

Duke's Home Inspections

Property Inspection Report



710 Seaway Dr, El Lago, TX 77586

Inspection prepared for: Corey Garcia

Real Estate Agent: Kim Garcia Luague - The Wire Team

Date of Inspection: 1/8/2022 Time: 10:00 AM

Age of Home: 1968 Size: 2670

Weather: Raining and 63 degrees.

Home faces North.

Home was vacant.

Customer not present.

Inspector: James Duke

License #21718

Huntsville, TX 77340

Phone: 936-439-5003

Email: dukesinspections@yahoo.com



PROPERTY INSPECTION REPORT

Prepared For: Corey Garcia
(Name of Client)

Concerning: 710 Seaway Dr, El Lago TX, 77586
(Address or Other Identification of Inspected Property)

By: James Duke, License #21718 1/8/2022
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

 A. Foundations

- Slab foundation

Comments:

- In the inspectors opinion the foundation was performing as intended. If buyer has any concerns they should have a professional home leveler further evaluate it.
- Unable to see all of the slab due to high soil,decks,porches etc. There should be 4 inches of clearance for brick and stone.6 inches for wood and 8 inches for stucco.
- Evidence of previous foundation work. Buyer should ask seller about any warranties.



Evidence of previous foundation work. Buyer should ask seller about any warranties.

 B. Grading and Drainage

Comments:

- Gutter(s) need cleaning.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Gutter(s) need cleaning.

C. Roof Covering Materials

- Asphalt composition shingles noted

Comments:

- Recommend all nails, penetrations, flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. Metal roofs tend to have { 25-35} year life.
- Repairs noted
- Damaged or missing shingles



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Repairs noted



Damaged or missing shingles

D. Roof Structure and Attics

- Interior of the attic
 - Insulation is 4 inches deep or less
- Comments:
- Satisfactory at time of inspection. Could not see everything due to framing, insulation, ductwork, personal stored items, etc.
 - Recommend adding insulation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

E. Walls (Interior and Exterior)

- Exterior brick veneer and/or structural walls noted
- Exterior wood or wood like lap siding noted

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance)
- Cracks were noted.
- Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.
- Caulking needed at one or more places around the home/building. This is common maintenance.
- Damaged areas noted
- Damaged siding noticed in one or more areas.
- Stain noticed at the bottom of the garage walls.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



*Caulking needed at one or more places around the home/building.
This is common maintenance.*

I=Inspected

NI=Not Inspected

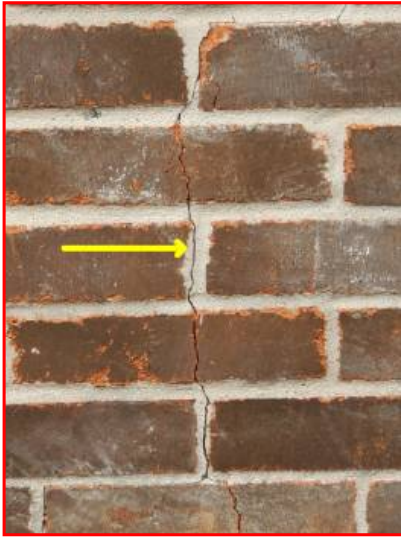
NP=Not Present

D=Deficient

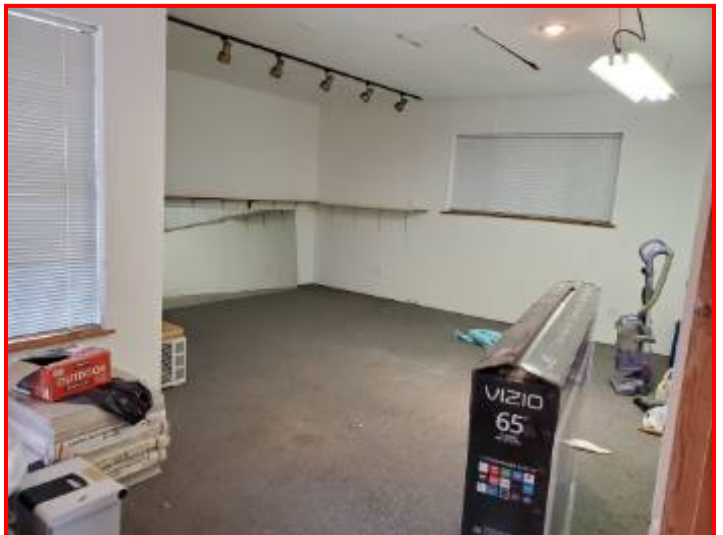
I	NI	NP	D
---	----	----	---



Damaged siding noticed in one or more areas.



Cracks were noted.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Damaged areas noted



Stain noticed at the bottom of the garage walls.

F. Ceilings and Floors

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas

Comments:

- Water or liquid stain noted in one or more ares.



Water or liquid stain noted in one or more ares.

G. Doors (Interior and Exterior)

Comments:

- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

H. Windows

• Windows are made of aluminum

Comments:

- Windows need caulking.
- Window(s) would not fully open.
- Broken latch(s)
- One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns
- One or more windows were screwed shut.



Window(s) would not fully open.



Broken latch(s)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



One or more windows were screwed shut.



Windows need caulking.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

- Living room
 - Wood burning and or gas
- Comments:
- Damper doesn't work



Damper doesn't work.

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

I	NI	NP	D
---	----	----	---

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

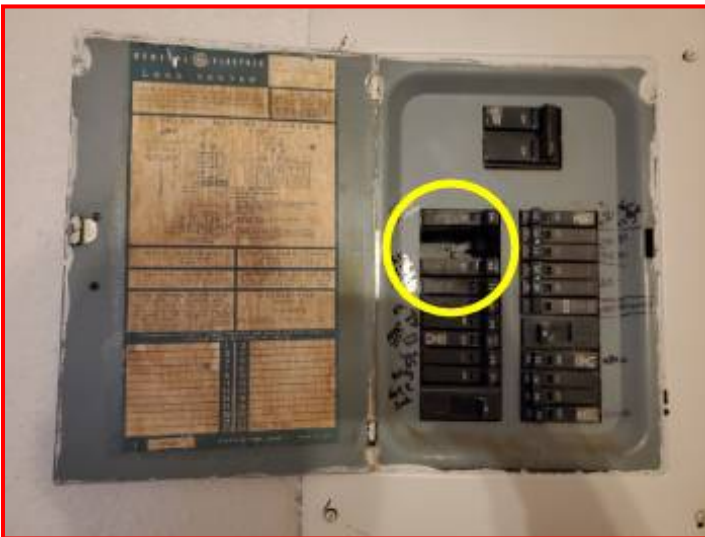
- Panel is located on bedroom wall.

- 100 amp service.

Comments:

- Panel should be labeled

- Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.



Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.

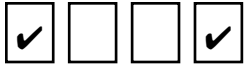
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Branch Circuits, Connected Devices, and Fixtures

- Copper wiring

Comments:

- Recommend **GFCI** protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.
- Recommend a licensed electrician to look at the panel and or wiring system.
- GFCI receptacles not working.
- One or more outlets not working.
- Outlet(s) cover missing or damaged.
- Open ground(s) noticed at one or more locations around the home.
- "Open neutral" and should be corrected
- Pull cord missing. Couldn't check light.
- Exposed romex type wiring was noted and should be encased in steel pipe or **PVC** conduit raceway
- Ceiling fan(s) not working at time of the inspection



Open ground(s) noticed at one or more locations around the home.



Ceiling fan(s) not working at time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



"Open neutral" and should be corrected



Pull cord missing. Couldn't check light.



GFCI receptacles not working.



Outlet(s) cover missing or damaged.

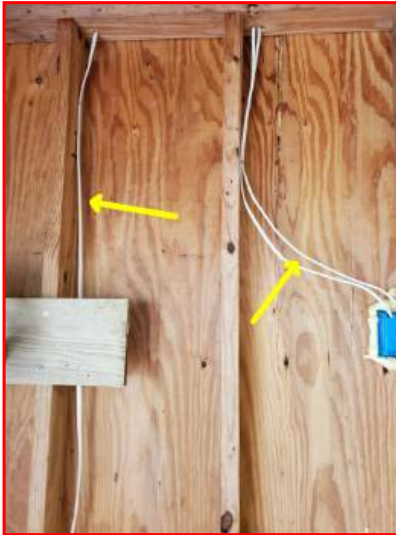
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exposed romex type wiring was noted and should be encased in steel pipe or PVC conduit raceway

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Central forced air furnace
 - The furnace is gas powered
- Comments:
- The unit appeared to be functioning as intended at the time of the inspection



Heater supply temp 103 degrees.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Cooling Equipment

- Central forced air furnace

Comments:

- Satisfactory at the time of inspection
- As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on many mechanical device is virtually impossible.
- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater



Supply temp 51 degrees.



Return temp 64 degrees.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 C. Duct Systems, Chases, and Vents

Comments:

- Satisfactory at time of inspection.

IV. PLUMBING SYSTEM

 A. Plumbing Supply, Distribution System and Fixtures

- Front of structure

- At the meter

Comments:

- Galvanized water supply lines were observed and this type of piping is prone to leakage. Consideration should be given to a plumbing upgrade to a newer conventional system as the budget allows
- Water ran for several minutes at each fixture. We do not perform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- Water pressure was 52 psi
- Flex drain pipes are not recommended because they can enhance clogs.
- It was observed that the water pressure was reduced when two or more devices were turned on simultaneously and is recommended for further review by a licensed plumber
- Shower or tub area needs caulking



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



It was observed that the water pressure was reduced when two or more devices were turned on simultaneously and is recommended for further review by a licensed plumber

Shower or tub area needs caulking



Flex drain pipes are not recommended because they can enhance clogs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



B. Drains, Wastes, and Vents

Comments:

- Satisfactory. No issues were noted at time of inspection

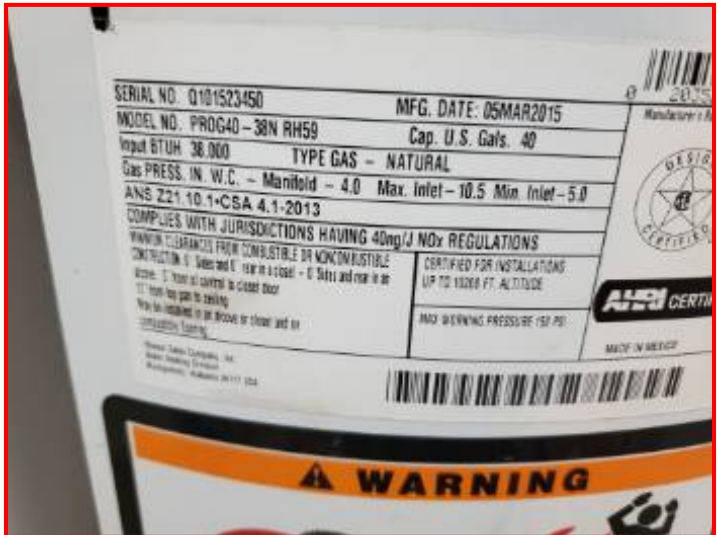
C. Water Heating Equipment

- Water heater is gas fired
- Located in closet

• 40 gallons

Comments:

- Satisfactory condition at the time of the inspection
- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 D. Hydro-Massage Therapy Equipment

Comments:

 E. Other

Comments:

V. APPLIANCES

 A. Dishwashers

Comments:

- Some rusting and/or corrosion was evident on the interior of the unit



Some rusting and/or corrosion was evident on the interior of the unit

 B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

 C. Range Hood and Exhaust Systems

Comments:

- The range venting system was functional at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric

- **Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door**



Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door

E. Microwave Ovens

Comments:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings and may eventually require replacement



Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings and may eventually require replacement.

G. Garage Door Operators

- One door noted
- Steel door(s)

Comments:

- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years
- Garage door{s} were functional at the time of the inspection



NOTE: The typical lifespan of a standard garage door opener is normally about {12} years

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

H. Dryer Exhaust Systems

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- Satisfactory at time of inspection



I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

C. Outbuildings

Comments:

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

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

E. Private Sewage Disposal (Septic) Systems

Comments:

F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> Gutter(s) need cleaning.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> Damaged or missing shingles
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Cracks were noted. Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes. Caulking needed at one or more places around the home/building. This is common maintenance. Damaged areas noted Damaged siding noticed in one or more areas. Stain noticed at the bottom of the garage walls.
Page 12 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> Water or liquid stain noted in one or more ares.
Page 13 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.
Page 13 Item: H	Windows	<ul style="list-style-type: none"> Windows need caulking. Window(s) would not fully open. Broken latch(s) One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns One or more windows were screwed shut.
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> Damper doesn't work

ELECTRICAL SYSTEMS

Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> Panel should be labeled Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area.
-----------------	-----------------------------	---

Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Recommend GFCI protection(If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors. • Recommend a licensed electrician to look at the panel and or wiring system. • GFCI receptacles not working. • One or more outlets not working. • Outlet(s) cover missing or damaged. • Open ground(s) noticed at one or more locations around the home. • "Open neutral" and should be corrected • Pull cord missing. Couldn't check light. • Exposed romex type wiring was noted and should be encased in steel pipe or PVC conduit raceway • Ceiling fan(s) not working at time of the inspection
-----------------	--	---

PLUMBING SYSTEM

Page 20 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Flex drain pipes are not recommended because they can enhance clogs. • It was observed that the water pressure was reduced when two or more devices were turned on simultaneously and is recommended for further review by a licensed plumber • Shower or tub area needs caulking
-----------------	---	---

APPLIANCES

Page 23 Item: A	Dishwashers	<ul style="list-style-type: none"> • Some rusting and/or corrosion was evident on the interior of the unit
Page 24 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
Page 25 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings and may eventually require replacement