

*[Handwritten signature]*

Homesmith  
*Home Inspections*

Home Inspection Report

*[Handwritten signature]*



12400 Brookglade Circle - Unit 11  
Houston, TX 77099

## Table of Contents

PROPERTY INSPECTION REPORT	1
I. STRUCTURAL SYSTEMS	3
II. ELECTRICAL SYSTEMS	9
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	11
IV. PLUMBING SYSTEM	13
V. APPLIANCES	16
Summary	20

# Homesmith Home Inspections

## PROPERTY INSPECTION REPORT

**Prepared For:** Busayo Okusaga  
**Concerning:** 12400 Brookglade Circle - Unit 11 Houston, TX 77099  
**Inspection Date:** 02/11/2022

**By:** Inspector Name: Todd Duff License Number: 21107 Date: 08/01/2014  
Signature: License Number 21107  
Sponsoring Inspector: N/A E-Mail: Support@homesmithhomeinspections.com  
Phone: 713-256-2498

### 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](http://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 sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the 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, 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

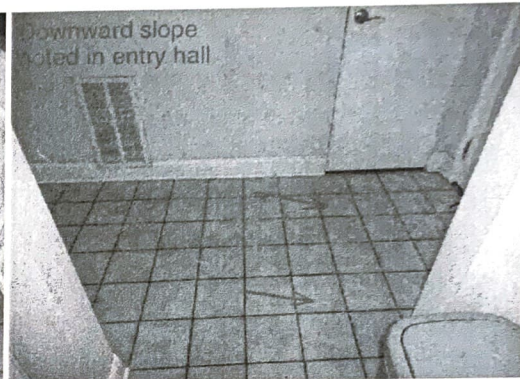
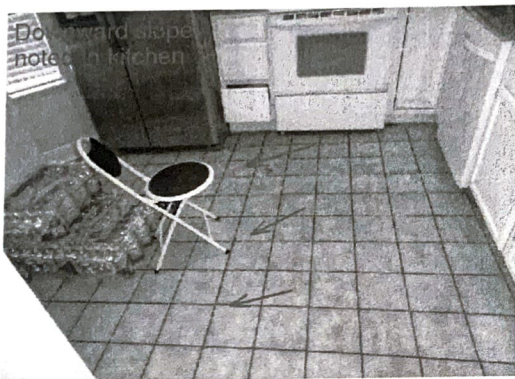
I NI NP D

- House is infested with roaches - Extermination treatment is highly recommended.
- Foundation exhibited deflection in different locations the home - further review by a competent foundation specialist is highly recommended to evaluate scope and cost of repairs.

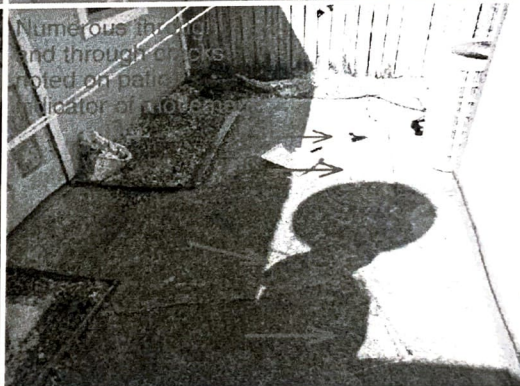
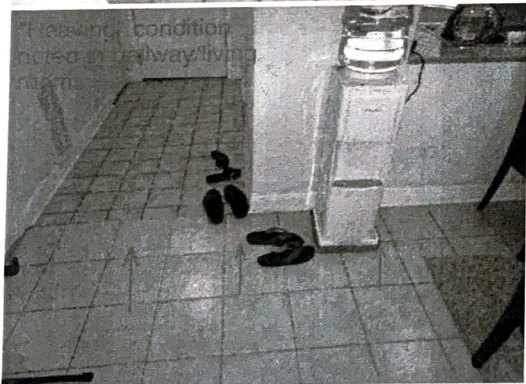
### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation: - Property is a townhouse/condominium  
 Comments: - Poured slab - Foundation exhibited deflection in different locations the home - further review by a competent foundation specialist is highly recommended to evaluate scope and cost of repairs.



*Handwritten notes:*  
 Downward slope noted in kitchen  
 Downward slope noted in entry hall  
 Numerous insects and through cracks noted on patio - indicator of moisture



B. Grading and Drainage - Comments: - Flat slope, - Property is a condominium. exterior items such as walls, roofs, sidewalks, landscaping and foundation are typically the responsibility of the HOA ( Home Owners Association) - buyer should review the documents prior to purchase.

#### C. Roof Covering Materials

Type of Roof Covering: - Undetermined  
 Viewed from: - Ground level

Comments: - 30 year architectural shingles - Property is a condominium. exterior items such as walls, roofs, sidewalks, landscaping and foundation are typically the responsibility of the HOA ( Home Owners Association) - buyer should review the documents prior to purchase.

#### D. Roof Structures and Attics

Viewed from: - N/A  
 Approximate Average Depth of Insulation: - Undetermined  
 Comments: - Undetermined - Roof structure was not accessible.

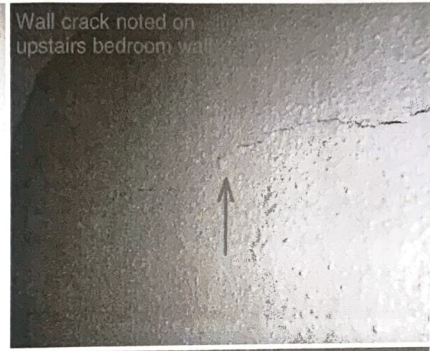
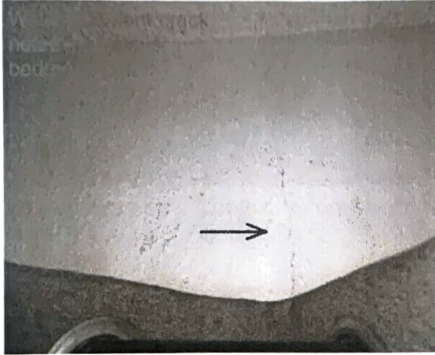
Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

NI NP D

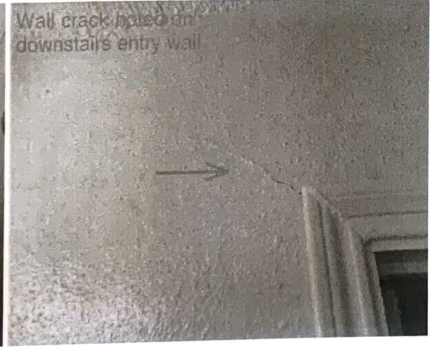
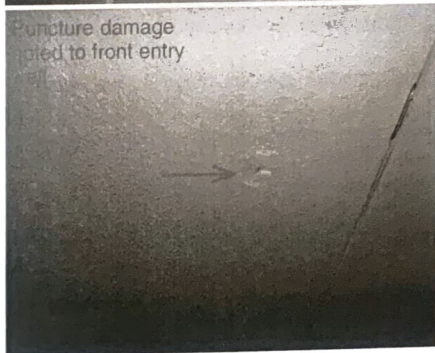
**E. Walls (Interior and Exterior)** - Comments: - Drywall/brick veneer and hardiplank siding. - Numerous interior wall cracks noted - see labeled photos - general condition of the house - need repair.

- Exterior brick veneer/mortar crack noted on the front of the house - need repair.

- Damaged/cracked tiles noted on upstairs guest bathroom tile surround - needs repair.



~~X~~ Fixed



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

I NI NP D

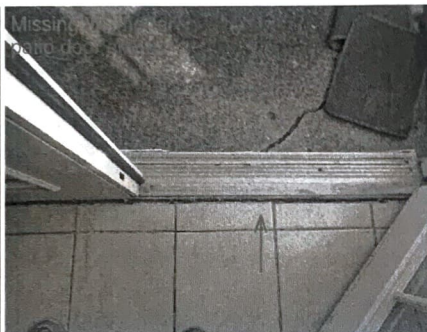
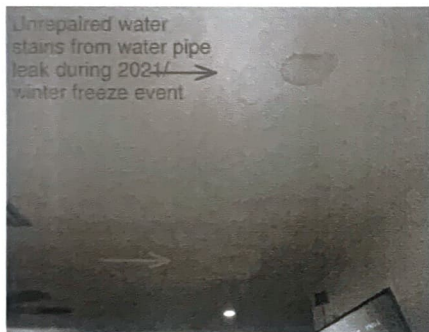
E. Walls (Interior and Exterior) (continued)



~~NI~~

**F. Ceilings and Floors** - Comments: - Drywall/ceramic tile/wood laminate/carpet. - Stains on living room ceiling from water pipe burst during 2021 freeze event noted. Water pipe has been repaired. Ceiling stain needs repair.

- Missing mortar tile - patio door entry - needs repair.



Fixed  
X

**G. Doors (Interior and Exterior)** - Comments: - Aluminum/Wood solid core/wood hollow core. - Damaged rubber door sweep noted on front door - needs repair.

- Garage door is deteriorated/de-laminated - needs replacement.

- Damage noted to front door trim - needs repair.

- Missing door stop - upstairs guest bathroom - needs replacement.

- Cracked paint noted on the exterior of both patio doors - needs paint.

- Wood rot noted to both sides of the patio door trim - needs repair.

- Damage noted to patio door threshold - needs repair.

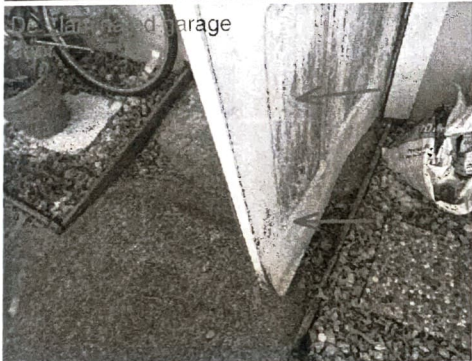
- Upstairs bathroom door is significantly out of alignment - abrasion damage noted.

X

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

I NI NP D

G. Doors (Interior and Exterior) (continued)



-fixed

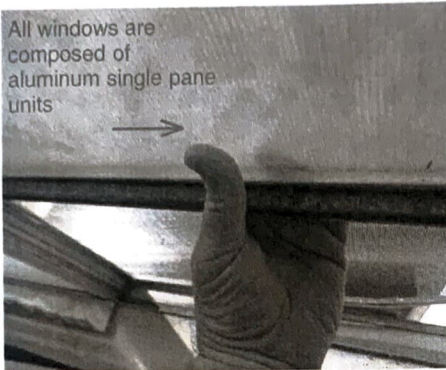


I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I NI NP D

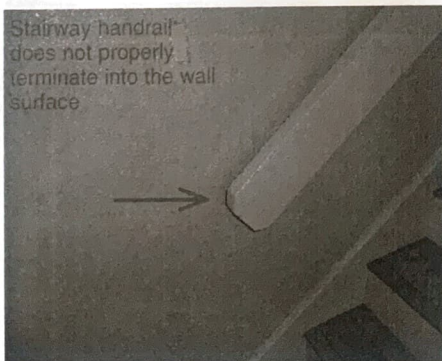
**H. Windows** - Comments: - Aluminum single pane, - All windows are at the end of their designed life cycle. foggy, loose/deteriorated glass window panes noted on the back of the house - need replacement.

- Missing screens - need replacement.



} Fixed

**I. Stairways (Interior and Exterior)** - Comments: - Wood stairs with wood handrails, - Stairway handrail does not properly terminate into the wall surface - safety hazard - needs repair.

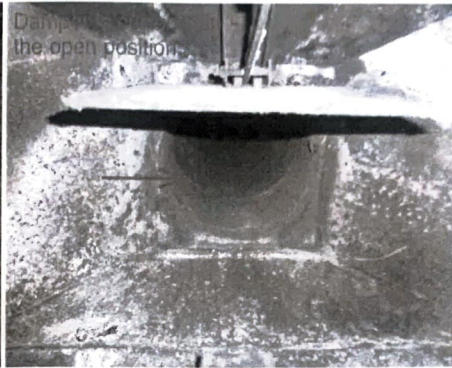


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

J. Fireplaces and Chimneys - Comments: - Prefab. - The fireplace is a wood burning fireplace.

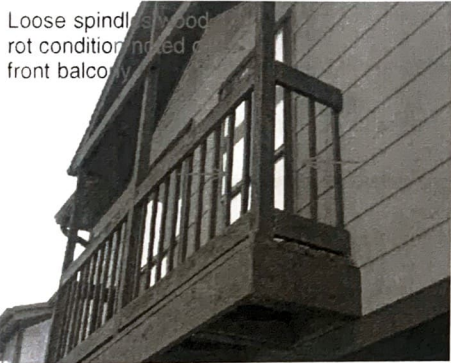
- The damper is currently in the open position.



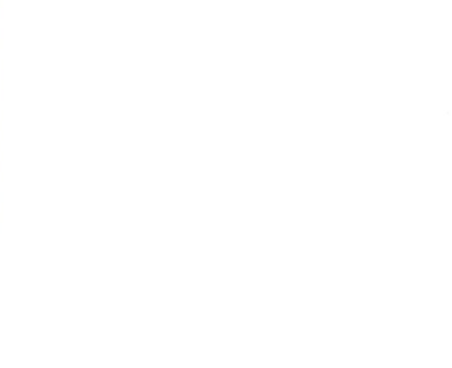
*Fixed*

K. Porches, Balconies, Decks, and Carports - Comments: - Concrete. - Wood rot damage and loose spindles noted on front balcony - needs repair.

- Numerous through and through cracks noted on patio surface - needs replacement.



*HOA*



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

I NI NP D

**L. Other** - Comments: - Counter tops/cabinets/drawers, - Downstairs guest bathroom vanity cabinet front panel is loose - needs to be securely attached.

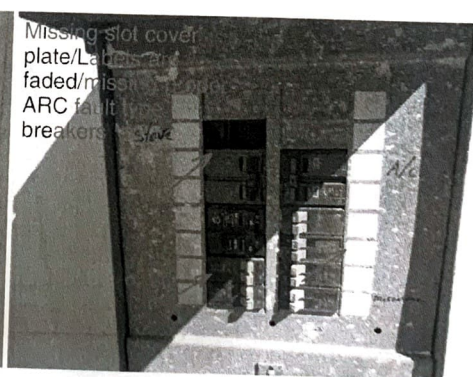
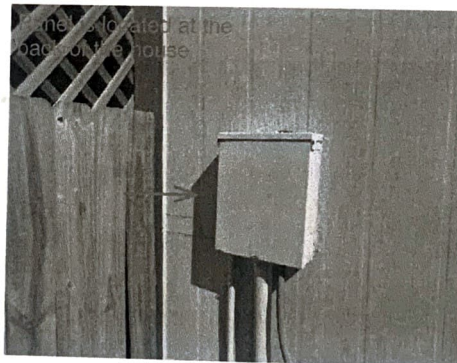


*Fixed*

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels** - Comments: - Aluminum, - The panel is located at the back of the house.

- The panel is missing breaker slot cover(s) - needs repair.
- The panel labels should be typed to prevent fading.
- The aluminum entry branches appear to have anti - oxidant compound which prohibits oxidation.
- The panel does not appear to have double lugged neutrals (double lugged neutrals can cause excessive heat in the panel).
- The panel is missing proper ARC fault type breakers - Does not meet today's standard.
- Breaker service wires should be either black or red - White breaker service wires need to be marked with appropriate color - Does not meet today's standard.
- Inspector could not locate the 8 ft grounding rod which is a safety hazard. It is possible the entire building has an 8 ft grounding rod. Client is encouraged to place an inquiry with the HOA to determine status.

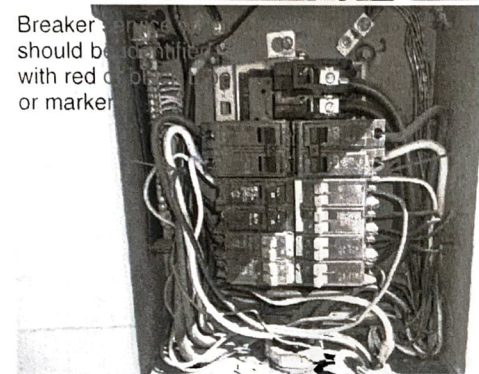
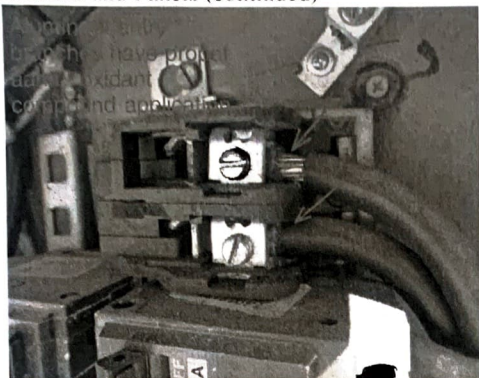


*Fixed*

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

I NI NP D

A. Service Entrance and Panels (continued)



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: - Copper

Comments: - Copper - Outlet in downstairs guest bathroom has been removed and capped.

- Closet light fixtures are missing proper lens covers - Does not meet today's standard.
- Light bulbs out/missing from numerous ceiling fans - see labeled photos - need replacement.
- defective GFCI outlet noted in upstairs bathroom - safety hazard - needs repair.
- One (1) missing GFCI device in kitchen wet area - needs repair.

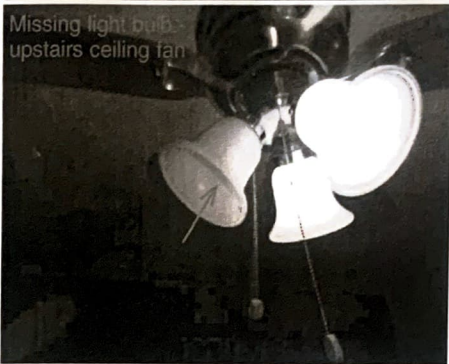
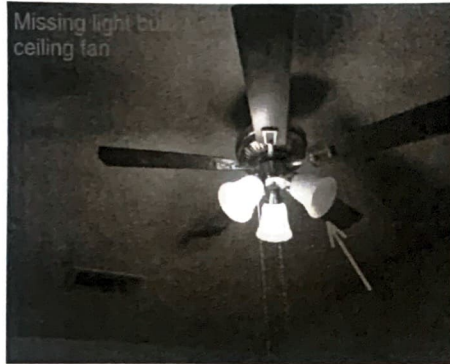


Fixed

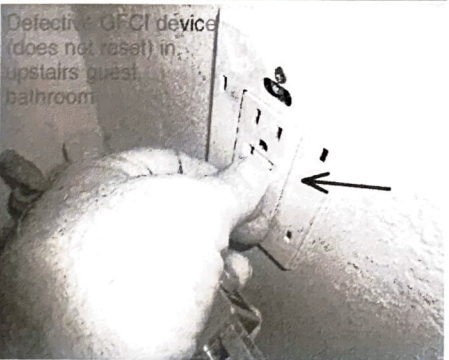
I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I NI NP D

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



} Fixed



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of Systems: - Forced air

Energy Sources: - Electric

Comments: Unknown manufacturer - The furnace is an electric unit located in a utility closet in the upstairs hallway.

- Access to the furnace was obstructed.

- The heating system appeared to be functioning as designed. Heated air exiting the supply air vents was 100 degrees vs an ambient air temperature of 70 degrees produces a differential of 30 degrees which is acceptable per industry standards.

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

I NI NP D

A. Heating Equipment (continued)

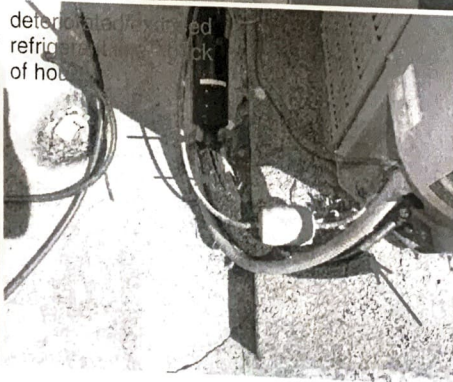
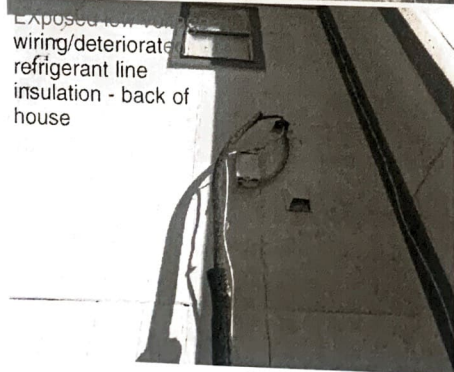
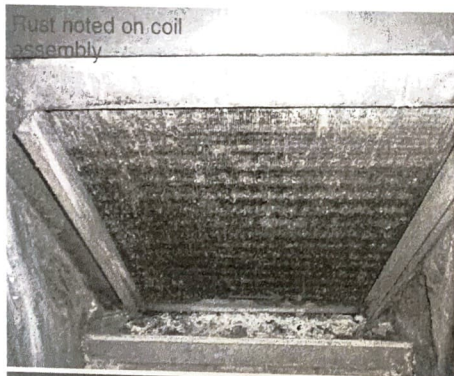


B. Cooling Equipment

Type of Systems: - Central A/C

Comments: - The condenser is located at the back of the house.

- The condenser was manufactured in 2012.
- Rust noted on coil - should be replaced soon.
- The exterior portion of the refrigerant line insulation is deteriorated - needs replacement.
- Exposed low voltage wiring noted on the exterior of the house - needs repair.
- A/C system appeared to be functioning as designed. Conditioned air exiting the supply air vents was 43 degrees vs an ambient air temperature of 70 degrees produces a differential of 23 degrees which is acceptable per industry standards.



Fixed

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

I N I N P D

B. Cooling Equipment (continued)



C. Duct Systems, Chases, and Vents - Comments: - Not accessible

- The home has galvanized piping installed. Galvanized pipe is known to corrode over time. Further review by and cost estimates by a licensed and competent plumber are suggested.

### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

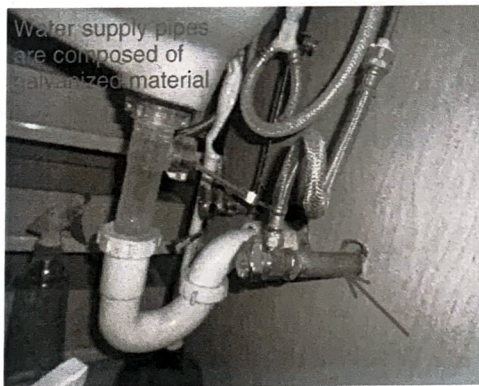
Location of water meter: - Front of house

Location of main water supply valve: - Front of house

Static water pressure reading: - 40-80 psi (normal range)

Comments: - Galvanized - Anti - siphon devices are missing on the exterior hose bibs. Anti - siphon devices are designed to prevent water exiting the hose bibs from entering the potable (domestic water supply) - needs replacement.

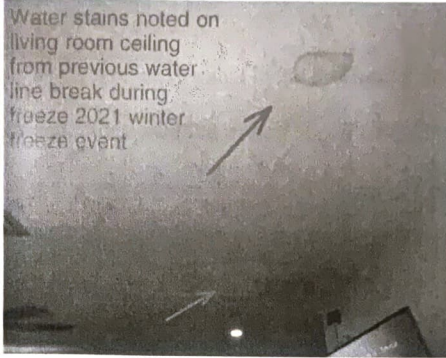
- Previous water supply pipe leak in living room was repaired in 2021.



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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

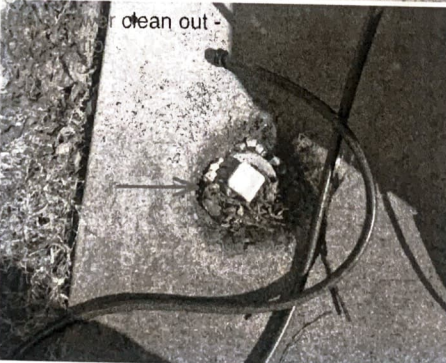
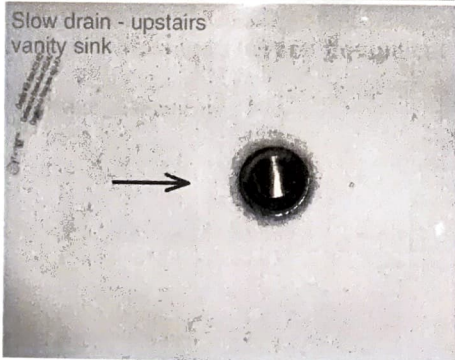
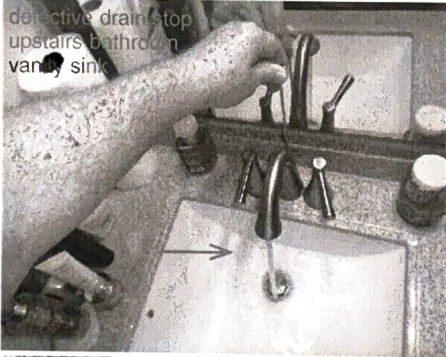


*fixed*

**B. Drains, Wastes, and Vents** - Comments: - PVC, - Defective/missing drain stops noted on various vanity sinks - see labeled photos - needs repair.

- Slow water drainage noted in upstairs vanity sink - needs to be cleared.

- Main sewer clean out is located at the of the back of the house (patio).



*- fixed*



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

I NI NP D

**C. Water Heating Equipment**

Energy Sources: - Electric

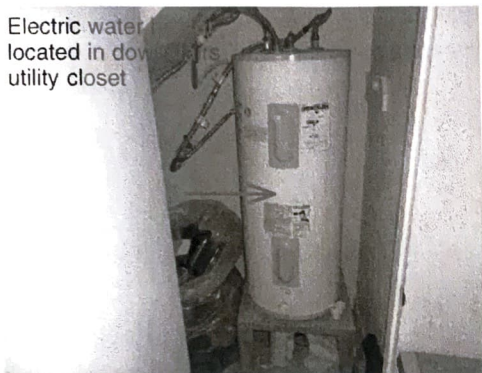
Capacity: - 40 gallon

Comments: - General Electric - The water heater is an electric unit located in the downstairs utility closet.

- The water heater was manufactured in 2011 (near end of designed life cycle).

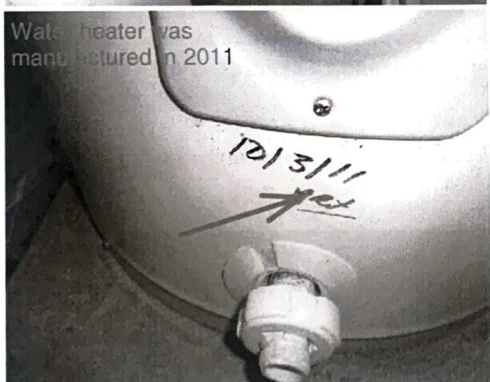
- The water heater is missing a drain pan and drain pan termination to the exterior - Does not meet today's standard.

Electric water heater located in downstairs utility closet



Water heater is missing pan drain and pan drain termination to the exterior

Water heater was manufactured in 2011



**D. Hydro-Massage Therapy Equipment** - Comments: - N/A

**E. Other** - Comments: - N/A

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

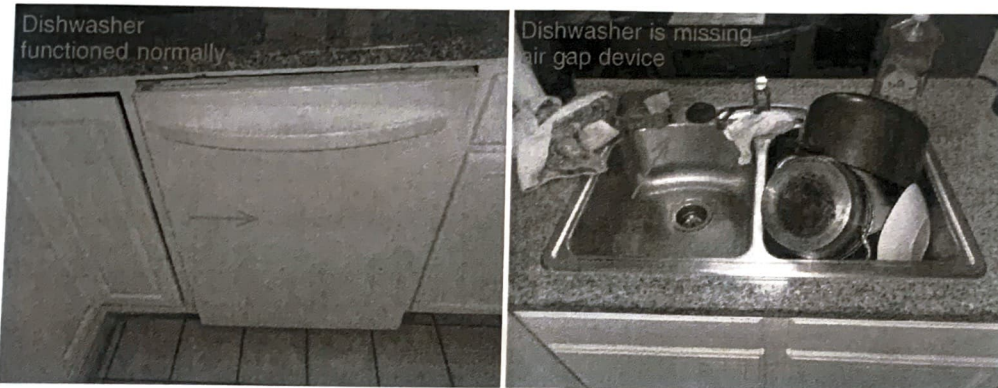
I NI NP D

- All kitchen appliances are past their designed life cycle - need replacement.

## V. APPLIANCES

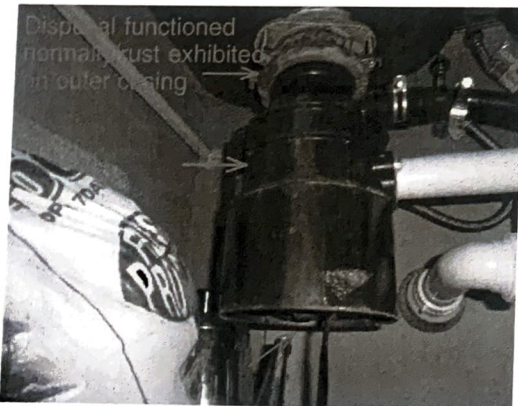
**A. Dishwashers** - Comments: - Kenmore, - Dishwasher was turned on full normal cycle and appeared to function properly at the time of the inspection.

- Dishwasher is missing an air gap or high loop device to prevent cross contamination - Does not meet today's standard.



**B. Food Waste Disposers** - Comments: - In-Sinkerator, - Disposal was engaged and appeared to function properly at the time of the inspection.

- Rust was exhibited on outer casing - will need to be replaced soon.



**C. Range Hood and Exhaust Systems** - Comments: - General Electric, - Unit was engaged and appeared to function properly at the time of the inspection.

- Exhaust fan and light functioned properly at the time of the inspection.

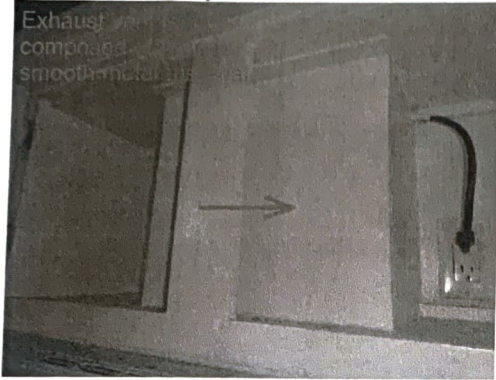
- Exhaust vent is composed of the proper smooth metal material to prevent grease build up.

- Filter is missing/grease build up noted under vent.

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

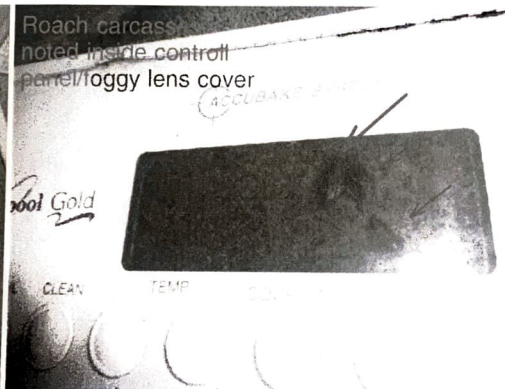
I	NI	NP	D
---	----	----	---

C. Range Hood and Exhaust Systems (continued)

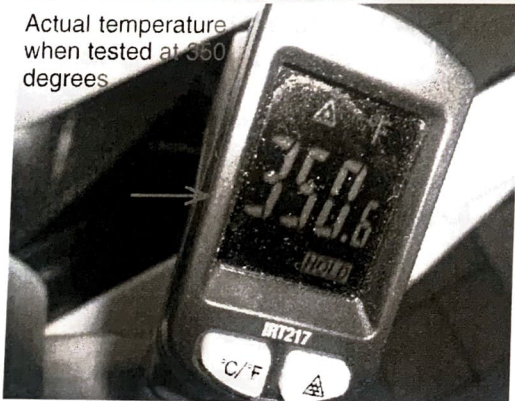


**D. Ranges, Cooktops, and Ovens** - Comments: - Whirlpool, - Oven was tested at 350 degrees and had 0 degree variance at the time of the inspection.

- Electric burner elements appeared to function properly at the time of the inspection.
- Digital lens cover is foggy. Dead roaches were noted inside the enclosure.



Fixed

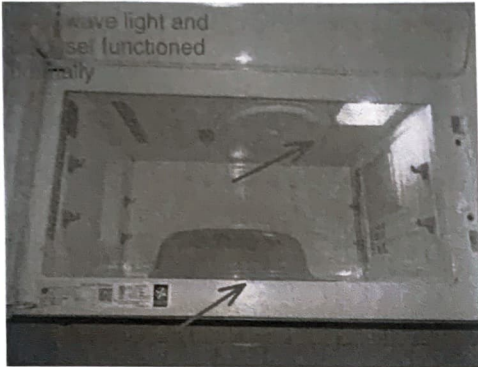


I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I NI NP D

**E. Microwave Ovens** - Comments: - General Electric. - Unit was engaged and appeared to function properly at the time of the inspection.

- Carousel and light functioned properly at the time of the inspection.



**F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments: - N/A. - Exhaust fan in downstairs guest bathroom failed to engage - needs repair.



**G. Garage Door Operators** - Comments: - Craftsman. - The garage door opener was engaged and appeared to be functioning properly at the time of the inspection.

- The garage door reverse operating system was engaged and appeared to be functioning properly at the time of the inspection.

- The sensors appear to be properly aligned.

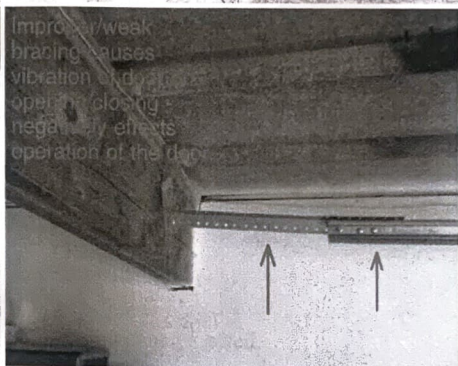
- Light lens cover and light bulb are missing.

- improper/missing bracing on left side rail causes the door to vibrate/bounce when opening and closing which effects operation - needs repair.

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

I NI NP D

G. Garage Door Operators (continued)



Fixed

**H. Dryer Exhaust Systems** - Comments: - Rigid metal, - Cleaning of dryer vents on a regular basis is recommended.

**I. Other** - Comments: - N/A

Client: Busayo Okusaga

## Summary

### I. STRUCTURAL SYSTEMS

- A. Foundations - Poured slab, - **Foundation exhibited deflection in different locations the home - further review by a competent foundation specialist is highly recommended to evaluate scope and cost of repairs.**  
Type of Foundation(s): - Property is a townhouse/condominium
- F. Ceilings and Floors - Drywall/ceramic tile/wood laminate/carpet, - Stains on living room ceiling from water pipe burst during 2021 freeze event noted. Water pipe has been repaired. Ceiling stain needs repair.
- Missing mortar tile - patio door entry - needs repair.
- G. Doors (Interior and Exterior) - Aluminum/Wood solid core/wood hollow core, - Damaged rubber door sweep noted on front door - needs repair.
- Garage door is deteriorated/de-laminated - needs replacement.
  - Damage noted to front door trim - needs repair.
  - Missing door stop - upstairs guest bathroom - needs replacement.
  - Cracked paint noted on the exterior of both patio doors - needs paint.
  - Wood rot noted to both sides of the patio door trim - needs repair.
  - Damage noted to patio door threshold - needs repair.
  - Upstairs bathroom door is significantly out of alignment - abrasion damage noted.
- H. Windows - Aluminum single pane, - All windows are at the end of their designed life cycle. foggy,loose/deteriorated glass window panes noted on the back of the house - need replacement.
- Missing screens - need replacement.
- I. Stairways (Interior and Exterior) - Wood stairs with wood handrails, - Stairway handrail does not properly terminate into the wall surface - safety hazard - needs repair.
- K. Porches, Balconies, Decks, and Carports - Concrete, - Wood rot damage and loose spindles noted on front balcony - needs repair.
- Numerous through and through cracks noted on patio surface - needs replacement.
- L. Other - Counter tops/cabinets/closets/drawers, - Downstairs guest bathroom vanity cabinet front panel is loose - needs to be securely attached.

### II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels - Aluminum, - The panel is located at the back of the house.
- The panel is missing breaker slot cover(s) - needs repair.
  - The panel labels should be typed to prevent fading.
  - The aluminum entry branches appear to have anti - oxidant compound which prohibits oxidation.
  - The panel does not appear to have double lugged neutrals (double lugged neutrals can cause excessive heat in the panel).
  - The panel is missing proper ARC fault type breakers - Does not meet today's standard.
  - Breaker service wires should be either black or red - White breaker service wires need to be marked with appropriate color - Does not meet today's standard.
  - Inspector could not locate the 8 ft grounding rod which is a safety hazard. It is possible the entire building has an 8 ft grounding rod. Client is encouraged to place an inquiry with the HOA to determine status.

## Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures - Copper. - Outlet in downstairs guest bathroom has been removed and capped.

- Closet light fixtures are missing proper lens covers - Does not meet today's standard.
- Light bulbs out/missing from numerous ceiling fans - see labeled photos - need replacement.
- defective GFCI outlet noted in upstairs bathroom - safety hazard - needs repair.
- One (1) missing GFCI device in kitchen wet area - needs repair. Type of Wiring: - Copper

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment - The condenser is located at the back of the house.

- The condenser was manufactured in 2012.
- Rust noted on coil - should be replaced soon.
- The exterior portion of the refrigerant line insulation is deteriorated - needs replacement.
- Exposed low voltage wiring noted on the exterior of the house - needs repair.
- A/C system appeared to be functioning as designed. Conditioned air exiting the supply air vents was 43 degrees vs an ambient air temperature of 70 degrees produces a differential of 23 degrees which is acceptable per industry standards. Type of System: - Central A/C

### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures - Galvanized. - Anti - siphon devices are missing on the exterior hose bibs. Anti - siphon devices are designed to prevent water exiting the hose bibs from entering the potable (domestic water supply) - needs replacement.

- Previous water supply pipe leak in living room was repaired in 2021.

Location of water meter: - Front of house Location of main water supply valve: - Front of house Static water pressure reading: - 40-80 psi (normal range)

B. Drains, Wastes, and Vents - PVC. - Defective/missing drain stops noted on various vanity sinks - see labeled photos - needs repair.

- Slow water drainage noted in upstairs vanity sink - needs to be cleared.
- Main sewer clean out is located at the of the back of the house (patio).

C. Water Heating Equipment - General Electric. - The water heater is an electric unit located in the downstairs utility closet.

- The water heater was manufactured in 2011 (near end of designed life cycle).
- The water heater is missing a drain pan and drain pan termination to the exterior - Does not meet today's standard. Energy Source: - Electric Capacity: - 40 gallon

### V. APPLIANCES

A. Dishwashers - Kenmore. - Dishwasher was turned on full normal cycle and appeared to function properly at the time of the inspection.

- Dishwasher is missing an air gap or high loop device to prevent cross contamination - Does not meet today's standard.

D. Ranges, Cooktops, and Ovens - Whirlpool. - Oven was tested at 350 degrees and had 0 degree variance at the time of the inspection.

- Electric burner elements appeared to function properly at the time of the inspection.
- Digital lens cover is foggy. Dead roaches were noted inside the enclosure.

## Summary (continued)

F. Mechanical Exhaust Vents and Bathroom Heaters - N/A. - Exhaust fan in downstairs guest bathroom failed to engage - needs repair.

G. Garage Door Operators - Craftsman. - The garage door opener was engaged and appeared to be functioning properly at the time of the inspection.

- The garage door reverse operating system was engaged and appeared to be functioning properly at the time of the inspection.

- The sensors appear to be properly aligned.

- Light lens cover and light bulb are missing.

- improper/missing bracing on left side rail causes the door to vibrate/bounce when opening and closing which effects operation - needs repair.