(Picture)



B. Item 7(Picture)

III. Heating, Ventilation and Air Conditioning Systems

		I	NI	NP	D
A.	Heating Equipment	•			•
B.	Cooling Equipment	•			•
C.	Duct Systems, Chases and Vents	•			•

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

Styles & Materials

Type of Systems (Heating):
Heat Pump Forced Air (also provides cool air)

Energy Sources:
Natural gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
NONE

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
20x25

Type of Systems (Cooling):
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
PAYNE

Comments:

A. The interior air handling system is considered deficient and appears to have reached the end of his life expectancy. Multiple areas of the system shows signs of rust corrosion, this can lead to the system not performing as intended. Recommend having this looked at further by a license HVAC tech and all required repairs we made

A. Item 1(Picture)

B. 1) The filter on the low pressure line by the exterior air handler units is degrading, this can prevent the unit from performing as intended. This is considered deficient and does not meet the minimum standard practice.

2) The coil on the interior air handler unit is dirty, this can prevent the coil from performing as intended, forcing the unit to work longer and harder, to keep the home cool at its desired temperature. This is considered deficient and does not meet the minimum standard practice. Recommend having this looked at further by a licensed HVAC Tech and all required repaired and servicing be done.

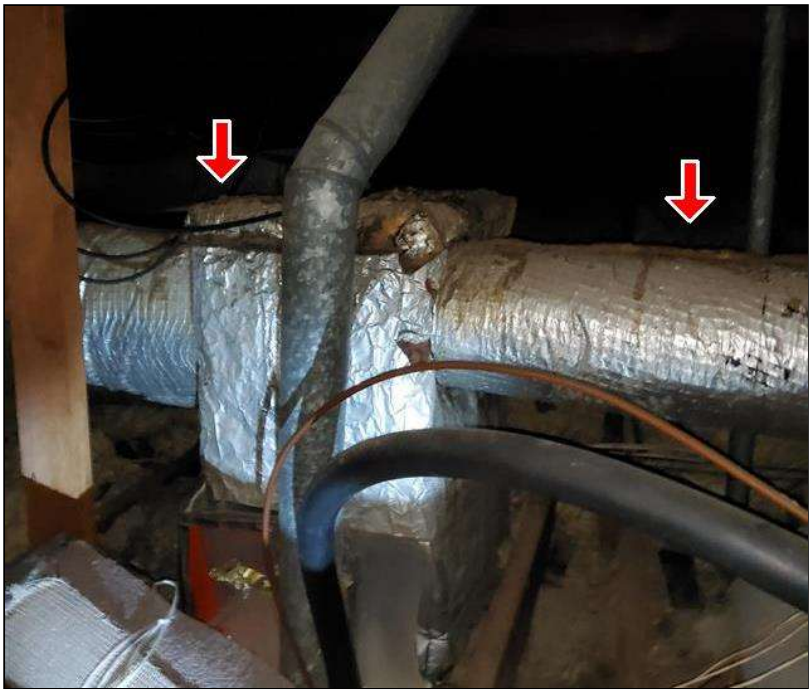
3) The exterior air handler unit is not sitting level on the base, and the base is not sitting a minimum of 3 inches above the ground. These issues are considered deficient and do not meet the minimum standard. Standard requires that the air handler be level on its base, this is to allow the unit to perform as intended, while sitting on a base that is a minimum of 3 inches above the ground, this is to help prevent dirt from getting into the coils/ducts on the unit, which will force the unit to work longer and harder. These issues can shorten the life expectancy of the unit.

Recommend having this looked at further by a licensed HAVC Tech and all required repairs and servicing be done.

B. Item 1(Picture)

B. Item 2(Picture)

C. All of the A/C ducts are old,degraded and no longer functioning as intended, and have passed there life expectancy. This is causing the unit to work longer and harder keeping the home cool, by allowing air to leaking from the degraded ducts. This is considered deficient and does not meet the minimum standard practice. Recommend having this looked at further by a licensed HVAC Tech and all required repairs be made.



C. Item 1(Picture)

C. Item 2(Picture)

C. Item 3(Picture)

C. Item 4(Picture)

IV. Plumbing System

		I	NI	NP	D
A.	Plumbing Supply, Distribution System and Fixtures	•			•
B.	Drains, Waste and Vents	•			•
C.	Water Heating Equipment	•			•
E.	Other	•			•

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

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Galvanized (old)

Plumbing Water Distribution (inside home):
Galvanized
PVC

Washer Drain Size:
2" Diameter

Plumbing Waste:
AGED

Water Heater energy sources:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Location:
Garage

WH Manufacturer:
MORFLO

Location of water meter:
at street

Location of main water supply valve:
at street

Static water pressure reading:
60 psi

Comments:

A. 1) The plumbing fixtures in the back bonus area of the home were not able to be inspected, this was due to no water going to the fixtures, this is considered deficient and does not meet the minimum standard practice.

2) The toilet in the guest bathroom continuously run, this will lead to higher then normal water bills. This issue si considered deficient and does not meet the minimum standard practice.

Recommend having these issues looked at further by a licensed plumber and all required repairs be made.

A. Item 1(Picture)

B. Due to the issues noted with possible foundation issues on the home, it is my recommendation that the main drain line be looked at further by a licensed plumber and all required repairs be made.

C. 1) The water heater is considered deficient and do not meet the minimum standard practice. Standard requires all water heaters be placed at a minimum of 18 inches off the floor, sitting in a drain pan, with a drain line from the T&P valve and drain pan terminating on the exterior side of the home, unless in the garage, the drain pan drain line can terminate halfway down the slope section of the floor.

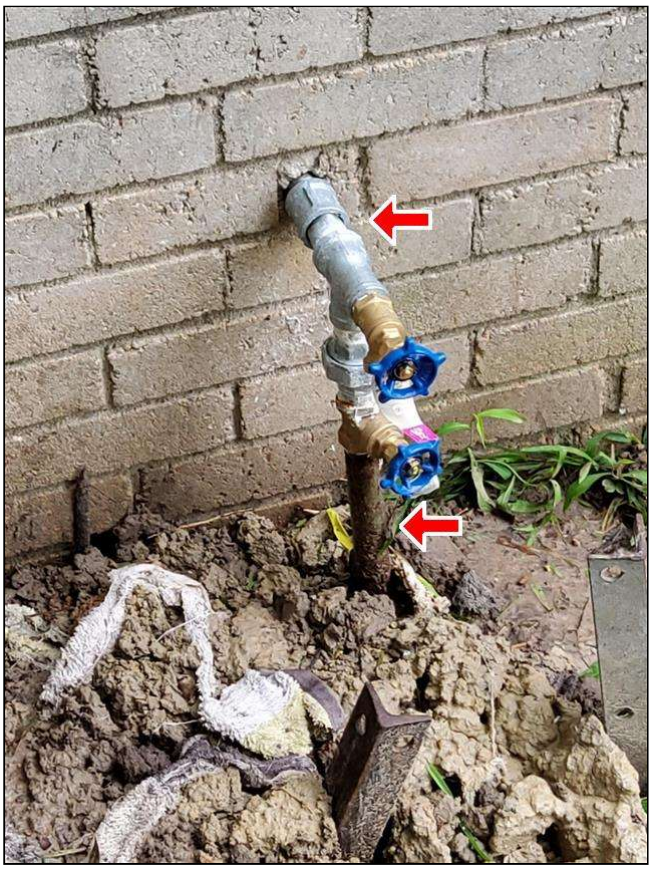
2) Corrosion damage was noted on the water line connections to the water heater, and around the connections to the cold water shut off valve, this can result in the water heater leaking, preventing the home from having hot water. This is considered deficient and does not meet the minimum standard.

Recommend having the water heater looked at further by a licensed plumber and all required repairs be made.

C. Item 1(Picture)

C. Item 2(Picture)

E. The main drain line located on the left side of the home is not insulated, standard requires that all plumbing lines be insulated, this is to help protect the material from being damaged and or freezing during cold climate. Recommend having this looked at further by a licensed plumber and all required repairs be made.



E. Item 1(Picture)

V. Appliances

		I	NI	NP	D
A.	Dishwasher	•			
B.	Food Waste Disposers	•			
C.	Range Hood and Exhaust System	•			•
D.	Ranges, Cooktops and Ovens	•			•
E.	Microwave Ovens	•			
F.	Mechanical Exhaust Vents and bathroom Heaters	•			
G.	Garage Door Operator(s)	•			•
H.	Dryer Exhaust System	•			
I.	Other	•			•

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

Styles & Materials

Dishwasher Brand:
NONE
Serial # : Brand Name:
SAMSUNG

Disposer Brand:
BADGER

Exhaust/Range hood:
VENTED
UNKNOWN BRAND
Serial # : Brand Name:
SAMSUNG

Range/Oven:
UNKNOWN
Serial # : Brand Name:
SAMSUNG

Built in Microwave:
SAMSUNG

Auto-opener

Manufacturer:
GENIE

Garage Door Type:
One manual
One automatic

Garage Door Material:
Light inserts
Metal

Comments:

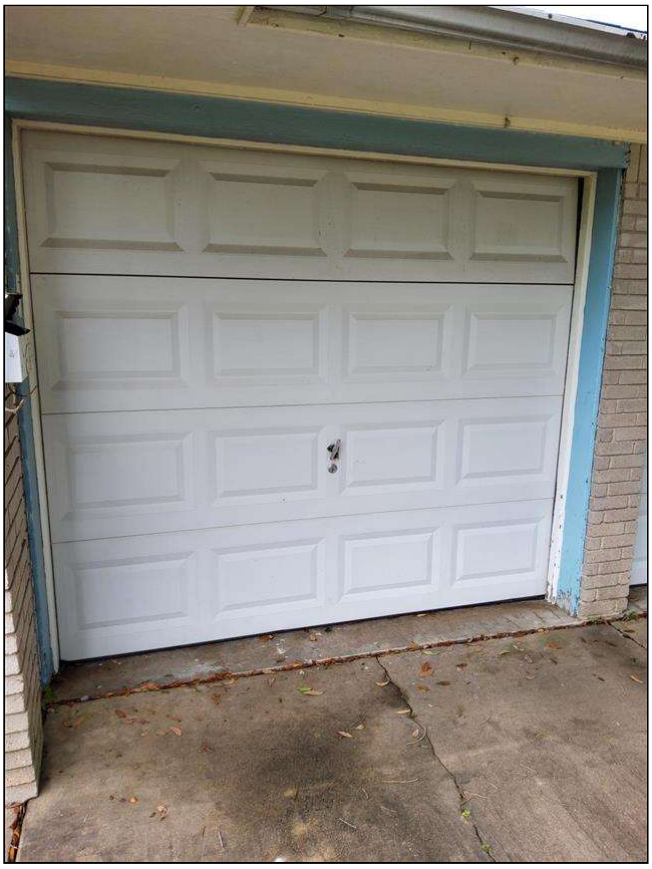
C. The exhaust vent in the cabinet over the cooktop exhaust is not seal around the area going out of the home, this is considered deficient and does not meet the minimum required standard practice. Standard states that all opening must be properly sealed, this is to prevent air escaping the home and vent. Recommend having this looked at further by a licensed general contractor to be repaired.

C. Item 1(Picture)

D. The anti tipping device is not installed on the stove, this device is used to help prevent the stove from tipping over, which can be a safety fire, and physical injury hazard. Standard required that this be installed on the stove. Recommend having this looked at further by a licensed general contractor nd all required repairs be made.

D. Item 1(Picture)

G. The left garage door does not close properly, this is considered deficient and does not meet the minimum standard practice, this issue can lead to the door not functioning as intended. Recommend having this looked at further by a licensed garage door operator company and all required repairs be made.



G. Item 1(Picture)

I. The grout between the bottom of the back splash and counter top by the kitchen sink is degraded and no longer functioning as intended. This issue can allow moisture to get behind the degraded area. This is considered deficient and does not meet the minimum standard practice. Recommend having this looked at further by a licensed general contractor and all required repairs be made.

I. Item 1(Picture)

I. Item 2(Picture)