



PROPERTY INSPECTION REPORT

Prepared For: MARGARET TAYLOR
(Name of Client)

Concerning: 10919 Barker Gate Court , Cypress, TX 77433
(Address or Other Identification of Inspected Property)

By: Dan Romero Lic.#: 5674 01/30/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

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

MARGARET TAYLOR



PROPERTY INSPECTED:

10919 Barker Gate Court

Cypress, TX 77433

DATE OF INSPECTION: 01/30/2020

Inspection No. 521097-48

INSPECTED BY:

Dan Romero
2107 Plantation Dr.
Richmond, TX 77406
dan.romero@pillartopost.com
(832) 612-4349

INSPECTOR:

Dan Romero
Lic.#: 5674
dan.romero@pillartopost.com
(832) 612-4349

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior)

Comments:

- EXTERIOR DOORS :

Observed damaged weather stripping along the back entry door.

In need of replacing.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- At the time of the inspection the panel was functional but deficiencies and or updates needed were observed, including the following items:

Observed main service wires peeled too far back, exposing aluminum conductor.

Observed missing bonding jumper clamp at the connector bushing between the meter can and panel.

Observed missing anti-oxidant material at the main lug terminals.

It is advised that the electrical system be evaluated, corrected by a licensed electrician for for safety and updated recommendations.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- NOTICE :

Observed loose and unsecured receptacle above the microwave in the cabinet.

In need of corrections.

- Observed missing and or not noted carbon monoxide detectors at the required locations.

Note: Carbon monoxide detectors are required where fuel burning appliances may be found.

(Gas cooktops, gas heaters, and water heaters.)

NOTICE:

It is advised that the branch circuit system be evaluated and repaired by licensed electrician for safety and updated recommendations.

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V. APPLIANCES

A. Dishwasher

Comments:

- At the time of the inspection the dishwasher was functioning but the unit was missing the air-gap.

Note. The air-gap is a device that helps water from backing up into the sink when the unit is draining, which has the potential to cross contaminate sink and dishes.

Corrections. are recommended by a qualified appliance technician.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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A. Foundations

Comments:

- **PERFORMANCE:**

The serviceability and usability of the foundation were found to be satisfactory on the day of the inspection.

No structural repairs are recommended.

NOTE: The inspection performed was a very limited visual inspection at accessible areas only. The inspection performed cannot predict future movement and settlement or warrant the stability of the foundation flooring from a single observation.

- **SLAB ON GROUND** foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheet-rock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

PERFORMANCE OPINION:

(An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.

In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading and Drainage

Comments:

- PERFORMANCE:

Observed proper drainage established and sloping away from the foundation and at least 4 inches below the siding or brick veneer walls.

No repairs are recommended at this time.

C. Roof Covering Materials

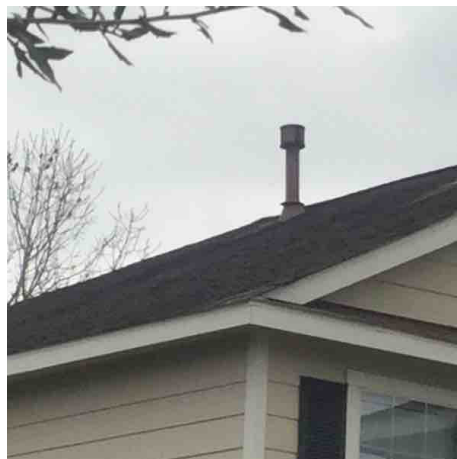
Types of Roof Covering: Asphalt shingles

Comments:

- PERFORMANCE:

At the time of the inspection the roof covering was performing as designed.

No repairs were observed.



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• NOTICE : THE INSPECTION WAS A LIMITED VISUAL INSPECTION. Roof surface was viewed from the ground level and from the attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and or injury to the inspector due to a high pitch roof deemed by the inspector as unsafe.

The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic.

A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.

D. Roof Structures and Attics

Approximate Average Depth of Insulation: Greater than 12 inches of insulation

Entered attic

Comments:

• The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood.

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

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• **ATTIC STRUCTURE**

The roof structure is truss system with 2x4 wood members and attached with metal gusset plates.

Roof Decking

Type: OSB Board.

Insulation

Type: Batts Blown-in

Insulation Type: Fiberglass

Insulation Depth was between 12 and 13 inches.

Approximate Average Depth of Insulation: Between 8 and 12 inches in depth.

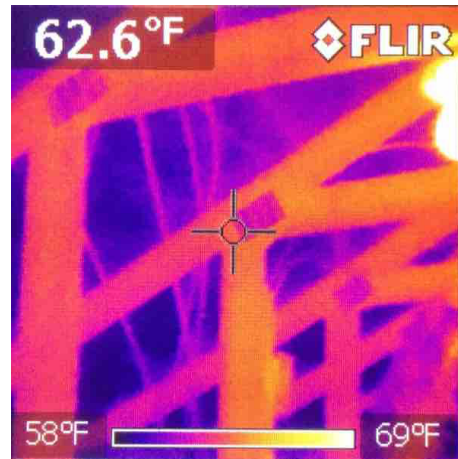
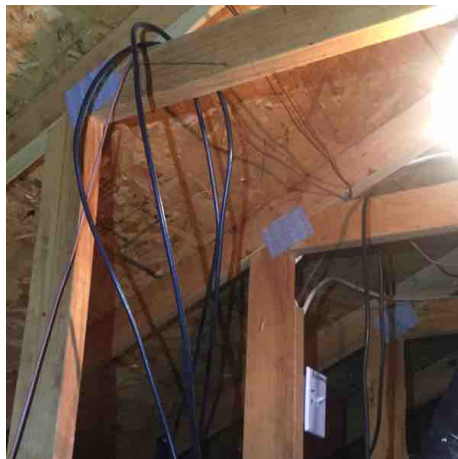
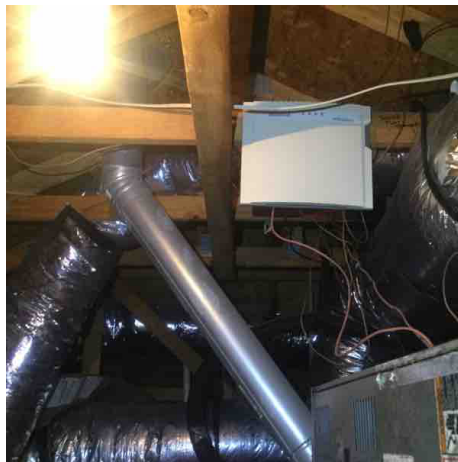
Approximate Average Depth of Vertical Insulation: 4 to 6 inches in thickness.

Blown & Batt insulation was noted with a depth between (10" –13 ").

NOTE: Ideal insulation conditions exist when depth in between 8" to 16" inches.

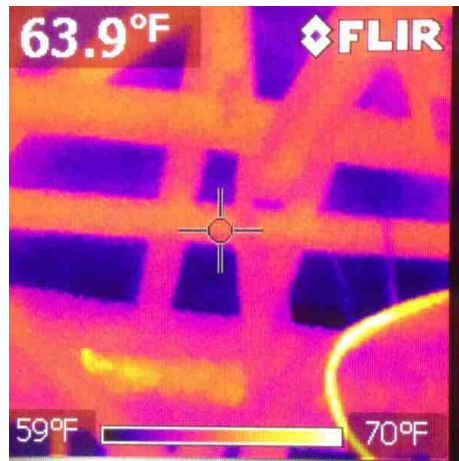
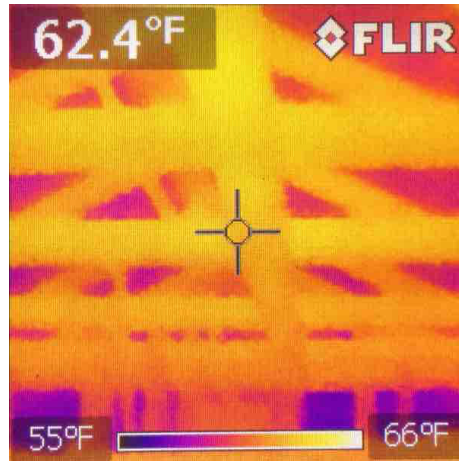
Insulation level are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation.

Portions of attic were inaccessible due to inadequate catwalk and vaulted ceiling.



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E. Walls (Interior and Exterior)

Comments:

• EXTERIOR WALLS:

The exterior wall finish was brick veneer with cement board siding and trim. The wall structure was conventional wood framing. No deficiencies were noted on the day of the inspection.

INTERIOR WALLS:

No deficiencies were observed at the time of the inspection.

F. Ceilings and Floors

Comments:

• CEILINGS :

Observed hairline crack along the gypsum board seam at bedroom upstairs.

FLOORS :

Observed pops and squeaks along the upstairs floor boards. (This condition is common and occur in multi level housing, and could require re-fastening floor boards to the joist in the future.)

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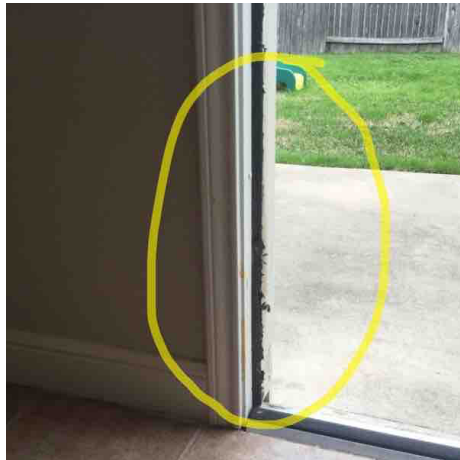
I NI NP D*

G. Doors (Interior and Exterior)

Comments:

- **EXTERIOR DOORS :**
Observed damaged weather stripping along the back entry door.

In need of replacing.



- **INTERIOR DOORS:**

At the time of the inspection all of the interior doors were performing as designed.
No repairs were noted.

H. Windows

- ☉ DOUBLE PANE

Comments:

- The windows were double pane insulated glass units.
All windows operated as designed at the time of the inspection.
No repairs were observed.

I. Stairways (Interior and Exterior)

Comments:

- **STAIRS:**
The stairs were performing as designed at the time of the inspection.

ATTIC STAIR CARRIAGE:

The attic drop down stair carriage was performing as designed.
No repairs were observed.

J. Fireplaces and Chimneys

Comments:

- Not present.

K. Porches, Balconies, Decks, and Carports

Comments:

- Not present

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L. Other

Comments:

- NOT PRESENT

II. ELECTRICAL SYSTEMS

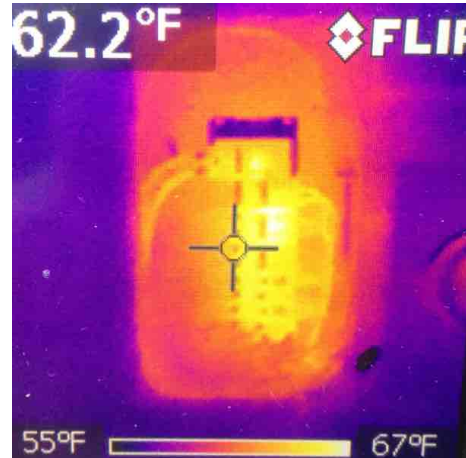
A. Service Entrance and Panels

- COPPER
- ALUMINUM

Comments:

- NAME: CUTLER HAMMER
- The main beaker distribution panel has the service entrance wires routed underground, 110-220 volt service with copper conductors using breakers.

MAIN SHUT OFF : 125 Amps
LOCATION : Outside



- At the time of the inspection the panel was functional but deficiencies and or updates needed were observed, including the following items:

Observed main service wires peeled too far back, exposing aluminum conductor.

Observed missing bonding jumper clamp at the connector bushing between the meter can and panel.

Observed missing anti-oxidant material at the main lug terminals.

It is advised that the electrical system be evaluated, corrected by a licensed electrician for for safety and updated recommendations.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

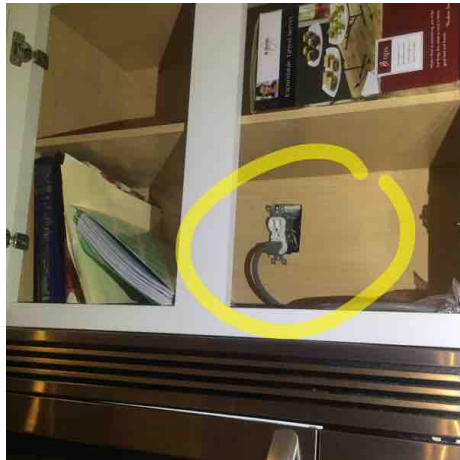
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• **NOTICE :**
Observed loose and unsecured receptacle above the microwave in the cabinet.

In need of corrections.



• Observed missing and or not noted carbon monoxide detectors at the required locations.

Note: Carbon monoxide detectors are required where fuel burning appliances may be found.
(Gas cooktops, gas heaters, and water heaters.)

NOTICE:
It is advised that the branch circuit system be evaluated and repaired by licensed electrician for safety and updated recommendations.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

• At the time of the inspection the unit was functioning as evidence by 40° differential between air Chase and air register.



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I NI NP D*

- NOTICE :
 The heat exchangers and/or heat strips or not inspected.
 No evidence of rust debris around the furnace was noted.
 The Drip legs were noted at the gas supply line.
 The Gas supply lines were rigid at the point of entry.
 The gas supply lines were anchored and secured.
 The gas shut off valves were an approved AGA / UPC shut off valve.
 The flues were secure and not in contact with roof decking or any other combustible material.
 The units were properly sitting on metal stands as required.

Although the furnaces were functional, the inspection performed was a limited visual inspection with the units operating under normal mode.
 Panels and compartments are not open or removed and relay switches, capacitors, and transformers are not tested.

Note,
 When purchasing a pre-owned home it is always recommended to have an annual maintenance check of the entire heating equipment by license heating and cooling company.
 The heater and system should always be kept on a yearly maintenance program.
 The older the unit becomes, the more important a regular scheduled maintenance program is to the ideal performance and life of the system.

B. Cooling Equipment

⊙ LENNOX

Comments:

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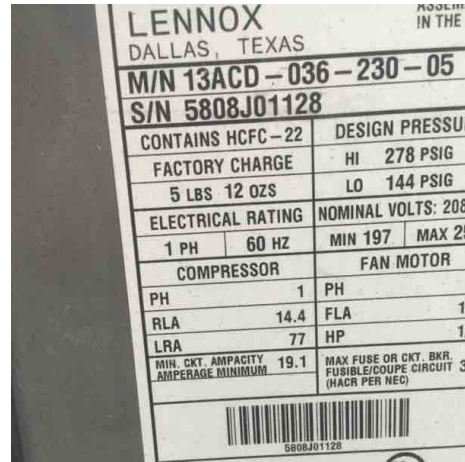
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- The general standard for room temperature differential should be between 15 and 22 degrees.
The supply air temperature was 55 degrees and the return air temperature was 75 degrees.
(20 degree differential.)

NAME: LENNOX
MODEL : 13ACD-036-230-05
SERIAL: 5808J01128
DATE : not listed

The cooling system was functional.
A/C is functioning as evidenced by a 20 degree differential between the air supply vent and the air return.
Observed a 3 ton unit, and although it was functioning as designed, the efficiency rating was not calculated and is not considered as part of this report.

Although the cooling system is functional, the inspection performed was a limited visual inspection with the unit operating under normal mode.
Panels and compartments are not open or removed and high-pressure lines are not tested.



- NOTICE:
When purchasing a pre-owned home, it is always recommended to have an annual maintenance check of the entire cooling equipment by a license cooling and heating company.
Cooling equipment should always be kept on a yearly maintenance program.
The older the unit becomes, the more important a regularly scheduled maintenance program is to the ideal performance and life of the system.

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C. Duct Systems, Chases, and Vents

Comments:

- All visible ductwork appears to be connected and functioning properly. Observed replaceable air return filters. 3-12x24x1

Note,

It is always recommended to change out the filters regularly or monthly and as specified by the air-conditioning manufacturer to keep unit functioning ideally. Regular filter change will help unit function efficiently and may prolong the life expectancy of the unit.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Static water pressure reading: 50 to 60 psi at time of inspection

Comments:

- The plumbing system appears to be tied with the city water supply system. The supply water system appears to be PEX plumbing.

B. Drains, Wastes and Vents

Comments:

- The type of DWV Piping was plastic : Unable to inspect or test utility washer drain . Most tub traps were inaccessible. The sewer clean-out is located at the front side of home.

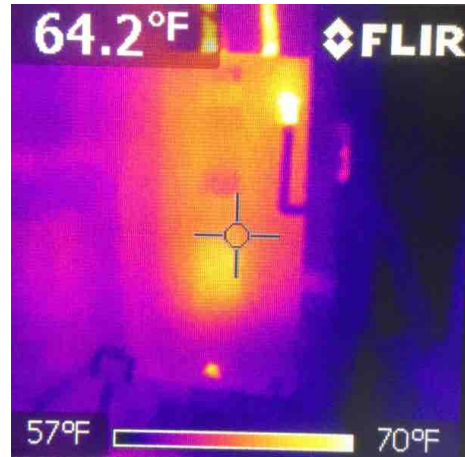
C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 gallon

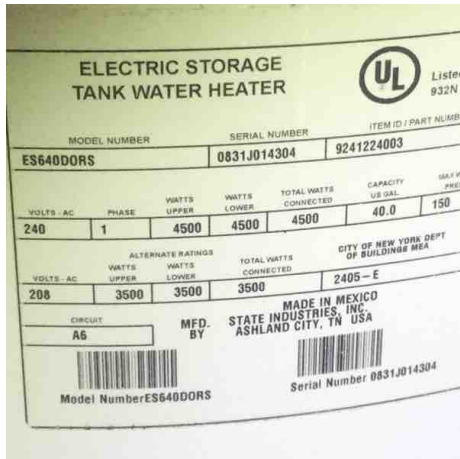
Comments:

- NAME : State Select
SERIAL : 0831J014304
MODEL : ES640DORS
DATE : not listed



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- No deficiencies were observed at the time of the inspection. At the time of the inspection the unit was functioning as intended.

NOTICE:

Temperature and pressure valve relief should be inspected at least once every three years and replace if necessary by a licensed plumber or qualified technician to ensure product has not been affected by corrosive water conditions and that valve and discharge line have not been altered or tampered with illegally.

D. Hydro-Massage Therapy Equipment

Comments:

- Not present.

E. Other

Comments:

- Not present

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V. APPLIANCES

A. Dishwasher

Comments:

- NAME : FRIGIDAIRE
- MODEL : LFID2426TF1A
- SERIAL : TH74520930



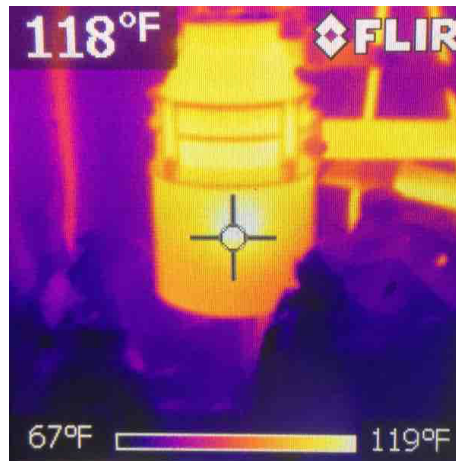
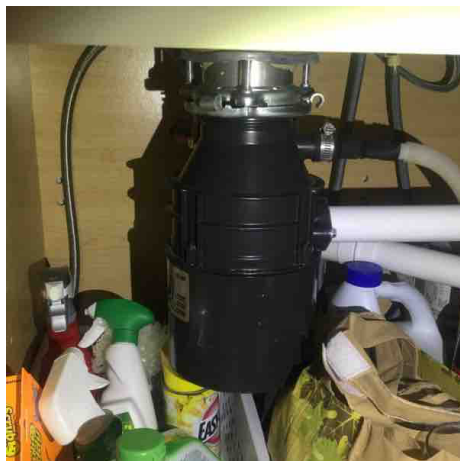
- At the time of the inspection the dishwasher was functioning but the unit was missing the air-gap.
- Note.** The air-gap is a device that helps water from backing up into the sink when the unit is draining, which has the potential to cross contaminate sink and dishes.

Corrections. are recommended by a qualified appliance technician.

B. Food Waste Disposers

Comments:

- NAME : BADGER
- SERIAL : 17091136234
- MODEL : 5-84



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- The unit was functioning as designed at the time of the inspection. No deficiencies were noted on the day of the inspection.

C. Range Hood and Exhaust Systems

Comments:

- RECIRCULATING VENTED UNIT
- No deficiencies were noted at the time of the inspection.
At the time of the inspection the unit was functioning as designed.

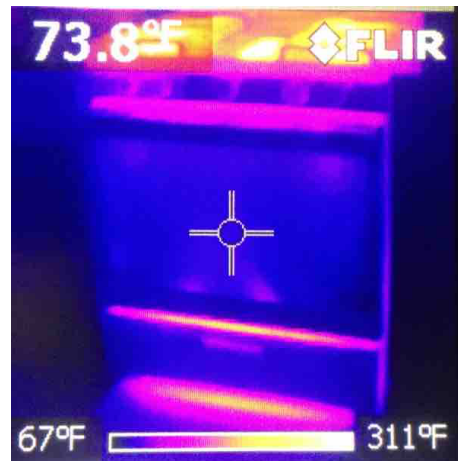
D. Ranges, Cooktops, and Ovens

Comments:

- NAME : GENERAL ELECTRIC
- SERIAL :
Model :
OVEN : Gas
- At the time of the inspection the oven was set to baking at 350 degrees, and reads 345 degrees, and the glass door never got hotter than 120 degrees.

RANGE TOP: Gas

The burners appeared to be functioning as designed.



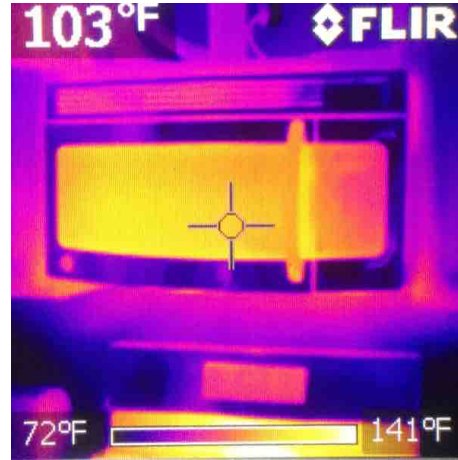
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E. Microwave Ovens

Comments:

- NAME : GENERAL ELECTRIC
- MODEL : JVM1750SM1SS
- SERIAL : MR 904434 B



- NOTICE :
The microwave oven was tested with a microwave tester and appeared to function properly.
The unit was not tested for radiation leaks.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vent fans appear to vent to the outside and operate satisfactorily.

Unable to locate all bathroom exhaust fan termination points.

NOTE:

All bathroom exhaust fans should terminate to the exterior of the dwelling through the roof decking, unless in a multi level home, where vents may terminate to the outside through the side wall.

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G. Garage Door Operators

Comments:

- ELECTRONIC EYE DEVISE :
- At the time of the inspection the unit was functioning as designed.
No repairs were observed.

H. Dryer Exhaust Systems

Comments:

- The dryer vent appears to vent properly to the outside as required.
- No deficiencies were observed at the time of the inspection.

I. Other

Comments:

- NOT PRESENT.

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

G. Outdoor Cooking Equipment

⊙ NOT INSPECTED

H. Gas Lines

⊙ NOT INSPECTED



Inspection #: 521097-48