

Integrity Performance

Property Inspection Report



241 Lake Livingston Blvd., Livingston , TX 77351
Inspection prepared for: Dori Rhodes
Real Estate Agent: Sara Jimenez - RE/MAX Signature The Mosely Team

Date of Inspection: 3/29/2021 Time: 9:00 am
Age of Home: 46 yrs - 1975 yr built - Size: 816 sq ft
Weather: Clear and Sunny

One story pier & beam frame house built on grade having 2 bedrooms, 1 bathroom and detached Carport.

Inspector: David Lopez
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PROPERTY INSPECTION REPORT

| | | |
|----------------------|--|-----------------------|
| Prepared For: | Dori Rhodes | |
| | <small>(Name of Client)</small> | |
| Concerning: | 241 Lake Livingston Blvd., Livingston TX, 77351 | |
| | <small>(Address or Other Identification of Inspected Property)</small> | |
| By: | David Lopez, License #20525 | 3/29/2021 |
| | <small>(Name and License Number of Inspector)</small> | <small>(Date)</small> |

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. 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.

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 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

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector,

prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

On this report you will find, in **RED**, a brief summary of any **CRITICAL** concerns and **BLUE** for important concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Block and beam foundation with crawl space.
 Comments: Crawl space inspected where accessible. • Inspection is limited to a visual inspection of accessible crawlspace areas and at the perimeter and visible floor spaces. It is a limited visual survey and basic performance evaluation and not a comprehensive investigation or probe to determine the cause or effects of deficiencies. • Earth to wood contact at back skirting. Conducive to termite activity. In need of improvement. • Less than 18 inches of clearance for floor joist in crawl spaces. Any floor joist lumber within 18 inches of soil is to be treated against decay and insects. • Significant spongy floor feel. Observed joist are 2ft. on center with areas of decay on sub floor. • Evidence of floor joist and sub floor decay. Appears there is possible termite activity. Recommend inspection and treatment by licensed exterminator. Mud tubes present with damaged beams in crawlspace. In need of improvement.



Not properly supported or installed



Evidence of floor joist and sub floor decay, fungal activity.



Possible past or present wood destroying insect activity.



Sill beams and floor joist are too close to soil.



Mud tubes may indicate wood destroying insect activity.



Decaying and damaged floor joist in crawlspace.

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Comments: High soil observed in areas. Foundation should be exposed 6 inches for siding. This helps prevent wood destroying insects entering structure unnoticed. In need of improvement. • Proper grading is when soil drops away from foundation wall a minimum of 6 inches within the first 10 feet. • Evidence of possible termite activity. Recommend inspection and treatment by licensed exterminator. • Grade slopes toward structure from back of property.



Drip edge erosion because of lack of gutter system.

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | C. Gutter System |
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Observations: No gutter system present at time of inspection. • Properly installed gutters help move water away from foundation and prevent erosion. • Proper drainage is important to avoid foundation settlement.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Roof Covering Materials |
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Type(s) of Roof Covering: Sheet metal roofing.
 Viewed From: Was observed at edges and viewed from ladder.
 Comments: Roof appears to be in good condition. • Tree limbs growing towards roof. Limbs can damage roof and should be cut back 10 ft. from roof. Rubbing can remove rust protection on metal roofs leading to rust. • Exposed wood at missing drip edge Flashing. Drip edge Flashing prevents water from entering under roofing at eave areas. Roof contract recommended to examine install proper flashing details. In need of improvement.

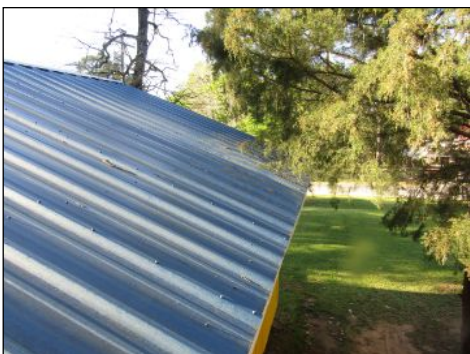
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Tree limbs growing towards roof.



Roof appears to be in good condition.



Medal ends close to fascia board without any drip flashing on left side. In need of improvement.

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E. Roof Structure and Attics

Viewed From: Roof • Perimeter and attic area where accessible.
 Approximate Average Depth of Insulation: Most attic locations missing insulation.
 Comments: **Less than recommended insulation in attic space. R 30 attic insulation recommend in our climate. Proper insulation would be one of the most cost-effective "repairs" that could be done to a home. Recommend all air leaks be sealed prior to installation of insulation. Insulation does not seal air leaks. Recessed lights wall edges and any drilled holes should be sealed. Air leaks are the primary source of energy loss. • Recommend all attic accesses be weather stripped and insulated. • Attic is joist and rafter construction. Older home not built to current standards of practice however appears sound and functional. • No purlin bracing present. • No collar ties present. • Attic entries are under sized. Standards require a minimum opening of 22"X30" • Recommend soffit venting to make ridge vent more effective. Proper venting removes heat and humidity. Damage bird blocks and missing insect screen at ridge can allow insects and small animals access to attic area. In need of improvement. • Roof structure has decay damage at rafter tails.**



Missing bird blocking will allow animal and insect entry to attic.



Cosmetic.



Needs insulation.

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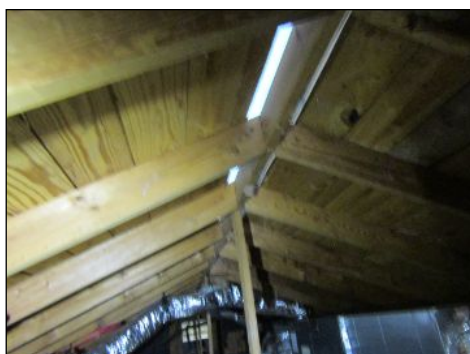
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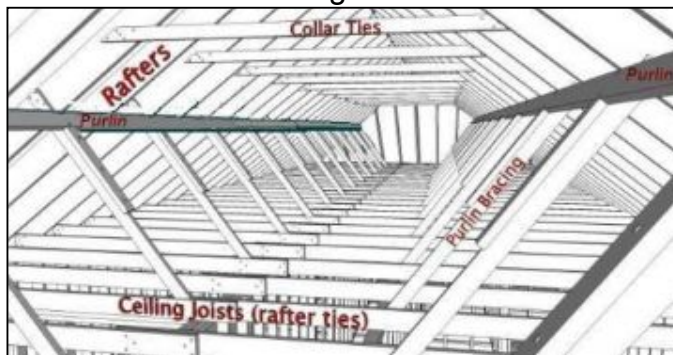
No insect screen at ridge vent area.



Missing collar tie and purlin bracing in attic



Rafter tail decay.



Sample of proper roof framing.

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F. Attached garage structure

Materials: Not present.

Observations: No attached garage present at time of inspection.

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G. Detached Garage Structure

Materials: Not present.

Observations: No Detached Garage present at time of inspection.

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H. Carport

Materials: Detached wood framed metal roof carport present.

Observations: Metal roof for carport has damage and undersized over hang at framing. Water runs into framing. Much leaf litter and pine straw on roof.

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Much leaf litter and pine straw on roof.



Metal roof for carport has damage and undersized over hang at framing. Water runs into framing.

I. Driveway Condition

Materials: Crushed rock/gravel drive and parking present.
 Observations: Crushed rock driveway needs more road base material and grading. Observed some pot holes. • Crushed rock drive is serviceable. These will need regular maintenance.



Pot hole forming at street.



Needs pot hole filled and grading.

J. Walkway Surfaces

Materials: Not present.
 Observations: Not present.

K. Walls (Exterior)

Materials: Exterior walls are sided with wood siding and wood trim.
 Observations: Exterior siding has wood decay at several rain splash areas. • Exterior wood skirting is buried in soil. In need of improvement.

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Missing corner trim with open gaps.



High soil left back corner.



Exterior siding has wood decay at several rain splash areas.



Open gap at missing corner trim.

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L. Walls (Interior)

Wall Materials: Interior walls are made of Drywall.

Comments: Scuffs, stains and drywall damage observed as is normal in occupied home. • Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present.



Grout damage in bathroom shower.



Poor quality tile installation.

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M. Ceilings

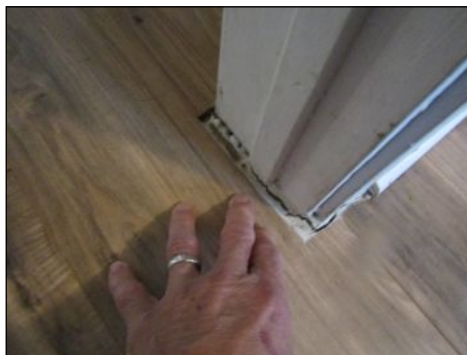
Ceiling & Floor Materials: Ceiling is made of drywall.
 Comments: Ceiling appears normal for age of home.

N. Floors

Materials: Flooring is Wood-Look laminate.
 Observations: Exposed gap in laminate flooring. Exposed cut areas. Mostly cosmetic. • Floor is spongy and there is mold like growth growing under house in crawlspace floor framing and sub floor decking. In need of improvement. • Mold testing is beyond scope of inspection.



Open gaps. Cosmetic.



Exposed cuts. Cosmetic.



Sub floor decay.



Sub floor under bathroom has decay.



Sub floor decay



Appears to be mold and fungal activity on sub floor.

O. Doors (Interior & Exterior)

Comments: All doors are functional. • Front door and bedroom does not latch when shut. • Closet door is not present at front bedroom. • Gaps present at damaged gasket areas of both entry doors. • Missing door stop. Door knob is damaging wall in back spare bedroom.

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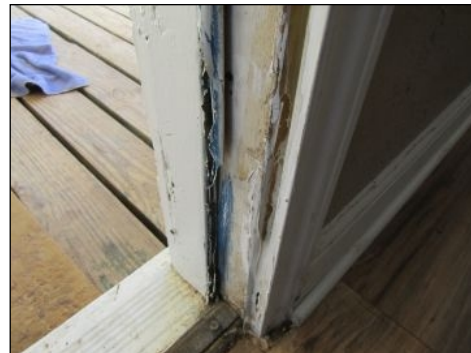
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Caulk needed at several areas around framing.



Gasket damage.

P. Windows

Window Types: Windows are aluminum framed single hung and single pane.
 Comments: All operable windows are functional at time of inspection. • Only accessible windows are inspected. Windows are observed at time of inspection however no warranty is implied. • Many missing screens. • Minor damage to some screens. • Several windows do not latch or only latch on one side.



Wood frames have damage.



Several window hardware does not latch because of window frame twist.

Q. Stairways (Interior)

Comments: Not present. • Single story family home.

R. Fireplaces and Chimneys

Locations: No fireplace present
 Types: Not present
 Comments: No fireplace present at time of inspection.

S. Porches, Balconies and Decks

Comments: Exterior stairs are functional. • Front wood porch/deck appear in like new condition. • Side deck board has improper placed sideways concrete block supports, Non uniform steps which is considered a trip hazard. Roof is not properly flashed. Roof framing exposed to weather with active wood decay present.

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Front wood porch/deck appear in like new condition.



Side deck board has improper placed sideways concrete block supports.



Exposed wood is rotting at tail end.

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T. Counters and Cabinets

Materials: Formica counter tops and wood composite cabinets.
 Observations: Counter tops and Cabinets functional with normal wear. Poor installation of counter left of sink. Evidence of past plumbing leak that has damaged under cabinet floor at Kitchen sink. Cosmetic.



Damaged cabinet floor under sink.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations: Main electric panel is located in the living room on other side of wall of meter box on the exterior.
 Materials & Amp Rating: Electric panel is GE brand. No main disconnect.
 Comments: **Recommend electrician to evaluate and make repairs.** • There are white wires in the panel that should be marked as hot wires. • **Could not locate ground rod (Rod appears buried) or verify proper grounding of main electric panel. Ground rod is to have uninterrupted wire of proper size from ground bus bar of main panel.** • Observe there are no (AFCI) arc fault circuit interrupters present at the time of the inspection. This did not violated building codes at the time of construction and have been "grandfathered" because the electrical panel was installed prior to the adoption of current codes. • **Panel has no main breaker/disconnect. Not to current Standards Of Practice.** • **Electrical feeds running through the trees.** • **The service entry weather head does not have adequate clearance from the roof. Minimum distance of 3 ft. in all directions from edge of roof is required and main wires must have proper drip loop.**



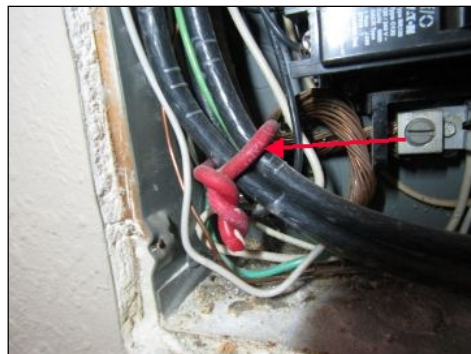
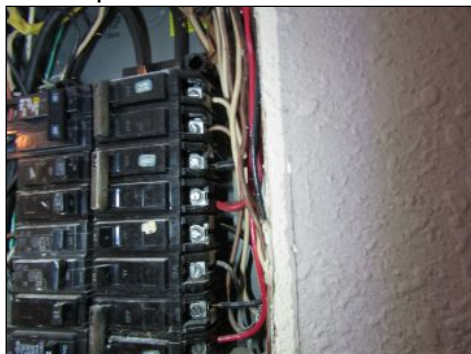
The service entry weather head does not have adequate clearance from the roof. Minimum distance of 3 ft. in all directions from edge of roof is required.



Ground rod not visible.



No main disconnect.



Conductive wire is not permitted to be used to bundle circuit wires.

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B. Sub Panel

Materials: Exterior sub panel next to meter is serving heat and cooling.
 Observations: There are open breaker slots in the panel. This is a safety hazard.
 • The breaker for the A/C condensing unit is 40 amps. The maximum rated fuse or breaker for air conditioning unit shall be 30 amps and minimum 18.6 amps as displayed on data label, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard. • Does not have proper separate ground wire to main panel. Recommend evaluation by electrician. • Sub panel must have 4 wire system. Current standards require Sub panels to have separate ground and neutral wire connections in sub panels and separate leads going back to main panel. Neutral and ground bus bars are to be segregated at Sub panel(not bonded).



There are open breaker slots in the panel. This is a safety hazard.



No separate ground present to main panel.



Over sized breaker for A/C condenser.

C. Additional Panels

Materials: 2 - Disconnect panels present - 1 serving AC condensing unit and the other appears to be serving Aerobic Septic system.
 Observations: Appear functional and properly installed.



Damage to cover clip at A/C disconnect.



Appear functional and properly installed.

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D. Branch Circuits, Connected Devices, and Fixtures

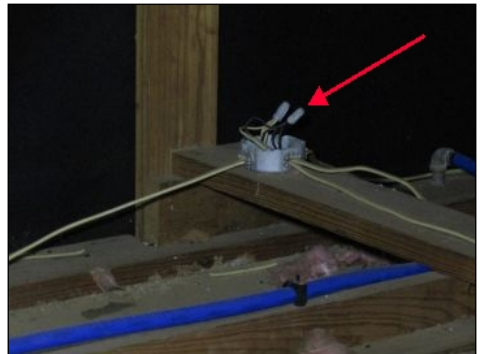
Type of Wiring: Copper wiring serving branch circuits.
 Comments: **Recommend electrician to evaluate all areas of concern.** • Uncovered and missing globe with exposed light bulb in a closet must be reported as "Deficient" on inspection report. • **Observed bare light bulbs serving closets. This can be a fire hazard if combustibles come within 12 inches of incandescent bulbs or 6 inches of florescent bulbs.** • It was observed Kitchen electric receptacles are on a single circuit. • Dishwasher is on kitchen counter circuit. Dishwasher should be on a dedicated circuit. Possible circuit over load when dishwasher is in use when other counter top appliances are in use. In need of improvement. • No electrical grounding available for 2 of the receptacles in back spare bedroom. • Exposed electric connections in attic space. All electric junction boxes are to have properly installed cover plate. • **Electric wires missing protective bushing at Furnace/Air handler cabinet. Wires against metal edges can cut into wire insulation and cause an electric short especially at high vibration areas. In need of improvement.** • **The GFCI (ground fault circuit interrupter) receptacle is not present at exterior by meter.** • Under current electrical standards, ground fault protection shall be provided at all electric receptacles serving all kitchen countertop areas, bathrooms, Utility sinks, garages, sheds, barns and outdoor receptacles. • Ground-fault circuit interrupter (GFCI) is an electric device that trips (open) the circuit when it senses a potentially hazardous condition. It is very sensitive and operates very quickly. The GFCI interrupts the power in less than 1/40 th of a second if it senses an imbalance in the electrical current of as little as 0.005 amps.



Missing protective bushing at air handler electrical entry.



Electric box needs cover plate.



Exposed electrical connections in attic.

E. Chimes and Bells

Observations: No door bell present at time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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A. Heating Equipment

Type of Systems: Furnace is a forced air unit located in the attic.
 Energy Sources: The Furnace is electrically powered.
 Comments: **Furnace operated normally at time of inspection.** • Heat differential: return air measured 78 degrees and vents measured 97 degrees. • **It is recommended that the heating system be serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection.**

B. 2nd Central Heating unit

Materials: Not Present.
 Observations: No 2nd central heating system present at time of inspection.

C. Cooling Equipment

Type of Systems: Air conditioning is a forced air split system located on the exterior and in attic.
 Comments: **Air conditioner operated normally at time of inspection.** • Acceptable temperature differential for this type of A/C system should be 15 to 20 degrees. • Cooling differential: return air measured 62 degrees and vents measured 43 degrees. • **It is recommended to have cooling systems serviced before each cooling season and the condensate drain pipes be flushed with chlorine bleach every 2 months during cooling season to prevent clogging.** • **Refer to electric branch circuits on units electrical wire entry point.** • **Condensation drain line terminates at exterior onto ground.** • Condensation drain lines that terminate at exterior location close to structure is considered conducive to termite activity and should be attached to sewer system.



Condensation drain line terminates at exterior onto ground.

D. 2nd Central Cooling Unit

Materials: Not present
 Observations: No 2nd central A/C system present at time of inspection.

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

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| I | NI | NP | D |
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E. Thermostat

Materials: Digital thermostat present.
 Observations: Operated normally.

F. Window A/C units/ Built in space heater

Materials: Not present.
 Observations: No Window A/C units present at time of inspection.

G. Duct Systems, Chases, and Vents

Comments: Ducts and vent covers appear to be in good condition. Inspected where accessible.



Filter is damaged and needs replacement.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Left of driveway in front yard.
 Location of Main Water Supply Valve: At right side house under hose bib and at water meter.
 Comments: Static Water Pressure Reading: 55 psi. • Between 40 and 80 psi is considered normal. • Plumbing is inspected where accessible. • Observed mixed materials used as supply plumbing. Some galvanized, CPVC and PEX. • Evidence of leaking at hose bibs. • Observed the absence of anti-siphon device at all exterior hose bibs. • Anti-siphon devices on exterior hose bibs prevent exterior hose water from entering house hold potable water supply.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Abandon pipe with broken area at backyard.

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| X | | | X |
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B. Drains, Wastes, and Vents

Comments: Minimum plumbing venting pipe for Toilet should be 3 inches in diameter. It was observed that the largest plumbing vent stack exiting roof was 2 inches. This is very common and no vent related problems were observed. • Drain Plumbing was viewed in accessible areas. • Observed slow leak/drip at "T" fitting in crawlspace. Bathroom Lavatory is missing gasket at drain connection. • Too short plumbing Vent at right side roof location. • Plumbing vent pipe shall be minimum of 6 inches above roof covering at penetration.



Plumbing vent pipe shall be minimum of 6 inches above roof covering at penetration.



Observed slow leak/drip at "T" fitting in crawlspace. Bathroom Lavatory is missing gasket at drain connection.



Bathroom Lavatory is missing gasket at drain connection.

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| | | X | |
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C. Gas Plumbing and Distribution System

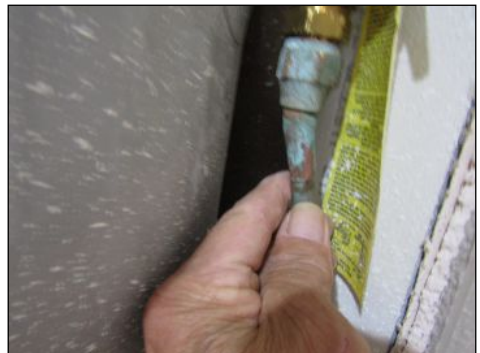
Materials: N/A - House is all electric.
Observations: Not present.

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

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| I | NI | NP | D |
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D. Water Heating Equipment

Energy Source: Water heater is located in hall closet with board cover.
 Capacity: Unit is 40 gallons.
 Comments: Water heater functioned normally at time of inspection. • T&P (Temperature and Pressure) valve inspection is limited to visual inspection only. Valves often will continue to leak after being operated. It is recommend they be tested regularly and replaced as necessary. • Recommend drain pan with drain plumbing be installed. • Drain pan is not plumbed to the exterior. Possible water damage if Water Heater were to leak. • Water Heater cold water supply line does not have a shut off valve. In need of improvement. • T&P (Temperature and Pressure) overflow pipe has undersized kinked copper tubing. Pipes are to be a minimum of 3/4 inch approved piping. • T&P(Temperature and Pressure) relief valve pipe enters floor into crawlspace and can not be observed if water heater was to discharge. It is important that a T&P drain pipe exit location be in a visible location in case it were to discharge. It can terminate 1 inch from bottom of a visible and properly installed drain pan or 6 inches above ground in visible area at exterior of the structure.



Water heaters are to have cold water shut off.

T & P drain pipe must have a visible discharge location.

Kinked and improper T & P pipe.

E. 2nd Water Heater

Materials: No second water heater observed at time of inspection.
 Materials: not present.
 Observations: Not present.

F. Tile Walk in Shower Inspection

Materials: Not present.
 Observations: Not present.

G. Hydro-Massage Therapy Equipment

Comments: No Whirlpool tub present at time of inspection.

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

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Other |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|

Materials: No Water Softener equipment was observed or inspected at time of inspection. • No water filter system present.
 Comments: Not present at time of inspection

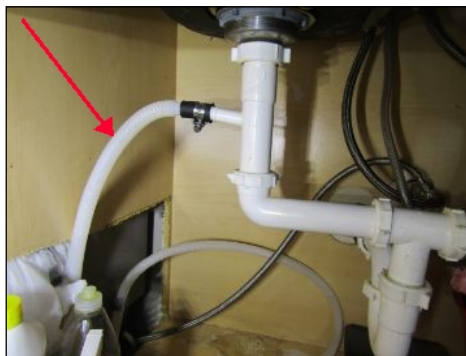
V. APPLIANCES

| | | | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Dishwashers |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|----------------|

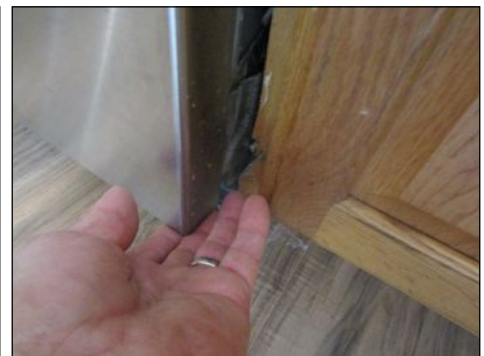
Comments: Dirty/mineral build up noted in unit, recommend cleaning. • The Dishwasher was not run through a full cycle because the door has a gasket leak. • Dishwasher drain line not properly installed. Recommend dishwasher drain line be installed with high loop. • Unit is not properly fastened to cabinet/counter top, recommend securing to countertop using the appropriate length screw. • Refer to branch circuit electric inspection. Unit is on same circuit as counter receptacles. • Lack of a proper air gap or high loop noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend the installation of high loop or having a qualified plumber install an air gap to prevent possible contamination.



Not properly anchored to counter.



Drain line not properly installed.



Dishwasher has seal leak and drip on to floor at bottom right side.

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposers |
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Comments: No food disposer present at time of inspection. • It is not recommended to have a disposal when a home is served by a septic system.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | C. Range Hood and Exhaust Systems |
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Comments: Range venting is provided by built in Microwave. • Cook top filter and fan system does not vent to exterior leaving moisture in house. • Properly installed Range/Cook Top venting help remove cooking odors and humidity from home.

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

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D. Refrigerator

Observations: Refrigerator operated normally at time of inspection. • Water and ice dispenser operated normally.

E. Ranges

Comments: Range is all electric and operated normally at time of inspection. • The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty or guarantee is given as to future failures. • All heating elements operated when tested. • Ovens are tested at 350 degrees and are required to be within 25 degrees plus or minus to pass inspection. This oven measured 360 degrees when tested. • Anti-tip bracket is missing from Range installation. All free-standing, slide-in Ranges include an anti-tip device and is essential in the safe operation of the Range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

F. Separate Cook Top

Observations: No separate cook top present at time of inspection.

G. Separate Oven

Observations: No separate builtin oven present at time of inspection.

H. Microwave Ovens

Comments: Microwave operated normally at time of inspection. • Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

I. Trash Compactor

Observations: Not present at time of inspection.

J. Garage Doors and Operators

Door Type: Not present
Comments: No garage present at time of inspection.

K. Washing Machine Connections

Observations: Washing machine present at time of inspection and connection were not tested. • Connections appear in good condition no leaking observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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L. Dryer Exhaust Systems

Comments: Appears functional. • Venting is not tested for proper draft. Inspected at visible and accessible areas. • Mylar foil tubing is not approved for use as a clothes dryer vent material.



Mylar foil tubing is not approved for use as a clothes dryer vent material.

M. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The bath vent fan operated at time of inspection. • The bathroom exhaust fan terminates improperly in the attic. This is common and no issues were found however I recommend directing the vent to atmosphere to allow for proper ventilation and removal of humidity associated with showers.



Bathroom fan vents in attic.

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

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N. Smoke Detector

Materials: Smoke detectors are present.
 Observations: Under current National Fire Protection Assn. (NFPA) standards, smoke detectors / alarm devices shall be installed in each bedroom, in hallways adjacent to bedrooms and on each floor of the house. The smoke detecting equipment installed in this dwelling appear to satisfy those requirements. • Smoke detectors are tested using test buttons provided by manufacturer. • Smoke detector have an average life expectancy of 10 years. Manufactures and fire safety experts recommend replacing smoke alarms that are more than 10 years old. • Fire protection – By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment can result in serious injury or death. For further information about fire safety, consult your local fire department and your equipment manufacture(s).

O. Carbon Monoxide Detector

Materials: N/A - No gas appliances present at time of inspection.
 Observations: Not present at time of inspection.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: No Automatic yard sprinkler system present at time of inspection.

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

Type of Construction: No swimming pool present.
 Comments: Not present.

C. Boat House and Bulkheads and Retaining Walls

Materials: Not present.
 Observations: Not present.

D. Outbuildings

Materials: Metal sided and roofed storage shed present.
 Comments: Although detached barns, work shops,sheds, etc. are not part of a home inspection, we offer these observations: Wood foundation is too close to soil, wood damage present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Fencing |
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Materials: Picket wood and wire fence observed.
 Observations: Although fencing is not part of a home inspection, we offer these observations: appears serviceable.

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Private Water Wells (A coliform analysis is recommended) |
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Type of Pump: Not present.
 Type of Storage Equipment: Not present.
 Comments: Not present. • Water to house is provided by water service company.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Private Sewage Disposal (Septic) Systems |
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Type of System: Observed an aerobic system present.
 Location of Drain Field: Unknown. It appears to be in the backyard area.
 Recommending ask owner for location and all related information.
 Comments: Inspection was limited to stress test. Tanks are not opened. • Septic system was stress tested by running water for approximately an hour and observing exterior areas. • Toilets continued to flush after stress testing. No problems observed. • Aerobic Septic systems must be serviced at regular intervals recommend inquiring about last inspection.



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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Other |
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Comments: Buried electric wires or water and gas plumbing are not inspected.

Report Summary

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, balusters at decks and steps should be spaced no more than 4" apart for the safety of children. Egress ladders are also advised for upstairs bedrooms in case of residential fire.

| STRUCTURAL SYSTEMS | | |
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| Page 4 Item: A | Foundations | <ul style="list-style-type: none"> • Significant spongy floor feel. Observed joist are 2ft. on center with areas of decay on sub floor. • Evidence of floor joist and sub floor decay. Appears there is possible termite activity. Recommend inspection and treatment by licensed exterminator. Mud tubes present with damaged beams in crawlspace. In need of improvement. |
| Page 5 Item: D | Roof Covering Materials | <ul style="list-style-type: none"> • Exposed wood at missing drip edge Flashing. Drip edge Flashing prevents water from entering under roofing at eave areas. Roof contract recommended to examine install proper flashing details. In need of improvement. |
| Page 6 Item: E | Roof Structure and Attics | <ul style="list-style-type: none"> • Recommend soffit venting to make ridge vent more effective. Proper venting removes heat and humidity. Damage bird blocks and missing insect screen at ridge can allow insects and small animals access to attic area. In need of improvement. • Roof structure has decay damage at rafter tails. |
| Page 10 Item: N | Floors | <ul style="list-style-type: none"> • Floor is spongy and there is mold like growth growing under house in crawlspace floor framing and sub floor decking. In need of improvement. • Mold testing is beyond scope of inspection. |
| Page 12 Item: S | Porches, Balconies and Decks | <ul style="list-style-type: none"> • Side deck board has improper placed sideways concrete block supports, Non uniform steps which is considered a trip hazard. Roof is not properly flashed. Roof framing exposed to weather with active wood decay present. |
| ELECTRICAL SYSTEMS | | |

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| Page 13 Item: A | Service Entrance and Panels | <ul style="list-style-type: none"> • Panel has no main breaker/disconnect. Not to current Standards Of Practice. • Electrical feeds running through the trees. • The service entry weather head does not have adequate clearance from the roof. Minimum distance of 3 ft. in all directions from edge of roof is required and main wires must have proper drip loop. |
| Page 14 Item: B | Sub Panel | <ul style="list-style-type: none"> • There are open breaker slots in the panel. This is a safety hazard. • The breaker for the A/C condensing unit is 40 amps. The maximum rated fuse or breaker for air conditioning unit shall be 30 amps and minimum 18.6 amps as displayed on data label, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard. • Does not have proper separate ground wire to main panel. Recommend evaluation by electrician. • Sub panel must have 4 wire system. Current standards require Sub panels to have separate ground and neutral wire connections in sub panels and separate leads going back to main panel. Neutral and ground bus bars are to be segregated at Sub panel(not bonded). |
| Page 15 Item: D | Branch Circuits, Connected Devices, and Fixtures | <ul style="list-style-type: none"> • No electrical grounding available for 2 of the receptacles in back spare bedroom. • Exposed electric connections in attic space. All electric junction boxes are to have properly installed cover plate. • Electric wires missing protective bushing at Furnace/Air handler cabinet. Wires against metal edges can cut into wire insulation and cause an electric short especially at high vibration areas. In need of improvement. • The GFCI (ground fault circuit interrupter) receptacle is not present at exterior by meter. • Under current electrical standards, ground fault protection shall be provided at all electric receptacles serving all kitchen countertop areas, bathrooms, Utility sinks, garages, sheds, barns and outdoor receptacles. • Ground-fault circuit interrupter (GFCI) is an electric device that trips (open) the circuit when it senses a potentially hazardous condition. It is very sensitive and operates very quickly. The GFCI interrupts the power in less than 1/40 th of a second if it senses an imbalance in the electrical current of as little as 0.005 amps. |

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

| | | |
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| Page 16 Item: C | Cooling Equipment | <ul style="list-style-type: none"> • Refer to electric branch circuits on units electrical wire entry point. • Condensation drain line terminates at exterior onto ground. • Condensation drain lines that terminate at exterior location close to structure is considered conducive to termite activity and should be attached to sewer system. |
|-----------------|-------------------|---|

PLUMBING SYSTEM

| | | |
|-----------------|---|---|
| Page 17 Item: A | Plumbing Supply, Distribution System and Fixtures | <ul style="list-style-type: none"> • Observed the absence of anti-siphon device at all exterior hose bibs. • Anti-siphon devices on exterior hose bibs prevent exterior hose water from entering house hold potable water supply. |
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| Page 19 Item: D | Water Heating Equipment | <ul style="list-style-type: none"> • T&P (Temperature and Pressure) overflow pipe has undersized kinked copper tubing. Pipes are to be a minimum of 3/4 inch approved piping. • T&P(Temperature and Pressure) relief valve pipe enters floor into crawlspace and can not be observed if water heater was to discharge. It is important that a T&P drain pipe exit location be in a visible location in case it were to discharge. It can terminate 1 inch from bottom of a visible and properly installed drain pan or 6 inches above ground in visible area at exterior of the structure. |
| APPLIANCES | | |
| Page 20 Item: A | Dishwashers | <ul style="list-style-type: none"> • Refer to branch circuit electric inspection. Unit is on same circuit as counter receptacles. • Lack of a proper air gap or high loop noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend the installation of high loop or having a qualified plumber install an air gap to prevent possible contamination. |
| Page 21 Item: E | Ranges | <ul style="list-style-type: none"> • Anti-tip bracket is missing from Range installation. All free-standing, slide-in Ranges include an anti-tip device and is essential in the safe operation of the Range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. |
| Page 22 Item: L | Dryer Exhaust Systems | <ul style="list-style-type: none"> • Mylar foil tubing is not approved for use as a clothes dryer vent material. |
| Page 22 Item: M | Mechanical Exhaust Vents and Bathroom Heaters | <ul style="list-style-type: none"> • The bathroom exhaust fan terminates improperly in the attic. This is common and no issues were found however I recommend directing the vent to atmosphere to allow for proper ventilation and removal of humidity associated with showers. |
| Page 23 Item: N | Smoke Detector | <ul style="list-style-type: none"> • Fire protection – By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment can result in serious injury or death. For further information about fire safety, consult your local fire department and your equipment manufacture(s). |