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HITE TECH TREC REI 7-5

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer, Buyer Agent

Occupancy: Vacant

Temperature (approximate): 81 Fahrenheit (F)

Weather Conditions: Clear

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I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Performance : The foundation is performing as intended. It is always important to monitor for future movement.

Type of Foundation(s): Slab on Grade

1: Foundation Cracks - Minor

🔴Recommendation

Multiple Locations

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.



2: Foundation needs to be exposed around perimeter of home

🔴Recommendation

Multiple Locations

A minimum of 4 in of foundation should be exposed to monitor for pest intrusion and movement.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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3: Foundation steel exposed

🚫 Recommendation

Exposed foundation steel will rust and further deteriorate the concrete.

Recommendation: Contact a qualified professional.



4: Tree is too close to the foundation

🚫 Recommendation

Tree roots may can shift the foundation.


Recommendation: Contact a qualified tree service company.

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

I	NI	NP	D
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5: Wedge crack in edges of foundation

 Maintenance Item

Wedge cracks appear because of the lack of steel in the corners of the slab. They are only cosmetic, and do not affect the structure. Make sure and keep these places sealed to keep water out of the cracks.

Recommendation: Contact a qualified professional.



6: Previous repair

 Recommendation

Multiple Locations

Get the paper work on the repair to make sure the home hasn't moved further, and make sure the warranty is transferable.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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B. Grading and Drainage

1: Gutters are missing

👉 Recommendation

Gutters are always recommended to help drain water away from the foundation and siding. This helps keep moisture even around the foundation, because uneven moisture can lead to movement. It also keeps water away from the siding, which protects it from deterioration.

Recommendation: Contact a qualified professional.

2: Negative Grading

👉 Recommendation

Multiple Locations

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



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C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof

1: Damaged Coverings

🔴 Recommendation

Multiple Locations

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

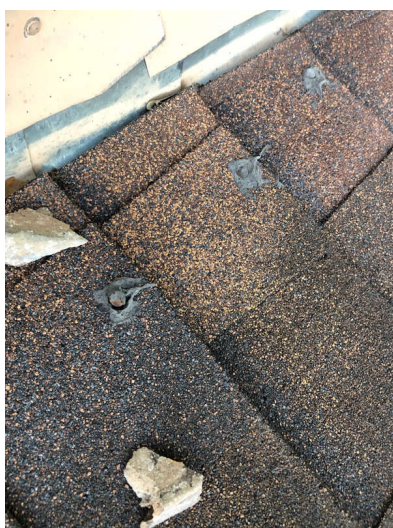


2: Exposed Nails

🔴 Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.



3: Flashings have gaps

🔴 Recommendation

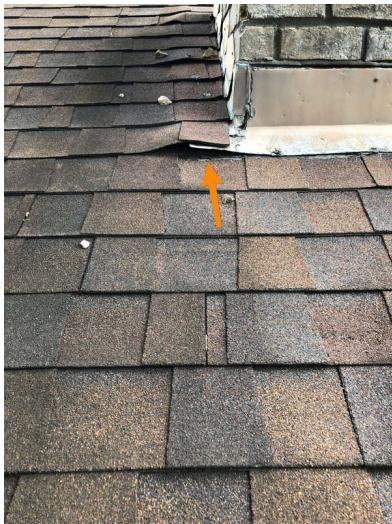
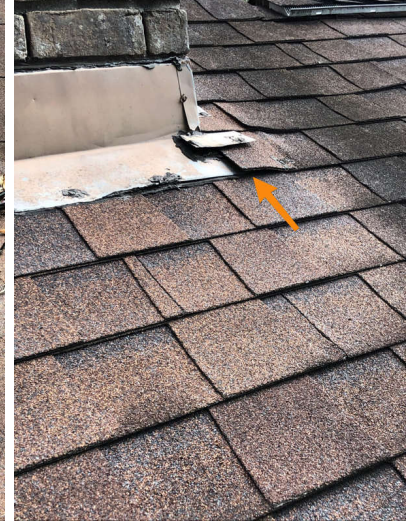
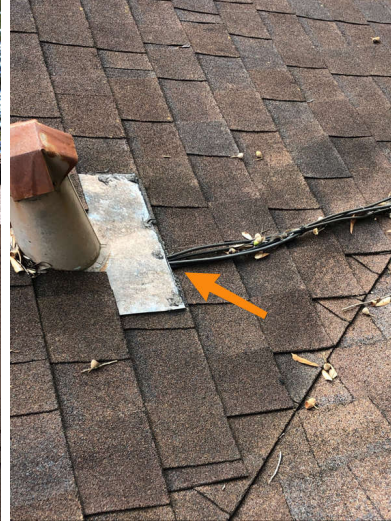
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Multiple Locations

Gaps in flashings can lead to water penetration.

Recommendation: Contact a qualified professional.



4: Granular loss

➔ Recommendation

Multiple Locations

Shingles loose granules as they age.

Recommendation: Contact a qualified roofing professional.

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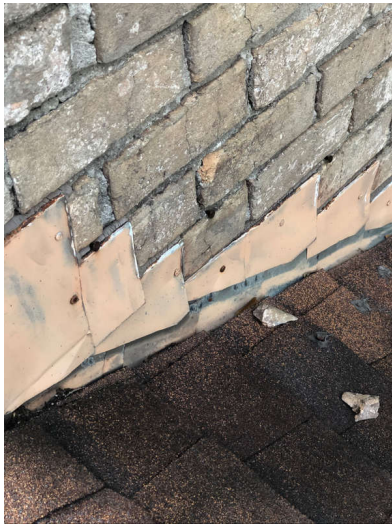


5: Improper installation of flashing

🔴 Recommendation

Flashings seal penetrations to keep water out. If it is not properly installed it may not be as effective at keeping water out.

Recommendation: Contact a qualified professional.



6: Raised shingles

🔴 Recommendation

When shingles become raised they do not shed water properly and can lead to water penetration.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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7: Siding is too close to roofing material

🚫 Recommendation

Siding should be 2 from the surface of the roof to avoid water penetration.

Recommendation: Contact a qualified professional.



8: Sealant is missing or deteriorated

🚫 Recommendation

Sealant protects the structure from water penetration.

Recommendation: Contact a qualified professional.

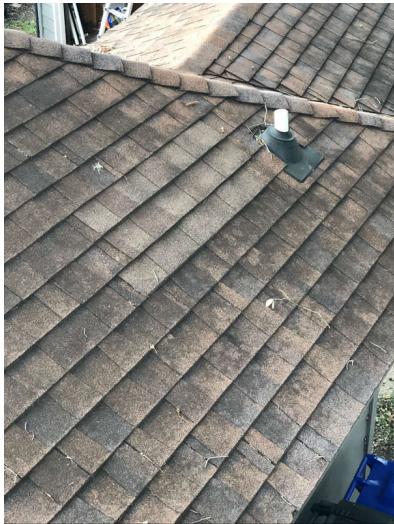
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9: Previous repair

🚫 Recommendation

Recommendation: Contact a qualified professional.



10: PVC is not painted

🔧 Maintenance Item

Multiple Locations

PVC deteriorates when exposed to the sun. Paint it to protect it against this.

Recommendation: Contact a qualified professional.

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D. Roof Structures & Attics

Approximate Average Depth of Insulation: 12 R-value
Viewed From: Roof, Attic

1: Attic entry is uninsulated and unsealed

🚫 **Recommendation**

An uninsulated and unsealed attic entry will cause a loss in HVAC.

Recommendation: Contact a qualified professional.

2: Purlins are missing strong backs

🚫 **Recommendation**

Strong backs are 2x4s that are nailed to the back of the purlin braces to guard against bowing and twisting.

Recommendation: Contact a qualified professional.

3: Ridge board is supposed to be one size larger than rafters.

🚫 **Recommendation**

Ridge boards need to span the length of the rafters cut face.

Recommendation: Contact a qualified professional.

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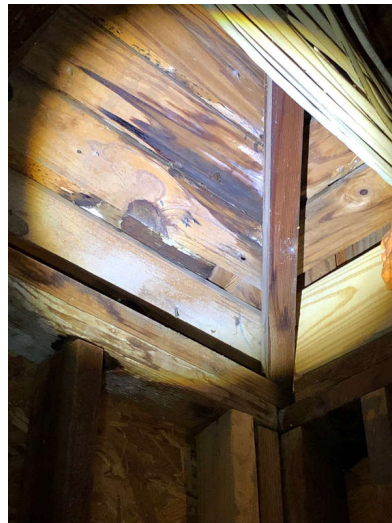
4: Water damage or staining

➔ Recommendation

Garage Attic

Water penetrations can lead to structural damaged. Check if the water stains/damage is active or not and repair as needed.

Recommendation: Contact a qualified professional.



5: Baffles are missing

➔ Recommendation

Baffles keep the insulation from blocking the ridge vents which play an important part in attic ventilation.

Recommendation: Contact a qualified professional.

6: Amateur Repair

➔ Recommendation

The repair boards should extend the full length of the board and rest on the wall.

Recommendation: Contact a qualified professional.

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E. Walls (Interior and Exterior)

1: Caulking/sealant is deteriorated or missing.

 Maintenance Item

Gaps in the caulking/sealant let insects and water penetrate the structure.

Recommendation: Contact a handyman or DIY project

2: Cement board is not installed properly

 Recommendation

Cement board should be installed with the trim being put on first and then the siding. this prevents the gaps that are created when the trim is installed last. Hardy plank has installation instructions on their website.

Recommendation: Contact a qualified professional.



3: Damaged or deteriorated

 Recommendation

Garage

Damaged or deteriorated studs can loose their supporting strength leading to possible structural sagging.

I	NI	NP	D
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Recommendation: Contact a qualified professional.



4: Evidence of Water Intrusion

▲ Safety Hazard

Garage Master Bedroom

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.



5: Gaps in Siding

○ Recommendation

Multiple Locations

Gaps in the siding allow water and insects to penetrate the structure.

Recommendation: Contact a qualified siding specialist.

I	NI	NP	D
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6: Wall board is damaged or cracked

🔴 Recommendation

Multiple Locations

Movement of the structure causes cracks in the wall board.

Recommendation: Contact a qualified general contractor.

I	NI	NP	D
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7: Improper fasteners used for cabinets

🚫 Recommendation

The proper cabinet fasteners are flat headed and do not penetrate the wood like a bevel headed screw does.

Recommendation: Contact a qualified professional.



8: Lintel is rusted

🚫 Recommendation

Multiple Locations

Lintels are metal plates that support the brick above them it is important to keep these painted and sealed to prevent rusting.

Recommendation: Contact a qualified professional.

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9: Loose trim or siding

🔴 Recommendation

Recommendation: Contact a qualified professional.



10: Paint missing

🔧 Maintenance Item

Garage

Paint seals wood and other materials against water, its always a good idea to keep the exterior of the home painted.

Recommendation: Contact a handyman or DIY project

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11: Plants in contact with home

 Maintenance Item

Plants hold moisture against the siding causing deterioration to accelerate.

Recommendation: Contact a handyman or DIY project



12: Notch/hole is too large

 Recommendation

Garage

Notches or holes that are too big can cause the stud to bow or crack.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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13: Studs are bowing or cracked

🚫 Recommendation

Garage

Replace studs to properly support structure.

Recommendation: Contact a qualified professional.



14: Sill plate is missing foundation fasteners

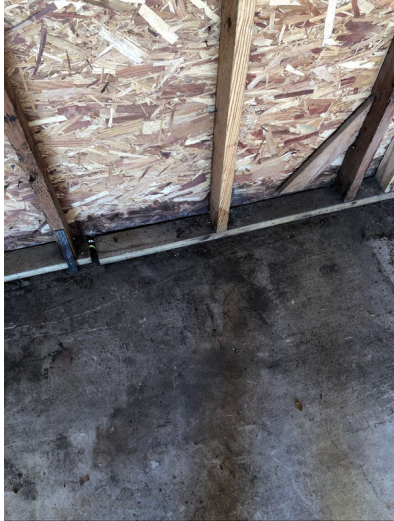
🚫 Recommendation

Garage

Bolts are used to keep sill plates from moving.

Recommendation: Contact a qualified professional.

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15: Previous repair

🔴 Recommendation

Recommendation: Contact a qualified professional.



16: Cracks through mortar

🔴 Recommendation

Recommendation: Contact a qualified professional.

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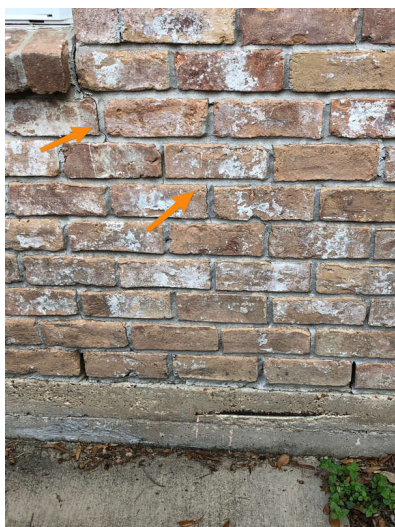
17: Step cracks

🚫 Recommendation

Multiple Locations

Step cracks are a sign of structural movement seal and monitor these cracks.

Recommendation: Contact a qualified professional.



18: Cracks through mortar and brick

🚫 Recommendation

Cracks through mortar and brick indicate structural pressure from movement. Seal these cracks and monitor for movement. If movement does proceed contact a structural engineer.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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19: Firewall is missing

▲Safety Hazard

Garage

The fire wall separates the garage and home with a fire resistant wall, which keeps fires from spreading rapidly.

Recommendation: Contact a qualified professional.

20: Wall board is separating at tape joints

⊖Recommendation

Multiple Locations

This can be caused by temperature variation, age and movement.

Recommendation: Contact a qualified professional.



21: Stud missing

⊖Recommendation

Install stud to property support structure.

Recommendation: Contact a qualified professional.

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F. Ceilings and Floors

1: Flooring- Cracked

🚫 Recommendation

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

1: Door Doesn't Latch

🚫 Recommendation

Master Bathroom 2nd Bedroom

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

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

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2: Doorstop missing or damaged

🚩 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.

3: Handle is loose

🚩 Recommendation

Recommendation: Contact a qualified professional.



4: Strike plate missing, damaged or loose

🚩 Recommendation

Master Bathroom 3rd Bedroom

Recommendation: Contact a qualified professional.

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

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5: Door lock not operable

🔴 Recommendation

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **H. Windows**

1: Caulking/sealant is deteriorated or missing

🔧 Maintenance Item

Multiple Locations

Caulking/sealant keep water and pests from entering the home.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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2: Failed seal

🚫 Recommendation

Recommendation: Contact a qualified professional.



3: Safety glass required

⚠️ Safety Hazard

Safety glass protects residents from sharp shards of glass if broken tempered glass will break into small dull pieces.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Comments:



1: Chimney cap has lost its slope

🚫 Recommendation

Without a proper slope water will pool on the chimney cap and deteriorate it.

Recommendation: Contact a qualified professional.



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2: Chimney Liner Dirty

🚫 Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.

3: Chimney Repoint Needed

🚫 Recommendation

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints).

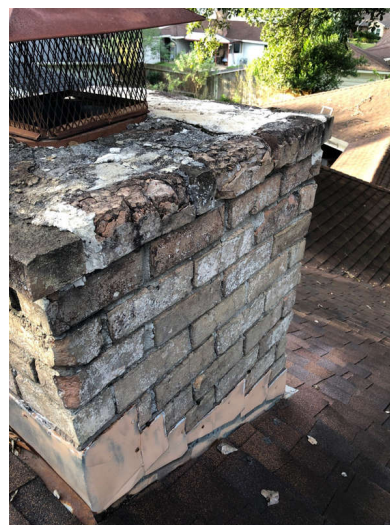
Recommendation: Contact a qualified professional.



4: Deteriorated or Damaged

🚫 Recommendation

Recommendation: Contact a qualified professional.



5: Firewall Cracked

🚫 Recommendation

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

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The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.



6: Exterior chimney wall is cracked

🔴 Recommendation

Recommendation: Contact a qualified professional.

7: Damper needs to be locked open

🔴 Recommendation

Damper need to be locked open to expel any escaped gases.

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

1: Does not slope for proper drainage

🔴 Recommendation

Recommendation: Contact a qualified professional.

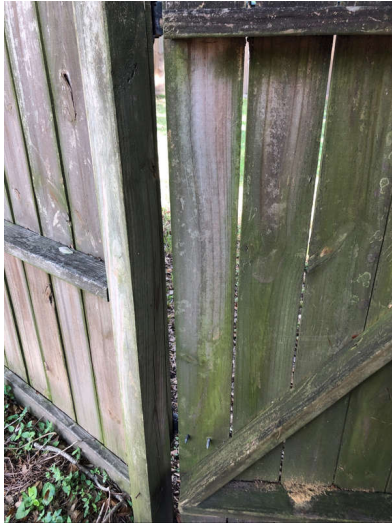


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2: Gate is loose

🚫 Recommendation

Recommendation: Contact a qualified professional.



3: Gate does not close

🚫 Recommendation

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service size : 200 amps

1: AFCIs not installed

▲Safety Hazard

Arc fault circuit interrupters are required to be installed in living areas.

Recommendation: Contact a qualified electrical contractor.

2: Anti-oxidant paste missing from service conductors

●Recommendation

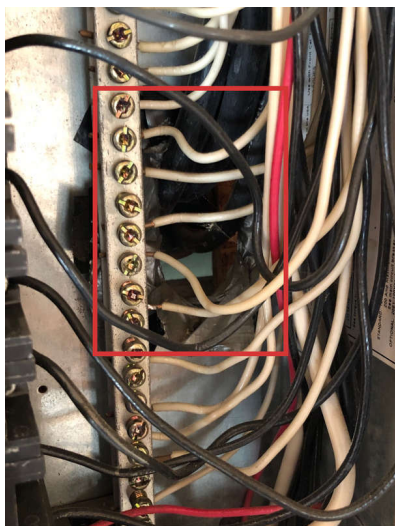
Recommendation: Contact a qualified electrical contractor.

3: Bushing to protect wiring from abrasions is missing.

▲Safety Hazard

Bushings are installed to protect wires from abrasion when entering the panel box.

Recommendation: Contact a qualified professional.



4: Panel Missing Labels

●Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

5: Two grounding rods are required for current code

▲Safety Hazard

http://lightningsafety.com/nlsi_lhm/25ohms-clarification-from-NFPA-70.html

Recommendation: Contact a qualified professional.

6: Wires are coming in from a single entrance

●Recommendation

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I	NI	NP	D
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Wires are required to be spread out to disperse the heat they create.

Recommendation: Contact a qualified electrical contractor.

7: Panel is loose

🔴 Recommendation

Recommendation: Contact a qualified professional.



8: Buzzing sound possible arcing observed

⚠️ Safety Hazard

Recommendation: Contact a qualified professional.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Bulb missing

🔴 Recommendation

Recommendation: Contact a qualified professional.



2: Carbon Monoxide Detector Missing

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▲Safety Hazard

Multiple Locations

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

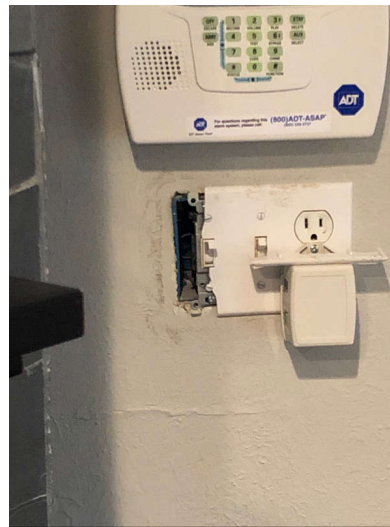
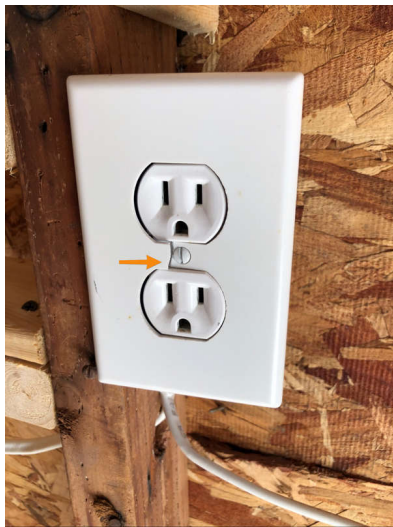
3: Cover Plates Damaged

🔴Recommendation

Multiple Locations

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.



4: Cover Plates Missing or has gaps

🔴Recommendation

Attic

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.



I	NI	NP	D
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5: Damaged

🚫 Recommendation

Recommendation: Contact a qualified professional.



6: Light Inoperable

🚫 Recommendation

Exterior Garage

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



7: Lights on the exterior are not sealed

🚫 Recommendation

Recommendation: Contact a qualified professional.

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8: No GFCI Protection

▲Safety Hazard

Garage Laundry Room

No GFCI protection. Recommend licensed electrician upgrade by installing ground fault receptacles. [Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

9: Open Junction Box

⊖Recommendation

Attic

Open junction box observed. Recommend concealing or replacing.

Recommendation: Recommended DIY Project



10: Outdoor receptacle not sealed properly

⊖Recommendation

Outdoor receptacles need to be sealed to keep moisture and insects from accessing electrified components and causing damage.

I	NI	NP	D
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Recommendation: Contact a qualified professional.



11: Outlets have been painted

⚠️ Safety Hazard

Multiple Locations

Paint is a combustible material, and should not cover outlets.

Recommendation: Contact a qualified electrical contractor.

12: Outlets need weatherproof cover on the building exterior

👉 Recommendation

Without a proper cover the outlet will be subject to the elements

Recommendation: Contact a qualified electrical contractor.

13: Plug is loose

👉 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



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14: Wiring needs to be protected

🟡Recommendation

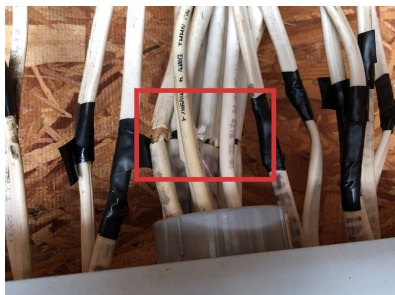
Wiring should be protected within 6ft of the attic entrance.

Recommendation: Contact a qualified professional.

15: Damaged insulation exposing wires

⚠️Safety Hazard

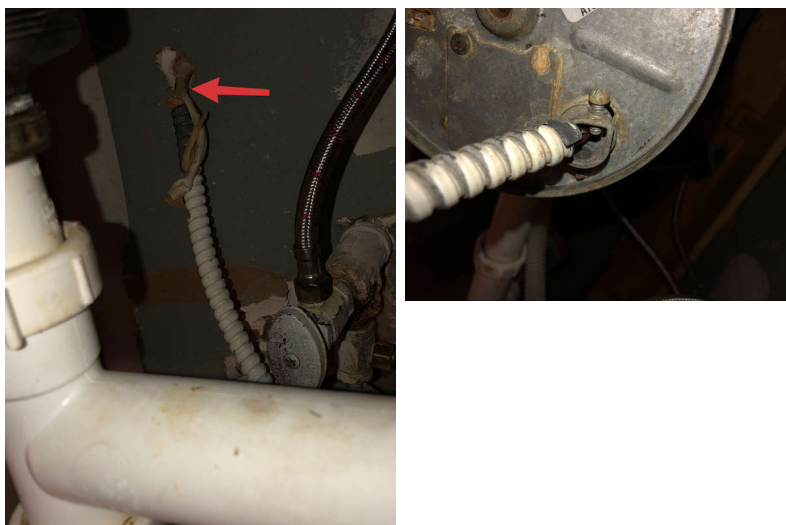
Recommendation: Contact a qualified professional.



16: Conduit is not continuous

⚠️Safety Hazard

Recommendation: Contact a qualified professional.



17: Smoke/CO detectors are not interconnected

⚠️Safety Hazard

Recommendation: Contact a qualified professional.

18: Canned lights are touching insulation

⚠️Safety Hazard

Make sure the canned lights that are used are approved for touching insulation. If they are not remove insulation from around lights.

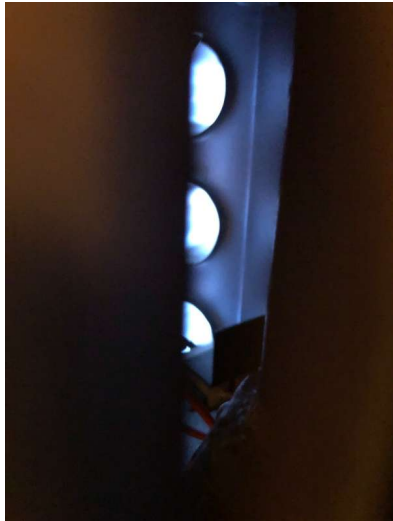
Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:



Energy Sources: Natural Gas

Type of Systems: Forced Air

1: Exhaust pipe is in contact or too close to combustibles

▲Safety Hazard

Gas appliance exhaust pipes do get hot and should ne kept away from combustibles.

Recommendation: Contact a qualified general contractor.

2: Exhaust pipe is not supposed to change size

●Recommendation

Gas Exhaust pipes will condensate were there is a change in size which can lead to exhaust fumes escaping.

Recommendation: Contact a qualified professional.



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B. Cooling Equipment

Manufacturer data plate:



Type of Systems: Central Air Conditioner

Unit uses R22 refrigerant:

R22 refrigerant is scheduled to cease production in 2020. This will make refrigerant very expensive and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant.

For more information https://www.epa.gov/sites/production/files/2015-07/documents/phasing_out_hcfc_refrigerants_to_protect_the_ozone_layer.pdf

1: Condenser fins are dirty or damaged

➔ Recommendation

Recommendation: Contact a qualified professional.



2: Fan is out of balance

➔ Recommendation

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.

3: Insulation Missing or Damaged

➔Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.



4: Service outlet was not provided for the condensing unit.

➔Recommendation

An outlet is needed so that power equipment can be used to service the condenser.

Recommendation: Contact a qualified professional.

C. Duct System, Chases, and Vents

1: Ducts are touching each other and insulation.

➔Recommendation

Ducts are known to condensate when in contact with insulation or other ducts.

Recommendation: Contact a qualified heating and cooling contractor

2: Differentials insufficient at register

➔Recommendation

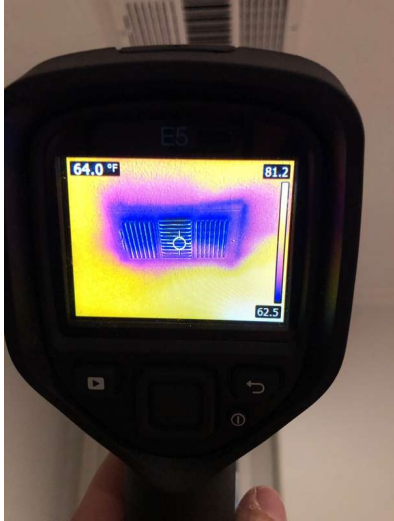
Master Bedroom Master Bathroom

This can be caused by a crimped duct if only in a few locations, If throughout the home the HVAC system is not performing adequately.

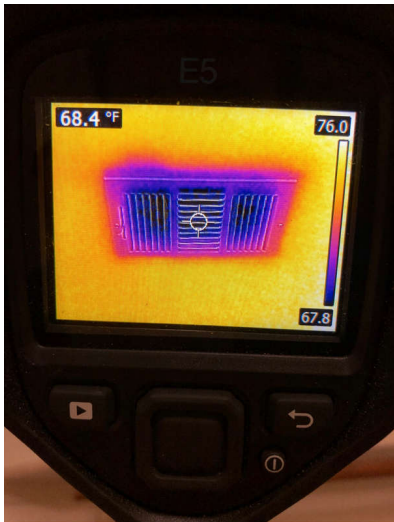
Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Return air was at 75



I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Main Water Supply Valve : Main Level

Location of Water Meter: Exterior

Static Water Pressure Reading: 55

1: Caulking is missing or deteriorated

🚫 **Recommendation**

Master Bathroom 2nd Bathroom

Recommendation: Contact a qualified professional.

2: Insulation is missing or damaged

🚫 **Recommendation**

If the temperature gets to freezing and the pipes are not insulated they can burst from the freezing water.

Recommendation: Contact a handyman or DIY project



3: Shower glass is supposed to be tempered, and clearly marked as so.

⚠️ **Safety Hazard**

Master Bathroom

Recommendation: Contact a qualified professional.

4: Shower stem is loose

🚫 **Recommendation**

2nd Bathroom

Be careful not to move this much. The pipe can leak if there is too much movement.

Recommendation: Contact a qualified professional.

5: Toilet is loose from the floor

🚫 **Recommendation**

Master Bathroom partial bathroom

This can cause water and sewer gas to leak form the toilet if the seal is broken.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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B. Drains, Wastes, & Vents

1: Drain stop missing or not working

🔴Recommendation

Master Bathroom

Recommendation: Contact a qualified professional.

2: Flex piping used

🔴Recommendation

Recommendation: Contact a qualified professional.



C. Water Heating Equipment

Capacity: 40 Gallons

Energy Sources: Gas

Manufacturers data plate :



1: Draft hood is not secured

⚠️Safety Hazard

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:



1: No access to spa equipment

🚫 Recommendation

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

1: High drain loop missing

🔻 **Recommendation**

The drain for the dishwasher should loop above the sink drain to prevent sink water from entering the dishwasher.

Recommendation: Contact a qualified professional.

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

Comments:



E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

H. Dryer Exhaust Systems

1: Vent is filled with lint

⚠️ **Safety Hazard**

This can cause a fire, because lint is combustible.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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2: Vent is not sealed or secured

➔ Recommendation

Recommendation: Contact a qualified professional.

