

Residential Real Estate Inspections

PROPERTY INSPECTION REPORT

Prepared For: Mark Dutcher

Concerning: 14827 Fall Creek Preserve Dr. Humble, Texas 77396

Inspection Date: 02/15/2018

By: Inspector Name: Chris Oelfke
Signature:

License Number: 8021

Date: 02/16/2018

Phone: 713-498-9896

E-Mail: coelfke@earthlink.net

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 manufacturers 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 sellers 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 inspectors 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 clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION REPORT IS SUBJECT TO THE FOLLOWING CONDITIONS: This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and it is expressly understood that no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes. By acceptance of this instrument, the customer waives any and all claims for damages, costs, expenses, repairs, or other liabilities against the inspector rising out or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector. This inspection report was performed and prepared for the exclusive use of the client listed as the person the report was PREPARED FOR or the person paying for this inspection. This inspection is the sole property of the person requesting and paying for it and will only be distributed to other persons as requested by the purchaser of this inspection. This inspection is not transferable to any other third party for inspection purposes and the inspector assumes no liability for such use.

No environmental tests are performed as a part of this inspection. (Example, but not limited to air quality, lead based paint, asbestos, mold or mold spores.)

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

I NI NP D

ADDITIONAL INFORMATION: (continued)

Some photographs may be included in this inspection report. They do not necessarily reflect all deficiencies or repairs noted at this time.

For the purposes of this inspection, the house faces east.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Post-tension cable system.

Comments: Monolithic concrete slab on grade. An observation of the foundation where visible and other areas of the house revealed no evidence of abnormal movement at the time of this inspection.

Cracks at the corners of the foundation are normal curing cracks and do not appear to indicate any type of structural failure (see photo).

The foundation does not appear to be in need of leveling or any other type of correction and appears to be performing as intended at this time in my opinion.



B. Grading and Drainage - Comments: Moderate slope. The grading has a positive slope away from the house and the drainage appears adequate.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.

C. Roof Covering Materials

Type of Roof Covering: Asphalt composition shingle.

Viewed from: From the top of a ladder.

Comments: Overall, the roof covering appears to be functioning as intended and is in good condition at this time.

Normal wear due to age (such as partial aggregate granule separation from individual shingles) was noted throughout the surface of the roof covering.

However, a section of drip edge flashing is missing at the roofline adjacent to the front entryway (see photos). Replace the missing drip edge flashing so that it covers the entire length of the fascia board.

A nail pop and partially raised apron flashing were noted at one of the vents at the (see photo). Properly reset the nail and seal as needed.

I recommend properly sealing over exposed roofing nail heads at the various roof penetration flashings and cap shingles as needed (see photos).

Water stains were noted on the metal exhaust vent for the furnace (see photo). No elevated moisture was noted in the drywall ceiling below at this time and no visible defects were noted at the weather cap and rain collar. Observe the vent and the area below to try and determine whether or not the vent penetration leaks during heavy rain. Service as needed.

A qualified roofing contractor is recommended to evaluate and estimate for repairs.

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C. Roof Covering Materials (continued)



D. Roof Structures and Attics

Viewed from: Within the attic space.

Approximate Average Depth of Insulation: 12-15"

Comments: 2x6 Rafter. Due to low clearances, obstructions from mechanical equipment and ductwork, and a lack of decking throughout, not all sections of the attic were accessible for inspection.

Conventional framed roof with rafters, joists and a purlin system.

The wooden rafters and other framing support members appear to be in good condition and functioning as intended at this time.

Ventilation is provided by soffit vents and air can type vents. Ventilation appears to be adequate.

The fiberglass insulation appears to be adequate at this time.

E. Walls (Interior and Exterior) - Comments: Drywall, Brick, and Stone. Overall, the interior and exterior walls and siding materials appear to be in good condition at this time.

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F. Ceilings and Floors - Comments: Drywall, Wood Laminate, Tile, and Carpet. Overall, the ceilings and floors appear to be in good condition at this time.

G. Doors (Interior and Exterior) - Comments: Overall, the interior and exterior doors appear to be in good condition at this time.

There is insufficient tension on the self-closing hinges on the garage walk through door. Adjust the hinges as needed so the garage walk through door closes as per code and safety.

There is no thumb latch on the deadbolt lock at the back exterior door. Current standards require keyless operation from the interior side of exterior doors.

H. Windows - Comments: Double paned vinyl windows. The windows throughout appear to be in good condition and are functioning at this time.

I recommend properly sealing any small gaps at the perimeter edges of the windows at the exterior side (see photos).



I. Stairways (Interior and Exterior) - Comments:

J. Fireplaces and Chimneys - Comments:

K. Porches, Balconies, Decks, and Carports - Comments: The concrete deck and attached patio cover appear to be in good condition at this time.

L. Other - Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: The underground electrical service conductors enter the meter and Square D brand panel box at the north side of the garage.

The service conductors are 1/0 gauge aluminum and the panel box has a 125 amp main disconnect breaker.

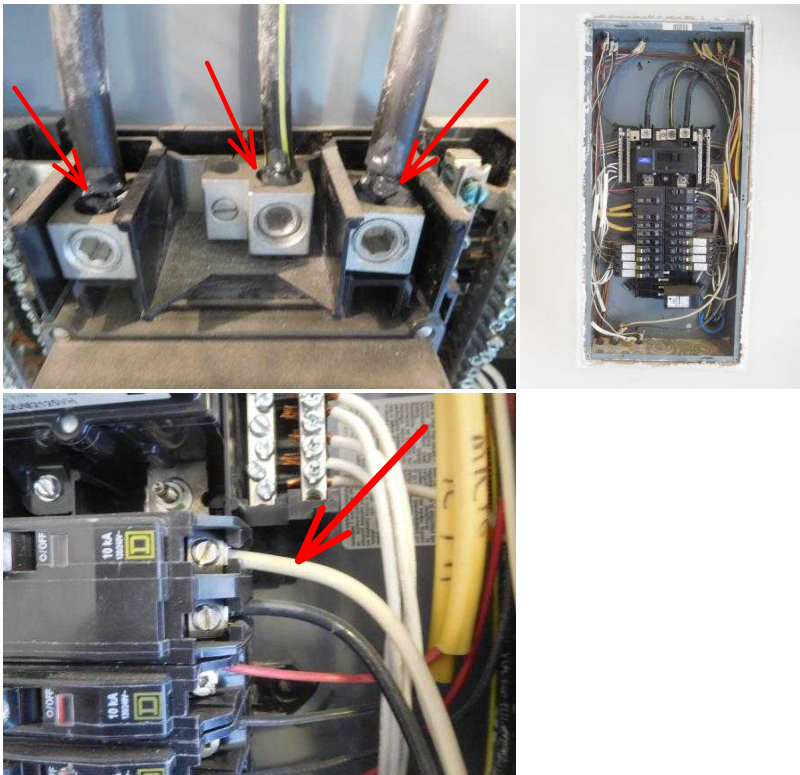
An anti-corrosive gel has been properly applied to the aluminum service cables where they connect at the main contact lugs (see photo).

The panel, breakers, and wiring appear to be in good condition at this time (see photo).

Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper.

Comments: The electrical circuits and fixtures appear to be in good condition and are functioning at this time.

No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen and laundry room. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from

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B. Branch Circuits, Connected Devices, and Fixtures (continued)

TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Natural gas fired forced air furnace.

Energy Sources: Natural gas.

Comments: Carrier. The natural gas fired forced air furnace was manufactured in 2009.

The unit appears to be in good condition and is functioning at this time. The unit was not disassembled in any manner and the heat exchanger was not visualized at this time.

Proper clearances between the type 'B' metal exhaust vent and combustible materials have been maintained and approved metal support strapping is properly installed.

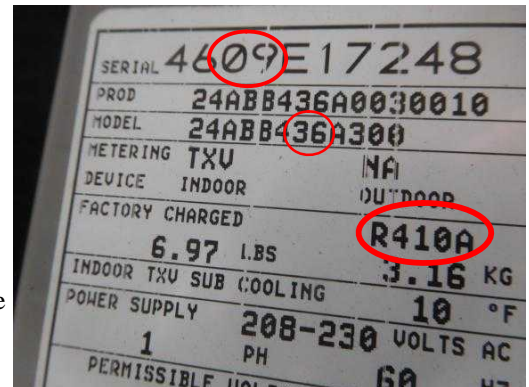
B. Cooling Equipment

Type of Systems: Split system central air conditioning.

Comments: Carrier. The 3 ton capacity condenser unit (located at the exterior) was manufactured in 2009. The refrigerant used in this system appears to be R-410A.

The system appears to have proper temperature drops across the coil to cool sufficiently at this time.

Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 68 down to 49 degrees Fahrenheit (19 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.



C. Duct Systems, Chases, and Vents - Comments: Insulated flex. The ducts and vents (where visible) appear to be in good condition and functioning as intended at this time.

The balancing of air flow of the overall system was not calculated at this time.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the southeast corner of the lot.
 Location of main water supply valve: At the southeast corner of the house.
 Static water pressure reading: 58 psi.
 Comments: PEX (Cross-linked polyethylene). NOTE: The tub traps and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.



The PEX water supply lines (where visible) appear to be in good condition and functioning as intended at this time. No leaks were noted at the manifold or valve connections. The manifold is located in the laundry room.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photo).

B. Drains, Wastes, and Vents - Comments: PVC. NOTE: The tub traps and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

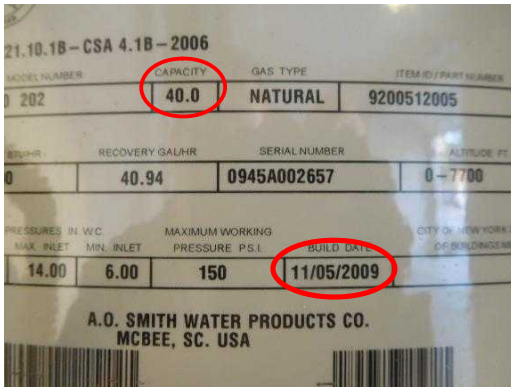
The drain stopper at the left hand master bathroom sink does not stay closed. Adjust as needed and retest.

The embedded and underground sewer lines were not included within the scope of this inspection.

C. Water Heating Equipment

Energy Sources: Natural gas.
 Capacity: 40 gallon.
 Comments: A.O. Smith. The natural gas fired 40 gallon capacity water heater was manufactured in 2009 and appears to be in good condition and functioning at this time.

It was noted that the metal exhaust flue is in too close of proximity to shingles at the point where it penetrates the roof in the attic (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction.



D. Hydro-Massage Therapy Equipment - Comments:

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E. Gas Supply Systems Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.

V. APPLIANCES

A. Dishwashers - Comments: General Electric. The dishwasher was run in the "normal wash" mode without the heated drying feature on. The dishwasher appears to be operable and in good condition at this time.

B. Food Waste Disposers - Comments: In-Sink-Erator. The disposal unit is operable at this time.

However, it was noted that the unit is cracked and leaks water (see photo). Replace.



C. Range Hood and Exhaust Systems - Comments: General Electric. The exterior vented range hood is built into the microwave and appears to be functioning at this time.

D. Ranges, Cooktops, and Ovens - Comments: General Electric. The natural gas fired oven and stove appears to be in good condition and functioning at this time.

The oven registered a temperature of 350 degrees when tested at 350 degrees.

An anti-tip bracket has been properly installed behind the unit.

E. Microwave Ovens - Comments: General Electric. The microwave appears to be in good condition and functioning at this time.

F. Trash Compactor

G. Mechanical Exhaust Fan and Bathroom Heaters The vent fans in the bathrooms and laundry room appear to be in good condition and functioning as intended at this time.

H. Garage Door Operator(s) Wayne Dalton. Insulated sectional metal door. The garage door appears to be in good condition and operating as intended at this time.

The garage door opener appears to be in good condition and functioning as intended at this time.

The electric eye safety mechanism was tested and appears to be functioning at this time.

The auto-reverse safety mechanism failed to operate when tested. Adjust if desired.

I. Doorbell and Chimes Hard wired. The doorbell appears to be operable at this time.

J. Dryer Exhaust Systems The dryer vent (where visible) appears to be in good condition at this time.

Periodically clean out the dryer vent.

K. Smoke Detectors Individual hard wired. Current safety standards require that a smoke detector be installed in every bedroom, one in each hallway adjacent to a bedroom, and one on each level of the building.

Client: Mark Dutcher

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K. Smoke Detectors (continued)

Units are present at each required location and appear operable. Test them regularly.

I recommend updating the existing units after 10 years in service or as per the manufacturer's recommendations (in 2019).

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:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Whole House Vacuum Systems

G. Other Built-in Appliances

Client: Mark Dutcher

Summary

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials Overall, the roof covering appears to be functioning as intended and is in good condition at this time.

Normal wear due to age (such as partial aggregate granule separation from individual shingles) was noted throughout the surface of the roof covering.

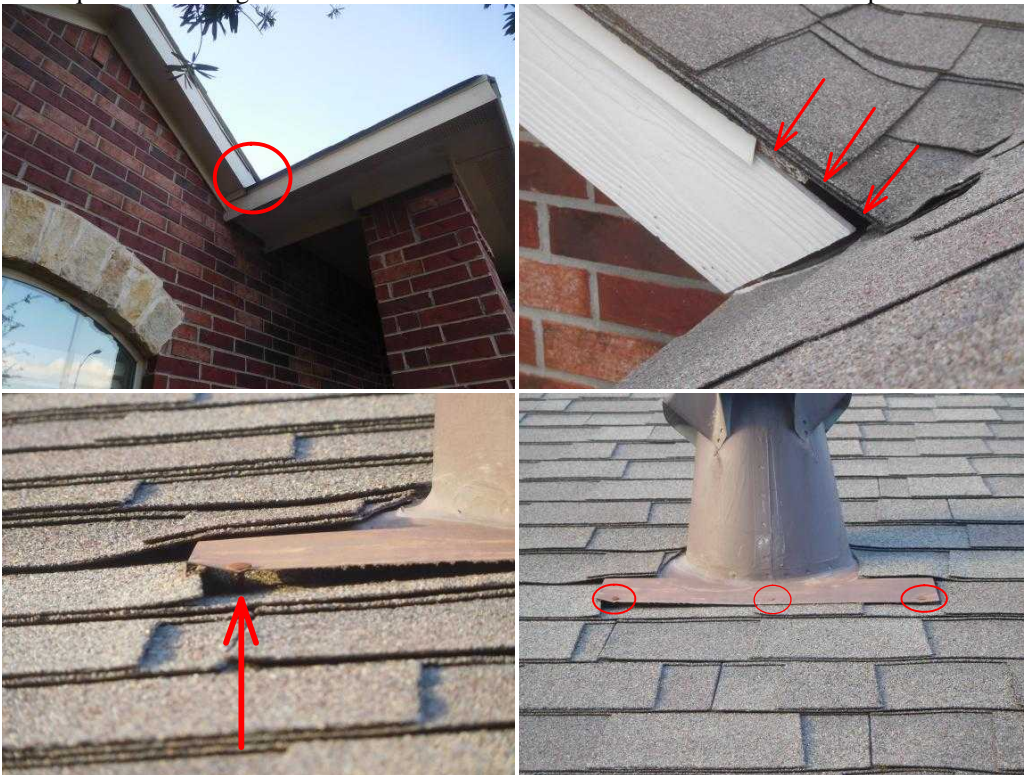
However, a section of drip edge flashing is missing at the roofline adjacent to the front entryway (see photos). Replace the missing drip edge flashing so that it covers the entire length of the fascia board.

A nail pop and partially raised apron flashing were noted at one of the vents at the (see photo). Properly reset the nail and seal as needed.

I recommend properly sealing over exposed roofing nail heads at the various roof penetration flashings and cap shingles as needed (see photos).

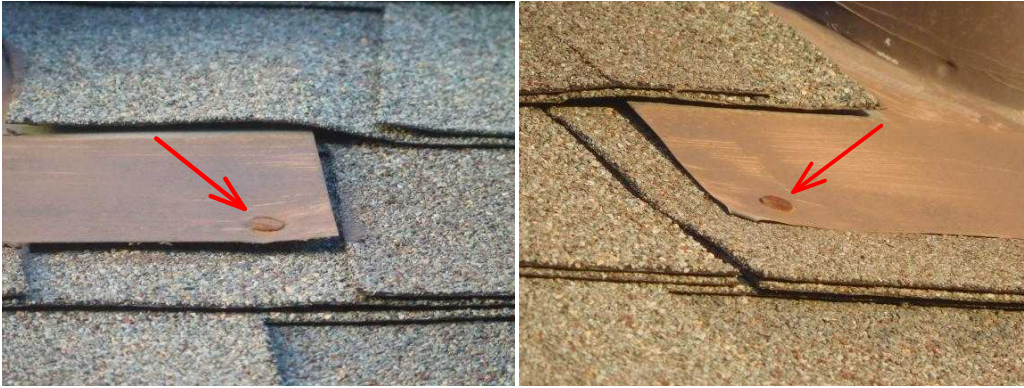
Water stains were noted on the metal exhaust vent for the furnace (see photo). No elevated moisture was noted in the drywall ceiling below at this time and no visible defects were noted at the weather cap and rain collar. Observe the vent and the area below to try and determine whether or not the vent penetration leaks during heavy rain. Service as needed.

A qualified roofing contractor is recommended to evaluate and estimate for repairs.



Summary (continued)

C. Roof Covering Materials (continued)



G. Doors (Interior and Exterior) Overall, the interior and exterior doors appear to be in good condition at this time.

There is insufficient tension on the self-closing hinges on the garage walk through door. Adjust the hinges as needed so the garage walk through door closes as per code and safety.

There is no thumb latch on the deadbolt lock at the back exterior door. Current standards require keyless operation from the interior side of exterior doors.

H. Windows Double paned vinyl windows. The windows throughout appear to be in good condition and are functioning at this time.

I recommend properly sealing any small gaps at the perimeter edges of the windows at the exterior side (see photos).



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels The underground electrical service conductors enter the meter and Square D brand panel box at the north side of the garage.

The service conductors are 1/0 gauge aluminum and the panel box has a 125 amp main disconnect breaker.

An anti-corrosive gel has been properly applied to the aluminum service cables where they connect at the main contact lugs (see

Summary (continued)

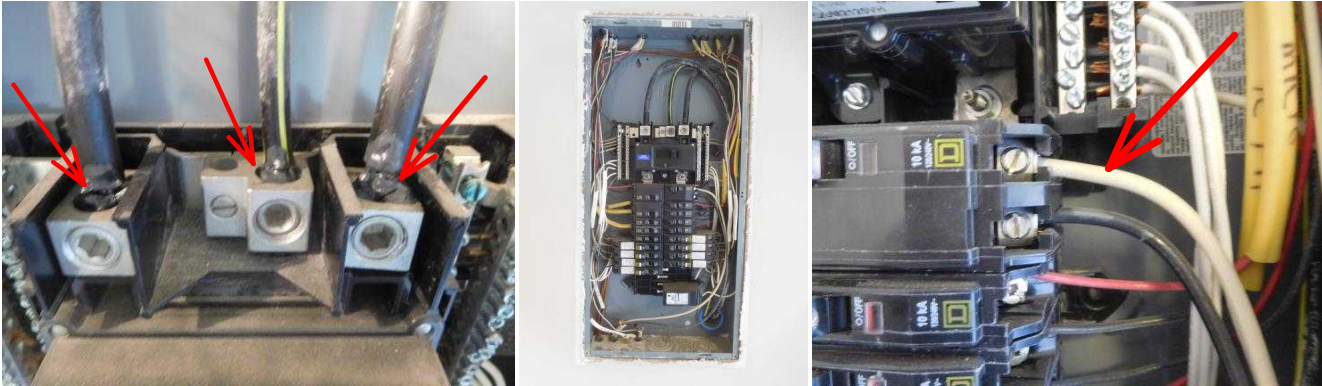
A. Service Entrance and Panels (continued) photo).

The panel, breakers, and wiring appear to be in good condition at this time (see photo).

Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.



B. Branch Circuits, Connected Devices, and Fixtures The electrical circuits and fixtures appear to be in good condition and are functioning at this time.

No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen and laundry room. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures PEX (Cross-linked polyethylene). NOTE: The tub traps and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

The PEX water supply lines (where visible) appear to be in good condition and functioning as intended at this time. No leaks were noted at the manifold or valve connections. The manifold is located in the laundry room.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photo).



B. Drains, Wastes, and Vents PVC. NOTE: The tub traps and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Summary (continued)

B. Drains, Wastes, and Vents (continued)

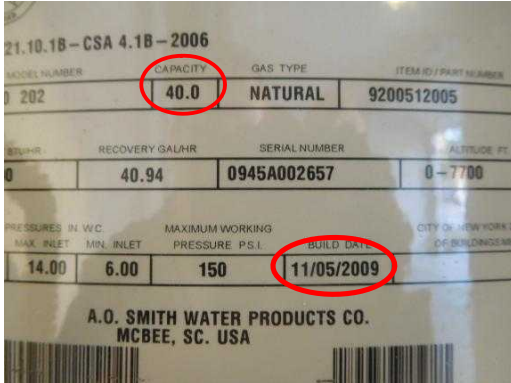
Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

The drain stopper at the left hand master bathroom sink does not stay closed. Adjust as needed and retest.

The embedded and underground sewer lines were not included within the scope of this inspection.

C. Water Heating Equipment A.O. Smith. The natural gas fired 40 gallon capacity water heater was manufactured in 2009 and appears to be in good condition and functioning at this time.

It was noted that the metal exhaust flue is in too close of proximity to shingles at the point where it penetrates the roof in the attic (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction.



V. APPLIANCES

B. Food Waste Disposers In-Sink-Erator. The disposal unit is operable at this time.

However, it was noted that the unit is cracked and leaks water (see photo). Replace.



H. Garage Door Operator(s) Wayne Dalton. Insulated sectional metal door. The garage door appears to be in good condition and operating as intended at this time.

The garage door opener appears to be in good condition and functioning as intended at this time.

The electric eye safety mechanism was tested and appears to be functioning at this time.

The auto-reverse safety mechanism failed to operate when tested. Adjust if desired.