



Brad Leland
Inspections you can Trust

Inspection Report

Lexi Godleski

Wednesday, October 4, 2017



645 Davis Rd.

Brad Leland
Professional Real Estate Inspector
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TREC TREC #5229

INVOICE

SOLD TO:
Lexi Godleski
TX

INVOICE NUMBER	645DavisRd
INVOICE DATE	10/04/2017

LOCATION	645 Davis Rd.
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REALTOR	
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DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$355.00	\$355.00
10/4/2017	(\$355.00)	(\$355.00)
	SUBTOTAL	\$355.00
	TAX	\$0.00
	TOTAL	\$355.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Lexi Godleski
(Name of Client)

Concerning: 645 Davis Rd., League City, TX
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #TREC #5229 10/04/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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. 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, bathroom, 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 requires 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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain 90 F Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for you exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and

subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Pier and Beam

Performance Opinion: In my opinion the foundation is performing as it was intended at this time.

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

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments: Although the grading and drainage around the home appears to be performing properly at this time the drainage should be monitored during periods of heavy rain.

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Accessible Areas

Comments: The flashing has lifted above the plane of the roof line at the lower roof in the front of the home. This condition is considered a conducive condition for water penetration and can be uplifted in high winds. Securing/sealing the flashing is recommended.



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There are lifted shingles that may be caused by nails backing out on the lower roof in front of the home. A qualified roofing contractor should be consulted regarding this condition.



Plumbing drain vent pipe/pipes are not sealed as daylight can be seen in the attic area. This will allow rain water to enter this/these areas.



The drain pipes for the gutter system were not sloped properly in some areas.



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A qualified roofing contractor should be consulted regarding the repair of the above items as well as check the entire roof covering for any other possible defects.

D. Roof Structures and Attics

Viewed From: Attic Area

Attic Floor - Approximate Average Depth of Insulation: 6 to 8 inches R value not determined

Interior Attic Wall - Approximate Average Depth of Insulation: 4 to 6 inches

Comments: The insulation on the attic floor appeared thin to meet minimum current standards (R-30, 113/4"). It is recommended that additional insulation be added for energy efficiency.



E. Walls (Interior and Exterior)

Comments: There is water damage to the exterior siding/trim outside the front bedroom. All damaged material should be repaired/replaced.



Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

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F. Ceilings and Floors

Note: Some areas of flooring were not visible due to large items of furniture, area rugs and stored items.

Comments: There are water stains/water damage and previous repairs to the subfloor/floor structure under the water heater, washer and dryer location. All damaged material should be replaced by a qualified contractor.



Note: The subfloor is not visible in most areas due to the installation of foam board being installed under the home. Hidden possible damaged is a possibility.

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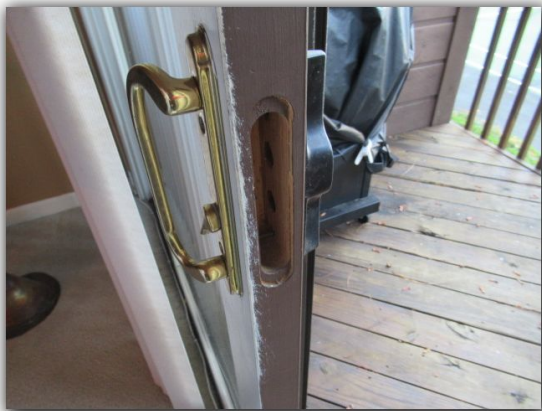
G. Doors (Interior and Exterior)

Note: It is recommended that you replace/rekey exterior locks upon taking possession of the home.

Comments: The hall bathroom door sticks when operated. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted. In most cases, doors that stick or do not latch properly are an indication of past movement in the structure.



The latch for the living room sliding door was not complete.



The downstairs sliding door does not open easily.

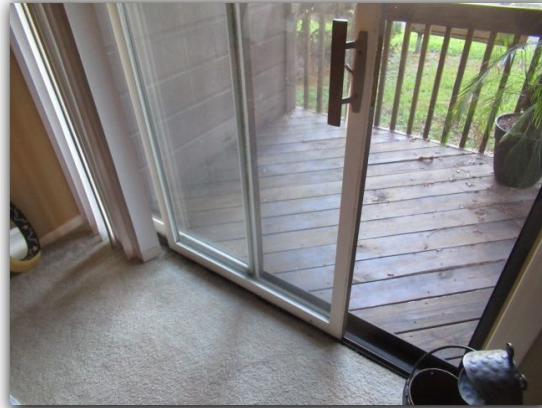
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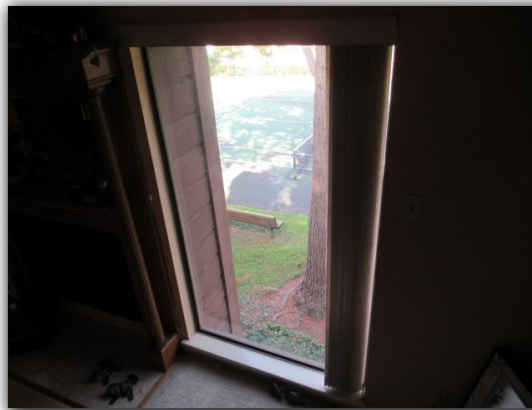
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H. Windows

Comments: The picture window in the living room is now required to be made from safety glass. All windows that are below 18" from the floor and greater than nine square feet and also all windows within 24' of doors and bathroom windows are required to be a safety glass type for the safety of the occupants. I could not find/observe markings on the glass panel(s) of the window(s) within 24 inches of the arc of closed door to indicate the presence of required tempered/safety glass with is a recognized safety hazard and code requirement. Ref. CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6



The front window in the downstairs front bedroom would not open completely.

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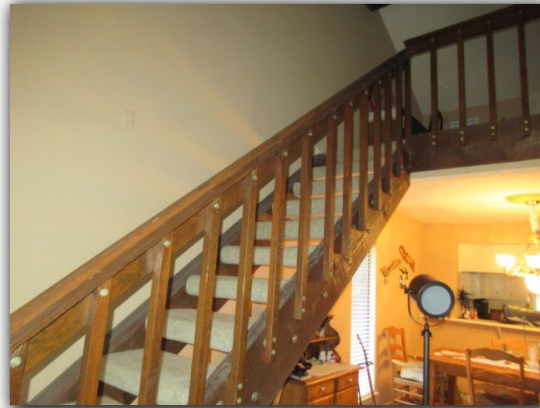
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I. Stairways (Interior and Exterior)

Comment: The banister and baluster spacing is insufficient at the staircase and loft handrail. If the spacing of these posts is more than 4" we mention it in our report as a courtesy to our clients because it may be a safety concern with regard to small children.



J. Fireplaces and Chimneys

Comments: The chimney cap is covered with a tarp which is an indication of a leak in this area.

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K. Porches, Balconies, Decks, and Carports

Comments: No defects noted.

L. Other

Comments: Not present

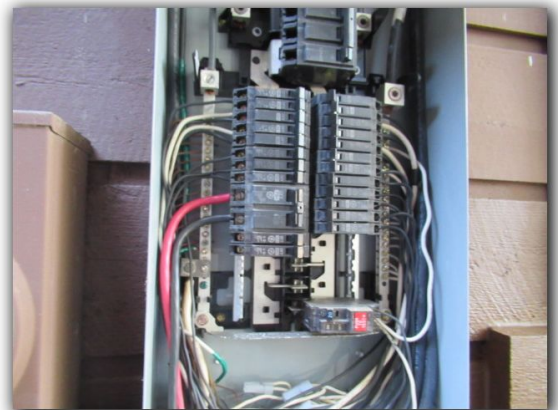
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Amp Service Box: 150 amp 240 volt service

Type of Main Service Cables: Copper

Location of Breaker Box: Front of home



Comments: White wires were used as a "hot" wire and are connected to a circuit breaker. In most instances the white wires are the grounded conductors, and if they are used as a "hot" wire, they must be wrapped with black or red tape to identify them as a "hot" wire.

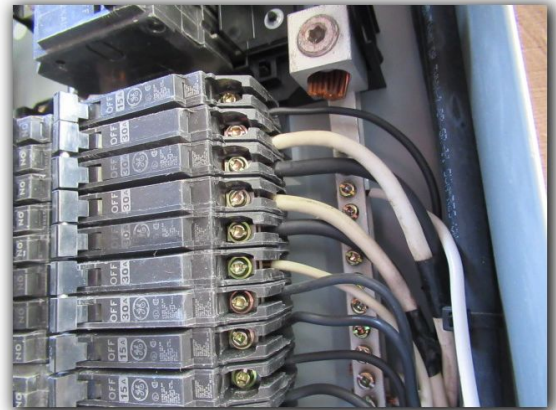
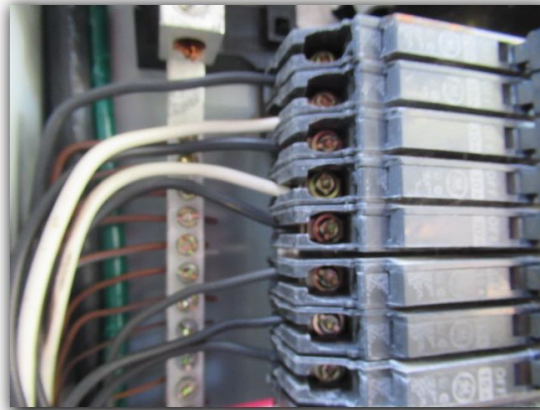
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The breakers were not labeled completely at the service box as required.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - Romex

Comments: Wires were improperly terminated in the attic and in the return air chase. Wire ends or splices should be in junction boxes that are properly mounted. This condition is considered an electrocution/fire concern and should be serviced by a licensed electrician.

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The 220 outlet box for the range was not secured to the wall.



It is necessary that there be smoke alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms and in the attic is also a good idea. These smoke alarms should go off simultaneously to meet current code requirements.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of System: Central

Energy Source: Electric

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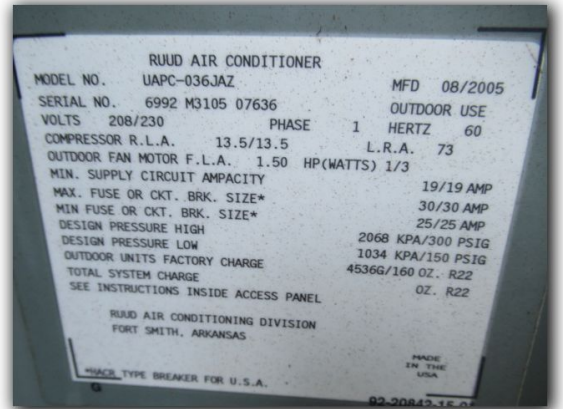
Comments: The heating equipment was performing properly.

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B. Cooling Equipment

Type of System: Central - Air Conditioner

Exterior Compressor: 3 tons



Differential Air Temperature Drop During Operation:
Air Going Into System: 76 f Returned Air: 57 f

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The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. These readings are within the recommended tolerances for proper operation.

Comments: The AC system was performing properly, no defects noted.

C. Duct Systems, Chases, and Vents

Comments: Wires were found in the return air chase. Wires in the air chases can distribute toxic gassed in the event of an electrical fire or short circuit. The electrical wiring should be sealed away from the breathable air supply.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public Private

Sewer Type: Public Private

Location of Water Meter: Not Located

Location of Main Water Supply Valve: Back of Home

Static Water Pressure Reading: 50 psi

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Type of Water Supply Lines: CPVC/PVC where visible

Note: 24 hour shower pan test specifically excluded

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Comments: The hot and cold water supply valve handles have not been distinguished at the washing machine hook up location (either identified or color coded - red /hot, blue/cold.



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B. Drains, Wastes, and Vents

Note: It is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there has been damage or blockages.

Comments: Drain pipes under the home are not sloped positively.



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The master bathroom shower was slow to drain. This is an indication that there is an obstruction in the drain line.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire plumbing drain system for any other possible defects.

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C. Water Heating Equipment
Energy Source: Electric
Capacity: 50 gallon

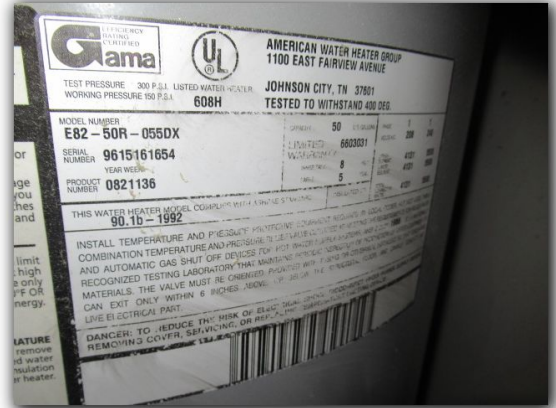
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Note: The inspection does not check the operation of the temperature & pressure relief valve(s) since valves appear to be over 3 years old and manufacture recommends replacement of TPR valves over 3 years of age. Malfunction of the valve during testing could result in loss of use of unit as the valve may stick and drain continuously.

Comments: The temperature and pressure relief valve should drain into a line that is plumbed to the outside and may go horizontally or down, but cannot go back up. (This keeps debris from going back to the valve) This line can be 3/4" C.P.V.C Plastic (not reduced in size) and should terminate from 2 to 6 inches from the ground.



D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

E. Other

Location of Gas Meter: Not present

Comments: No gas service to home, all electric appliances

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V. APPLIANCES

A. Dishwashers

Comments: The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain lines should be elevated or a back flow device installed.



B. Food Waste Disposers

Comments: Appears to be performing properly at this time.



C. Range Hood and Exhaust Systems

Comments: The range exhaust fan vent duct terminates inside the attic. This condition adds moisture, grease, heat and odors in the attic. The exhaust vent should terminate near one of the roof vents. Additional duct material can be purchased at most home improvement stores.

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D. Ranges, Cooktops, and Ovens

Comments: The range is not secured to the surrounding cabinet or wall and the anti tip device is not securing the range as intended. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.



E. Microwave Ovens

Comments: The microwave appears to be performing properly at this time.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appear to be performing properly at this time.

G. Garage Door Operators

Comments: Not inspected.

H. Dryer Exhaust Systems

Note: It is recommended that periodic cleaning of the dryer venting duct of lint be done to reduce risk of blockage that may result in overheating/fire.

Comments: The dryer vent terminates at the floor which is not an ideal condition as this adds moisture and a build up of lint in this area.



I. Other

Comments: Trash compactor appears to be operating properly.

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I	NI	NP	D
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