



Gene Inspections

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Inspector: Gene Goodwin



Inspection Report

Prepared For:

Mohammad Ravanbakhsh

2103 Willowlake Drive

Houston, TX 77077

PROPERTY INSPECTION REPORT

Prepared For: Mohammad Ravanbakhsh
 (Name of Client)

Concerning: 2103 Willowlake Drive, Houston, TX 77077
 (Address or Other Identification of Inspected Property)

By: Gene Goodwin, 21879 4/1/2021
 (Name and License Number of Inspector) (Date)

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

Date: 4/1/2021, 9:00 AM- 1:00 PM

Estimated Age: 1985

Square Footage: 2732

Weather Conditions: Clear and 65 Degrees

Property Information: Single Family, Structures: 1, Multi-Level: Yes, Bedrooms: 3, Bathrooms: 2 1/2, Home Is Vacant: Yes, In Attendance: Client

Orientation Directions: All directional references in the report as to right, left, front, and back/rear are from a front view perspective of the home.

Only items in blue print are marked as deficient or in need of service. These items should have further evaluation prior to close by a licensed or qualified contractor.

Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC (Texas Real Estate Commission) requires us to mark some items deficient as standards change over time due to safety concerns or evolving construction materials and methods. Don't expect the homeowner to bring these items up to current standards when it may not have been required when the home was built.

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I. STRUCTURAL SYSTEMS

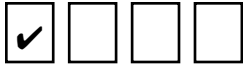
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**A. Foundations**

Type of Foundation(s):

- Slab on Grade

Comments:

- Information Note: Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The foundation is viewed at visible exterior beams and uncovered concrete floors (at least 4-6" of foundation should be visible to deter water penetration and insects into the home). Other components used to judge performance are wall veneers, door/window operation and framing. Tree proximity/location, gutter condition and grading and drainage are also evaluated. Proper drainage and moisture maintenance is required for all types of foundations due to the expansive nature of the load bearing soils in the Houston area. Drainage must be directed away from all sides of the foundation with grade slopes. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system. 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 sheetrock/brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors and windows. 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 inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.
- Stress crack observed on the garage slab extending from the garage door to the garage side door and penetrating the foundation beams at both locations. This is an indication of foundation movement which may be caused by a gutter downspout (to the right of the garage door) not properly extended away from the foundation.
- The foundation appeared to be a slab on grade. Visible areas of the foundation, exterior structure, and interior structure were inspected for indications of differential movement, which help the inspector determine the condition of the home.
- Common foundation corner pops (a hairline crack at the corner of the slab) were noted, which are generally the result of differential movement between the masonry walls and the foundation expanding and contracting against each other. This condition did not appear to adversely affect the structure at the time. The corners should be examined periodically and if the crack worsens or the corner breaks off, then the brick veneer may lack proper support and repair would be needed.
- Foundation elevation measurements were taken at 4 corners of the home using a foundation zip level and are listed below:
 1. Front left corner: 0.0 inches (Reference)
 2. Back left corner: -0.6 inches
 3. Front right corner: 0.3 inches
 4. Back right corner: 1.3 inches
- In my opinion, the foundation appeared to provide adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant deflection in the

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foundation. This opinion is not to be applicable to future changing conditions as no accurate prediction can be made of future foundation movement.



Stress crack observed on the garage slab extending from the garage door to the garage side door and penetrating the foundation beams at both locations



The garage slab crack may be caused by a gutter downspout (to the right of the garage door) not properly extended away from the foundation



Foundation corner pops (common hairline cracks at the corner of the slab) were noted



Foundation Elevation: Front left corner of home

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Foundation Elevation: Back left corner of home



Foundation Elevation: Front right corner of home



Foundation Elevation: Back right corner of home

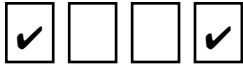
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B. Grading and Drainage

Comments:

- Information Note: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. The final grade should slope away from the house at a rate of 6 inches in ten feet (for a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home). Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage is examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. The sellers or occupants will have a more intimate knowledge of the site than we will during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems (poorly sealed gutter seams are not always observable unless it is raining), water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

- A partial gutter system was installed on the home. Gutters are prone to leakage at the joints, which can cause damage to the fascia trim. The downspouts are not checked for proper water flow. Regular cleaning is required in order for the gutter system to function properly. Although a full gutter system is recommended to divert water away from the foundation on newer homes, on older homes it could change the soil condition, which may affect the foundation adversely and may require the services of an engineer trained in this area.

- Recommend leaves and debris be cleaned from gutters and downspouts for more effective drainage of roof run-off water. Leaf gutter guard installation can be effective at keeping debris build-up to a minimum.

- Recommend extending downspout leaders to discharge at least 5' away from the building to reduce moisture penetration and possible foundation issues.

- Trees were located within 15 feet of the foundation on the left side and front right corner of the home. Trees and roots may cause foundation movement due to moisture extraction. If additional or seasonal movement occurs, root pruning and/or barriers may be considered. Keep in mind that removing a large tree next to a foundation could also cause problems as the soil will retain more moisture, affecting the foundation. Recommend contacting a qualified structural engineer and tree specialist for more information and monitor the foundation/wall/roof to ensure damage free conditions.

- The nails/screws were coming loose and pulling out on a gutter section on the back right side of the roof; recommend resetting nails to keep the gutter secured in place.

- Areas next to the foundation on the left side of the home had high soil that may allow water/insects in. Soil grade should typically be four to six inches below the top edge of foundation with positive slope away from the foundation for proper drainage.

- Grading on the right side of the home appeared inadequate and does not slope away from the foundation. The grade should slope away from the house at a rate of 6 inches in ten feet. Recommend consulting the owner about any known drainage issues. Water can be directed away from the foundation with the aid of a gutter and downspout system, a French drain system, and/or landscape alteration; recommend review by a landscape contractor for corrections as needed.

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The nails/screws were coming loose and pulling out on a gutter section on the back right side of the roof



Recommend leaves and debris be cleaned from gutters and downspouts for more effective drainage of roof run-off water



Areas next to the foundation on the left side of the home had high soil that may allow water/insects in



Grading appeared to be inadequate and does not slope away from the foundation on the right side of the home

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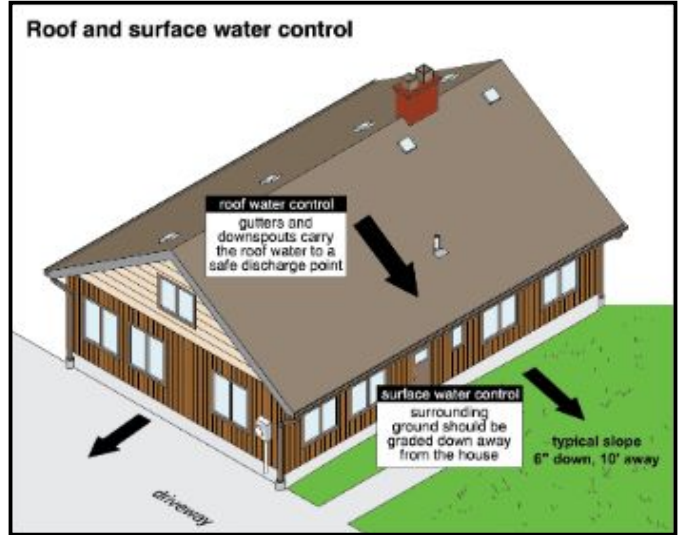
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Trees were located within 15 feet of the foundation on the left side and front right corner of the home



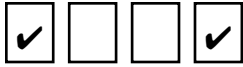
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition Shingle

Viewed From:

- Walking the Roof

Comments:

- Information Note: The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but not all areas are accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak. Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed. Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.
- Flashing Information Notes: It is recommended that flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift, and sealant can deteriorate allowing moisture into the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage. 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. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system.

- Granular loss, exposed felt and damage observed to the ridge shingles on all sides of the roof. Recommend review by a qualified roofer.
- Granular loss (and loose granules) observed on the roof shingles and this deterioration was more pronounced on the front side and right side of the roof (the south and west-facing sides). Recommend review by a qualified roofer.
- The base flashings on both sides of the chimney and the furnace flue vent flashing on the back side of the roof were lifted and should be resealed/re-secured to ensure leak free conditions.
- 4 lead roof jacks covering the waste stacks on the back side of the roof were deteriorated around the vent pipe openings, which will allow water to run down the outside of the pipes into the attic; recommend replacement to prevent moisture intrusion into the attic.
- Corrosion observed on the furnace flue vent roof jack and bonnet style roof jack on the back side of the roof.

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The Roof



Granular loss, exposed felt and damage observed to the ridge shingles



Granular loss, exposed felt and damage observed to the ridge shingles



Granular loss, exposed felt and damage observed to the ridge shingles

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Granular loss, exposed felt and damage observed to the ridge shingles



Damaged hip shingles and roof shingles observed on the front side of the roof apparently from tree abrasion



Granular loss (and loose granules) observed on the roof shingles



Granular loss (and loose granules) observed on the roof shingles

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Granular loss (and loose granules) observed on the roof shingles



Granular loss (and loose granules) observed on the roof shingles



The base flashings on both sides of the chimney were lifted and should be resealed/re-secured to ensure leak free conditions



The furnace flue vent flashing on the back side of the roof was lifted and should be resealed/re-secured to ensure leak free conditions

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4 lead roof jacks covering the waste stacks on the back side of the roof were deteriorated around the vent pipe openings, which will allow water to run down the outside of the pipes into the attic

Corrosion observed on the furnace flue vent roof jack and bonnet style roof jack on the back side of the roof

D. Roof Structure and Attics

Viewed From:

- Walking the Attic

Approximate Average Depth of Insulation:

- Insulation depth is 6 inches
- Fiberglass Batts

Comments:

- Information Note: The roof structure is visually inspected from attic walkways and accessible areas deemed safe by the inspector. Some areas of attic space are inaccessible. The roof structure is inspected for proper bracing and failed support members. Roof decking is checked for deterioration and signs of water leaks such as stains or rotted wood. The attic space is inspected for proper ventilation and insulation coverage.
- Unable to access the lower right attic (above the master bedroom and bathroom) due to no access. Therefore, client is aware this is a limited inspection of these areas; recommend review of the Seller Disclosure Statement regarding the condition of this attic space.

E. Walls (Interior and Exterior)

Comments:

- The siding had inadequate clearance between the lower edges of the siding and roof, where it intersects the roof plane on the back right side of the roof. Normal clearance required is between 1 1/2 and 2 inches. At the current distance, the siding is more prone to moisture damage through wicking moisture off the roof surface. Moisture deterioration was observed to the bottom of the siding at this location.
- Observed the following issues with the exterior trim:
 1. Moisture deteriorated section of soffit trim on the backside of home
 2. Moisture deteriorated section of fascia trim on the back right side of the roof
 3. Loosely attached corner trim on the back side of the home

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The siding had inadequate clearance between the lower edges of the siding and roof, where it intersects the roof plane on the back right side of the roof



Observed a moisture deteriorated section of soffit trim on the backside of home



6. Observed a moisture deteriorated section of fascia trim on the back right side of the roof



Observed loosely attached corner trim on the back side of the home

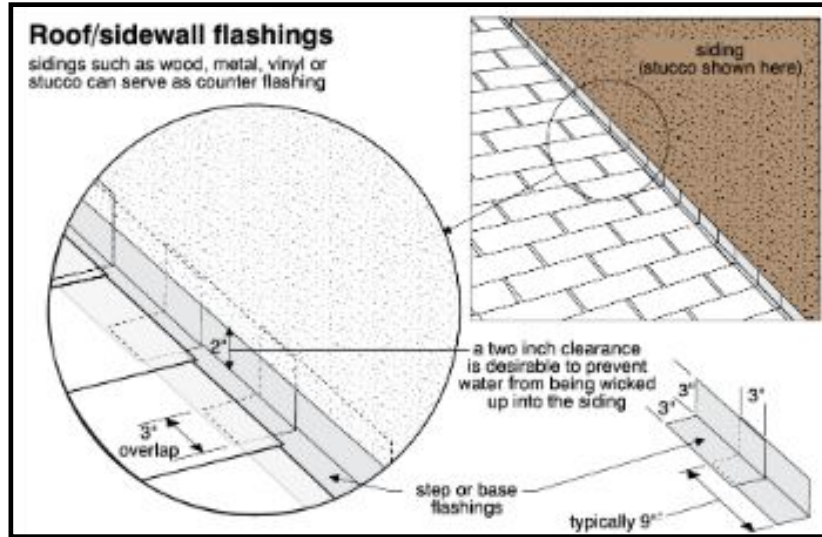
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F. Ceilings and Floors

Comments:

- Indications of repairs (different type of texture) observed on the upstairs front bedroom ceiling. Suggest consulting sellers for additional information.
- Carpet stains observed in the game room.



Indications of repairs (different type of texture) observed on the upstairs front bedroom ceiling



Carpet stains observed in the game room

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G. Doors (Interior and Exterior)

Comments:

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H. Windows

Comments:

- Information Note: Thermopane windows were installed in the home. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection due to temperature. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to see broken seals.

- Observed areas where sealant should be applied around the windows and/or voids in the brick ledge, which penetrate the exterior veneer.



Observed areas where sealant should be applied around the windows and/or voids in the brick ledge, which penetrate the exterior veneer

I. Stairways (Interior and Exterior)

Comments:

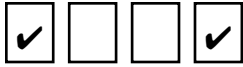
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J. Fireplace and Chimneys

Comments:

- Information Note: The fireplace is inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney are inspected. Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. If further review is desired, client is advised to have a level two inspection and cleaning performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep prior to closing.

- Information Note: A gas log lighter was present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. A damper stop was not present at time of the inspection (prevents the damper from closing completely). This is recommended to vent gas in case of a gas leak.

- The chimney crown was deteriorated/cracked and needs to be sealed/replaced to prevent moisture from entering the chimney.
- A chimney brick was deteriorated/damaged on the left side of the chimney.



The chimney crown was deteriorated/cracked and needs to be sealed/replaced to prevent moisture from entering the chimney



A chimney brick was deteriorated/damaged on the left side of the chimney



K. Porches, Balconies, Decks, and Carports

Comments:

- The back patio was sloping toward the home, which can cause water to settle next to the home foundation.

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The back patio was sloping toward the home, which can cause water to settle next to the home foundation

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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 A. Service Entrance and Panels

Types:

- Circuit Breakers

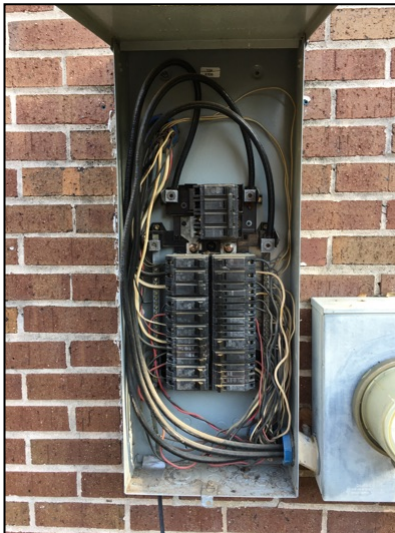
Comments:

- Information Note: Grounding of the electrical system and bonding of the gas and water piping systems and appliances in the home are not always visible or observable to the inspector. Therefore, it's recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.
- The electric meter was located on the back right corner of the home and the service entrance wires entered the meter by underground service.
- The main service panel was located on the back right corner of the home. Panel Manufacturer was General Electric, the panel rating was 200-amps and the main breaker size was 200-amps rated at 120/240 volts.
- The main panel service entrance cables appeared to be 2/0 AWG Copper rated for a 200-amp breaker.

Overload protection provided by breakers.
Slots available to add breakers - No.

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

- The main panel was not bonded to the neutral bar, which may result in improper grounding of the panel; recommend a bonding jumper be installed.



Main panel

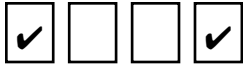
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Information Note: Ground Fault Interrupter (GFI) protection is required by current codes in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFI's are designed to provide accidental shock protection in these areas. In most cases this may not have been required when the home was constructed and the homeowner is not required to bring it up to current codes. This is considered a SAFETY HAZARD and is a HIGHLY RECOMMENDED REPAIR ITEM! Current standards require smoke alarms to be located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics. Suggest periodic testing to ensure proper working order and that batteries be replaced annually. Carbon monoxide detectors have been proven to save lives and are required outside sleeping areas when there are fuel fired appliances or an attached garage.
- The smoke detectors were functional at time of the inspection.
- Information Note: The electric clothes dryer receptacle had a 3-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.
- Suggest installation of additional smoke detectors in all the bedrooms (required in all bedrooms and outside each cluster of bedrooms), per current standards, as a safety upgrade.
- The following receptacles were not GFI protected:
 1. Garage receptacles
 2. Exterior receptacles
 3. Kitchen receptacles
 4. Upstairs bathroom receptacles
- Observed missing receptacle cover plates in the garage; recommend replacement of the covers as needed to ensure safety.
- The upstairs front bedroom ceiling fan was out of balance at different speeds; recommend having the fan balanced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed missing receptacle cover plates in the garage

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Heating Equipment

Type of Systems:

- Furnace

Energy Sources:

- Gas

Comments:

- Information Note: A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection as well as determining heating supply adequacy or distribution balance. The average life span of an electric or gas furnace is 15-20 years under normal conditions. Units should be serviced annually. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information. Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacturer specifications as to the proper location and installation of these units.
- The left furnace was a forced air (mid efficiency) gas furnace, Manufactured by Trane in July 2017. The right furnace was a forced air (mid efficiency) gas furnace, Manufactured by Trane in April 2017.
- Using a Fieldpiece SPK2 Thermometer, the downstairs temperature differential was 45 degrees, taken between the return register at 74 degrees and the supply registers at 119 degrees. The upstairs temperature differential was 48 degrees, taken between the return register at 80 degrees and the supply registers at 128 degrees. A 30-60 degree differential is considered a normal operating range for both units.
- The furnaces were tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of these units, the review was limited. Holes or cracks in the heat exchangers were not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Thermostats were used to operate these units. As with all mechanical equipment, these units can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of these units. If these units have not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

I=Inspected

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D=Deficient

I	NI	NP	D
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Downstairs supply temperature



Downstairs return temperature



Upstairs supply temperature



Upstairs return temperature

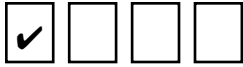
I=Inspected

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I NI NP D



B. Cooling Equipment

Type of Systems:

- Central Air

Comments:

- Information Note: The size and type of A/C unit is noted. The system is inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature differential (temperature difference between a supply and return register) is used to measure performance. Electrical connections and condition of refrigerant lines are also inspected. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. Units should have a full system check when serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages, etc. The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.
- The front condenser unit located on the right side of the home was manufactured by Trane, capacity was 4 tons, Max/Min breaker size was 40 - amps. This unit was manufactured in March 2017. The back condenser unit was manufactured by Trane, capacity was 3 tons, Max/Min breaker size was 30 - amps. This unit was manufactured in July 2017.
- Information Note: Clean-outs were installed on the primary condensate drain lines for the attic AC units. Clean outs provide a way to add bleach or algae tablets on a periodic basis to keep the primary drain lines clean and unobstructed. This is a good preventative measure since overflow condensate drain lines are also prone to obstruction and condensate overflow.
- Information Note: Overflow pans and drain lines were installed for both attic A/C units. The drain lines terminated at a high location on the left side of the home. Condensate draining from these lines is an indication of a possible problem with the primary condensate drain line or A/C evaporator coil for the respective AC unit and a licensed HVAC contractor would need to be called for an evaluation.
- Information Note: Float switches were installed on both AC unit overflow pans in the attic, which will turn the units off if the overflow pans fill with water. Recommend testing occasionally to make sure the switches activate and the systems shut off.
- The downstairs temperature differential was 22 degrees, taken between the return register at 67 degrees and the supply registers at 45 degrees. The upstairs temperature differential was 17 degrees, taken between the return register at 66 degrees and the supply registers at 49 degrees. Both differentials were within the 15 to 22 degree normal operating range.

The temperature differential between the room supply and home return air registers was measured using a Fieldpiece SPK2 Thermometer. A temperature differential or temperature drop of at least 15°-22° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers.

- The air conditioners were activated to check the operation of the fan motors and compressors, all of which appeared to be in serviceable condition. As a detailed review of the cooling capacity of these units is beyond the scope of this inspection, we make no warranty for the adequacy of these systems. Recommend having a complete system check

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I	NI	NP	D
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by a licensed HVAC technician if the units have not been serviced in the last year.



Clean-outs were installed for both AC unit primary condensate drain lines in the attic



Overflow pans and drain lines were installed for both A/C units in the attic and the drain lines exited at a high location on the left side of the home



Float switches were installed for both AC unit overflow pans in the attic, which will turn the units off if the overflow pans fill with water



Downstairs supply temperature

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I	NI	NP	D
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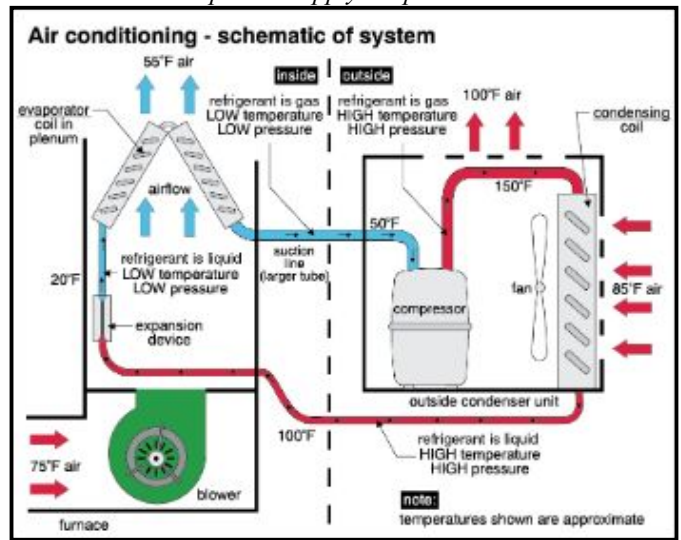
Downstairs return temperature



Upstairs supply temperature



Upstairs return temperature



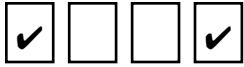
I=Inspected

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I NI NP D



C. Duct Systems, Chases, and Vents

Comments:

- Information Note: Cooling and heating are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection. If you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

- A joint in the supply plenum for the right HVAC unit was not secured properly, which was allowing conditioned air to escape; recommend repairs as needed to improve energy efficiency.

- The water heater flue vent termination at the back left corner of the home was improper. Vents located less than 8 feet from a vertical wall should terminate not less than 2 feet above any portion of a building within 10 feet horizontally.

- A fire-stop plate was not installed for the water heater flue vent at the ceiling penetration in the laundry room. A fire-stop plate provides clearance for the vent from the drywall and ceiling joists, while sealing the hole to block drafts, smoke and fire.



The water heater flue vent termination at the back left corner of the home was improper



A fire-stop plate was not installed for the water heater flue vent at the ceiling penetration in the laundry room

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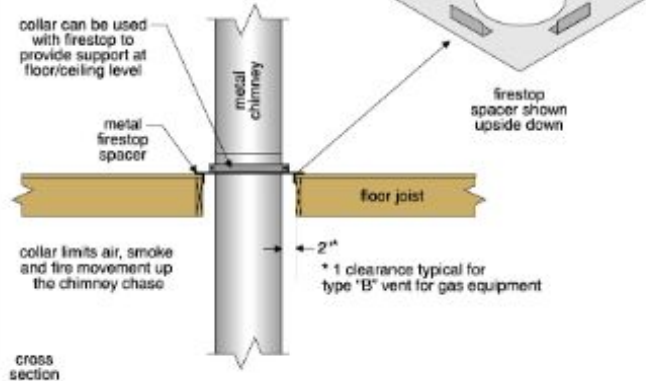
I NI NP D



A joint in the supply plenum for the right HVAC unit was not secured properly, which was allowing conditioned air to escape

Fire stop or draft stop

metal collar also known as draft stop - used with gas fireplace, furnace and water heater vents



IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front Right of Property

Location of Main Water Supply Valve:

- At the right side of home
- Static Water Pressure Reading: 50 PSI
- CPVC Supply Line
- Galvanized Supply Line
- Pex Supply Line

Comments:

- Information Note: Main shut-off valves and fixture shut-off valves (including washing machine faucets and drains) are not operated due to the risk of causing leakage. Plumbing components not visible or accessible were not inspected including buried pipes, pipes within walls and insulation covered pipes in the attic. The plumbing system was not observed for proper sizing, design, or use of proper materials. The inspector does not test water quality or potability nor inspects any system that has been shut down or otherwise secured.

- Information Note: It appeared that the water supply lines were replaced in the home. 3 different water supply lines were observed- galvanized, CPVC and PEX. Recommend consulting the owner for more information.

- The master bathroom shower soap shelf was sloped towards the wall which can cause standing water and possible moisture penetration behind the wall.

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I	NI	NP	D
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3 different water supply lines were observed in the home- galvanized, CPVC and PEX



The master bathroom shower soap shelf was sloped towards the wall which can cause standing water and possible moisture penetration behind the wall



B. Drains, Wastes, and Vents

Comments:

- Information Note: The only parts of the sewage waste system visible are the drains under the sinks. Drains are tested by running a normal amount of water from associated fixtures. The waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test. Further testing and inspection of the drain and sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.
- The main waste clean out was located on the right side of the home.

- An improper S-trap was installed for the half bathroom lavatory. These types of traps are no longer used because the shape of the drain tends to siphon the trap.

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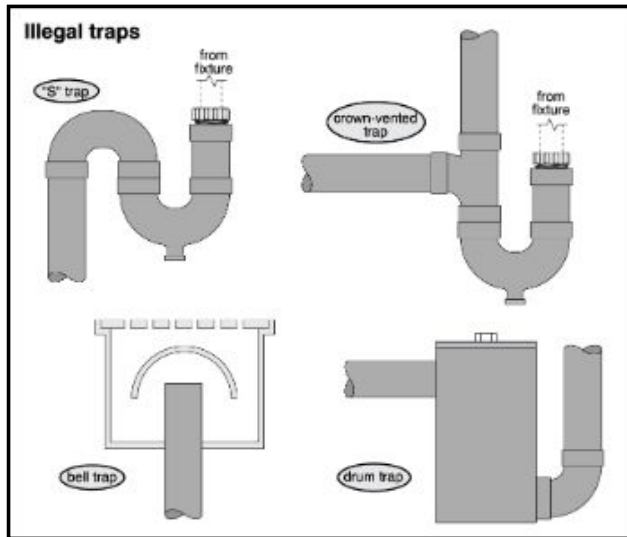
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The main waste clean out was located on the right side of the home



An improper S-trap was installed for the half bathroom lavatory



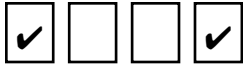
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I NI NP D



C. Water Heating Equipment

Energy Source:

- Gas

Capacity:

- Unit is 50 gallons

Comments:

- Information Note: The average life for a water heater is between 10 & 12 years under normal conditions. The water heater is inspected for the presence of a drain pan and drain line, the presence of a temperature and pressure relief valve, and the proper type and termination of the vent pipe. Flushing the sediment from the tank quarterly and checking the temperature and pressure relief (TPR) valve annually are necessary. The TPR valve is a safety device that prevents over pressurization of the tank. Manufacturers recommend testing the water heater TPR valve routinely to ensure that waterways are clear and the device is free of corrosion. Manufacturers also recommend that a qualified plumbing contractor remove TPR valves over 3 years of age and inspect them for corrosion/sediment buildup and proper condition.
- The water heater was manufactured by Rheem, capacity was 50 gallons and date of manufacture was July 2017.
- Information Note: The water heater TPR (Temperature/Pressure Relief) valve was not operated because sometimes the valve doesn't reset properly allowing water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace the relief valve.
- Information Note: The water heater TPR (Temperature/Pressure Relief) valve discharge line terminated on the back left corner of the home. If water is ever seen coming out of this pipe, a licensed plumber should be contacted for a full water heater review.
- The water heater was located indoors without an overflow pan and drain line; recommend installing both to prevent moisture damage to the home in the event of a water heater leak.

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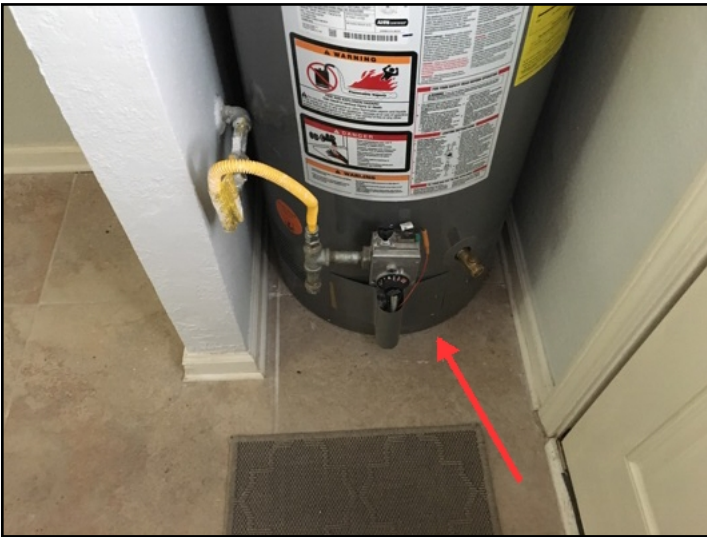
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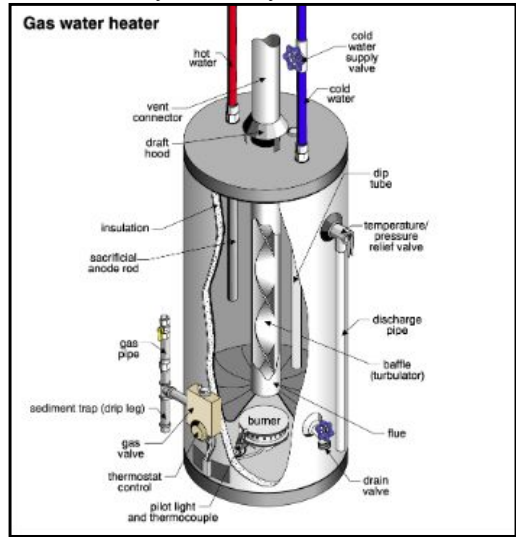
Water heater TPR safety valve



The water heater TPR valve discharge line terminated on the back left corner of the home

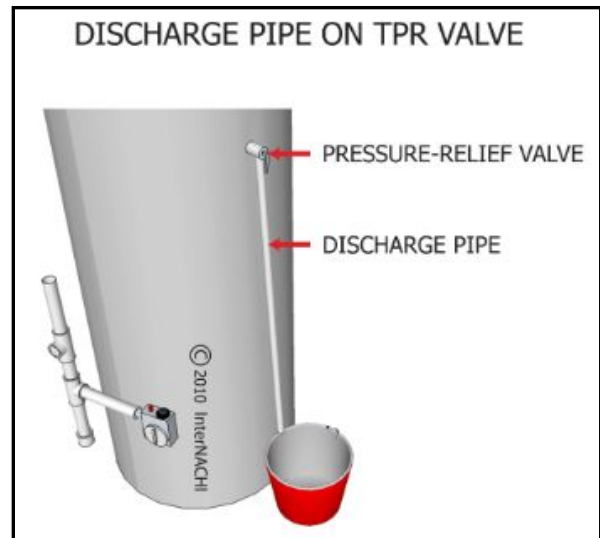
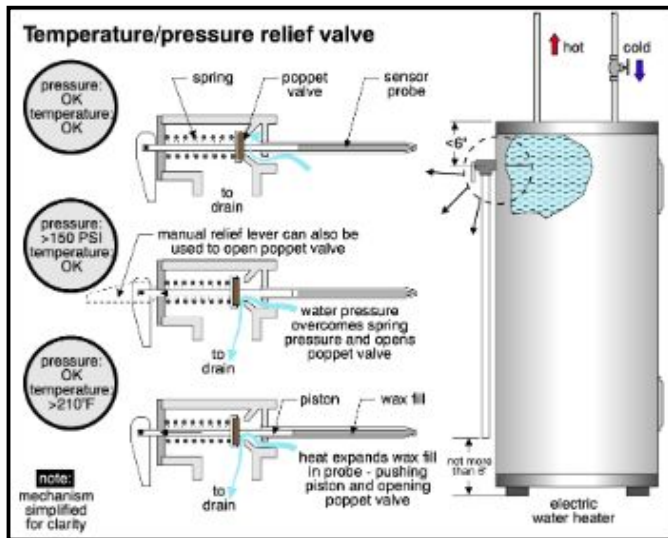


The water heater was located indoors without an overflow pan and drain line



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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

- Information Note: Most of the gas supply system was either buried underground, located inside the walls of the home, or covered with insulation in the attic and was therefore not visible to the inspector. Gas leaks are checked at the gas meter, at the appliance shut-off valves and at the appliance connections.
- The gas meter was located on the right side of the home. The main gas shut off valve was located at the meter.
- There was a gas line provided for a dryer connection in the laundry room, but no shut-off valve installed. Shutoff valves should be located within 6 feet of an appliance to provide access for operation.

V. APPLIANCES

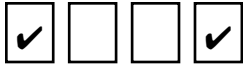
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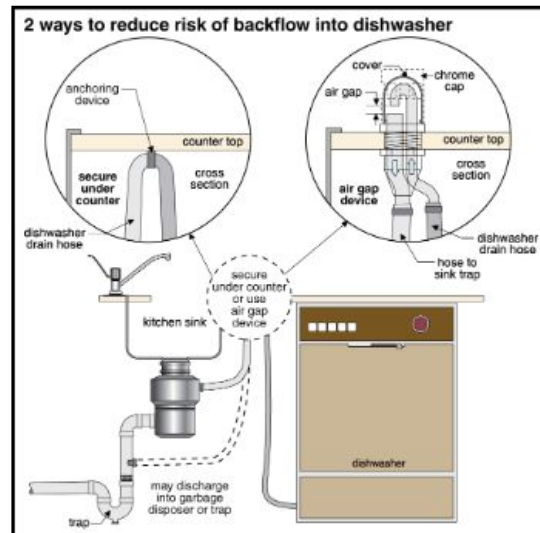


A. Dishwashers

Comments:

- Unit performed as expected on the Normal Wash cycle. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection was limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit on other cycles, as desired, prior to closing. The door seal was secure and didn't appear to leak and the heating element appeared to be working.

- The dishwasher drain line did not have a high loop or an air gap installed. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.



B. Food Waste Disposers

Comments:

- The disposal was inoperable at time of inspection.



C. Range Hood and Exhaust Systems

Comments:

- The range exhaust fan, a down draft built into the range top, terminated to the exterior and appeared to function according to its design and purpose on low and high settings.

I=Inspected

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D=Deficient

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 D. Ranges, Cooktops, and Ovens
Comments:

- The cooktop elements were functional on low, medium and high settings. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.
- The oven was tested using normal controls at the time of inspection and the elements appeared to function properly. The self cleaning and timer operations are not inspected. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.
- When both ovens were set for a temperature of 350°F, the actual temperature in the upper oven was 365°F and the lower oven was 360°F. Within +/- 25 degrees is considered the normal range.

*Cooktop**Ovens*
 E. Microwave Ovens
Comments:

- Countertop microwaves are not in the scope of the inspection, only built-in appliances.

 F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

- The bathroom exhaust vents were properly terminated to the exterior of the home.

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I	NI	NP	D
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 G. Garage Door Operator

Comments:

- The garage door operator was equipped with a safety reverse device (pressure resistance and auto reverse) which operated properly when tested at the time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

- The garage door operator was equipped with a safety reverse device (electronic eyes and auto reverse), which operated properly when tested at the time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. The electronic eyes can be knocked out of alignment very easily, which will prevent the garage door from closing. If the garage door starts to close then reverses and the garage opener light starts to blink, the electronic eyes are out of alignment. Depending on which direction the garage faces, morning or evening sun can blind one of the electronic eyes causing the same symptom.

 H. Dryer Exhaust Systems

Comments:

 I. Other

Comments:

VI. OPTIONAL SYSTEMS
 A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

 C. Outbuildings

Comments:

 D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

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D=Deficient

I	NI	NP	D
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E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

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F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 9 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The nails/screws were coming loose and pulling out on a gutter section on the back right side of the roof; recommend resetting nails to keep the gutter secured in place. • Areas next to the foundation on the left side of the home had high soil that may allow water/insects in. Soil grade should typically be four to six inches below the top edge of foundation with positive slope away from the foundation for proper drainage. • Grading on the right side of the home appeared inadequate and does not slope away from the foundation. The grade should slope away from the house at a rate of 6 inches in ten feet. Recommend consulting the owner about any known drainage issues. Water can be directed away from the foundation with the aid of a gutter and downspout system, a French drain system, and/or landscape alteration; recommend review by a landscape contractor for corrections as needed.
Page 11 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Granular loss, exposed felt and damage observed to the ridge shingles on all sides of the roof. Recommend review by a qualified roofer. • Granular loss (and loose granules) observed on the roof shingles and this deterioration was more pronounced on the front side and right side of the roof (the south and west-facing sides). Recommend review by a qualified roofer. • The base flashings on both sides of the chimney and the furnace flue vent flashing on the back side of the roof were lifted and should be resealed/re-secured to ensure leak free conditions. • 4 lead roof jacks covering the waste stacks on the back side of the roof were deteriorated around the vent pipe openings, which will allow water to run down the outside of the pipes into the attic; recommend replacement to prevent moisture intrusion into the attic. • Corrosion observed on the furnace flue vent roof jack and bonnet style roof jack on the back side of the roof.
Page 16 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The siding had inadequate clearance between the lower edges of the siding and roof, where it intersects the roof plane on the back right side of the roof. Normal clearance required is between 1 1/2 and 2 inches. At the current distance, the siding is more prone to moisture damage through wicking moisture off the roof surface. Moisture deterioration was observed to the bottom of the siding at this location. • Observed the following issues with the exterior trim: <ol style="list-style-type: none"> 1. Moisture deteriorated section of soffit trim on the backside of home 2. Moisture deteriorated section of fascia trim on the back right side of the roof 3. Loosely attached corner trim on the back side of the home
Page 18 Item: H	Windows	<ul style="list-style-type: none"> • Observed areas where sealant should be applied around the windows and/or voids in the brick ledge, which penetrate the exterior veneer.

Page 19 Item: J	Fireplace and Chimneys	<ul style="list-style-type: none"> • The chimney crown was deteriorated/cracked and needs to be sealed/replaced to prevent moisture from entering the chimney. • A chimney brick was deteriorated/damaged on the left side of the chimney.
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ELECTRICAL SYSTEMS

Page 21 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The main panel was not bonded to the neutral bar, which may result in improper grounding of the panel; recommend a bonding jumper be installed.
Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Suggest installation of additional smoke detectors in all the bedrooms (required in all bedrooms and outside each cluster of bedrooms), per current standards, as a safety upgrade. • The following receptacles were not GFI protected: <ol style="list-style-type: none"> 1. Garage receptacles 2. Exterior receptacles 3. Kitchen receptacles 4. Upstairs bathroom receptacles • Observed missing receptacle cover plates in the garage; recommend replacement of the covers as needed to ensure safety. • The upstairs front bedroom ceiling fan was out of balance at different speeds; recommend having the fan balanced.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 29 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • The water heater flue vent termination at the back left corner of the home was improper. Vents located less than 8 feet from a vertical wall should terminate not less than 2 feet above any portion of a building within 10 feet horizontally. • A fire-stop plate was not installed for the water heater flue vent at the ceiling penetration in the laundry room. A fire-stop plate provides clearance for the vent from the drywall and ceiling joists, while sealing the hole to block drafts, smoke and fire.
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PLUMBING SYSTEM

Page 31 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The master bathroom shower soap shelf was sloped towards the wall which can cause standing water and possible moisture penetration behind the wall.
Page 31 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • An improper S-trap was installed for the half bathroom lavatory. These types of traps are no longer used because the shape of the drain tends to siphon the trap.
Page 33 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The water heater was located indoors without an overflow pan and drain line; recommend installing both to prevent moisture damage to the home in the event of a water heater leak.
Page 35 Item: E	Other	<ul style="list-style-type: none"> • There was a gas line provided for a dryer connection in the laundry room, but no shut-off valve installed. Shutoff valves should be located within 6 feet of an appliance to provide access for operation.

APPLIANCES

Page 36 Item: A	Dishwashers	<ul style="list-style-type: none"> • The dishwasher drain line did not have a high loop or an air gap installed. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.
Page 36 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • The disposal was inoperable at time of inspection.