



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

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<https://www.redstarhomeinspection.com>



## REDSTAR RESIDENTIAL INSPECTION

1122 Autrey St. Unit 3  
Houston, TX 77006



Inspector

**Brett Finch**

TREC #22635

832-643-9724

[tammyb@redstarinspections.com](mailto:tammyb@redstarinspections.com)



# PROPERTY INSPECTION REPORT

Prepared For: Darcy Rodriguez

(Name of Clients)

Concerning: 1122 Autrey St. Unit 3, Houston, TX 77006

(Address or Other Identification of Inspected Property)

By: Brett Finch - TREC #22635

(Name and License Number of Inspector)

01/27/2022 9:00 am

(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](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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

: Furnished, Vacant

*In Attendance:* Buyer Agent

*Temperature (approximate):* 49 Fahrenheit (F)

*Type of Building:* Single Family, Condominium

*Weather Conditions:* Clear, Cold

*Storage Items/Furnished Home:*

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.

*Condominium:*

These property is a condominium, multi-family building. Many common elements such as foundation, roof, exterior walls, electrical, or plumbing systems are often shared among the neighboring properties and covered by the homeowners association or management company. Inspector made every effort to inspect all appropriate areas around the building and inside the unit and more information may be contained within the report. I recommend any questions regarding the responsibilities of the owner be directed to the management company.

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<b>I   NI   NP   D</b>
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## VIRTUAL REALITY REPORT

*Click button below:*



## Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

**Written report below**

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

<b>I   NI   NP   D</b>
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Foundation Performance: Performing w/ Settlement :*

Visual inspection of the property did reveal some signs of movement/settlement at the time of inspection.

These signs may include:

- Cracks at the exterior brick and mortar walls.
- Cracks at the interior drywall and repairs to cracks.
- Doors not functioning properly inside their door jambs.

While these signs were observed, it is my opinion that the foundation is performing its intended function at the time of inspection.

I recommend correction of the above stated visual signs, as well as of all issues stated in the Grading and Drainage section of this report to help promote the future health of the foundation.

For more information of slab on grade foundations, go to [Houston Slab Foundations](#)

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

*Foundation Inspection not included:*

The unit is a condominium or similar multi family building and the foundation is not included in the scope of this inspection. While some observations may be noted, we recommend any questions regarding the foundation be directed to the management company.

**B. Grading and Drainage**

*Grading and Drainage not included:*

The property is a condominium or similiar multi-family building, and the grading and drainage is not included in the scope of this inspection. While some items may be noted, we recommend any questions regarding these conditions be directed to the management company.

**1: Gutters: Clogged/Dirty**

[Maintenance Item](#)

Recommend clearing gutters of debris to improve drainage. Debris in the gutters gutters can cause water to back up under the roof covering and cause damage to the home.

Recommendation: Contact a handyman or DIY project



**C. Roof Covering Materials**

*Types of Roof Covering:* Metal



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*Viewed From:* Walking the Roof Surface

*Signs of Previous Repair:*

Note: Signs of previous repairs observed on the roof covering at the time of inspection. Recommend consulting with the seller to determine any previous issues and scope of previous repairs. No signs of active water intrusion were observed, recommend continued monitoring of these areas.



*General Photos:*



**1: Plumbing vent: Improper height**

**➔ Recommendation**

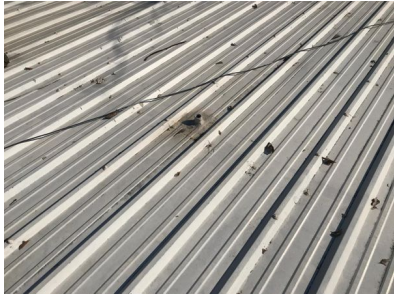
Locations were observed where the plumbing vent pipes do not adequately protrude through the roof covering/vent jack. Recommend further evaluation by qualified contractor to determine the best method of repair.

Note: Building code requires that the vents pipes terminate a minimum of 6" above the roofline. The vents should properly extend fully through through the roof flashing.

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Recommendation: Contact a qualified roofing professional.



**D. Roof Structures & Attics**

*Viewed From:* N/A

*Approximate Average Depth of Insulation:* N/A

*Type of Attic Roof Ventilation:* N/A

*Type of Insulation Material:* No access to attic

**E. Walls (Interior and Exterior)**

*Types of Exterior Wall Covering:* Masonry Stucco Walls, Unknown tile material, Wood Trim, Cement Fiber Siding/Trim -  
The

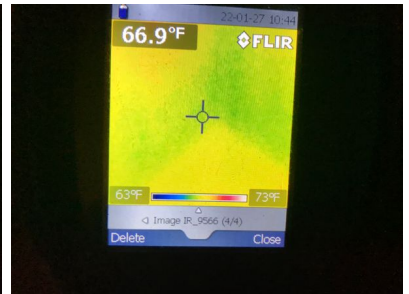
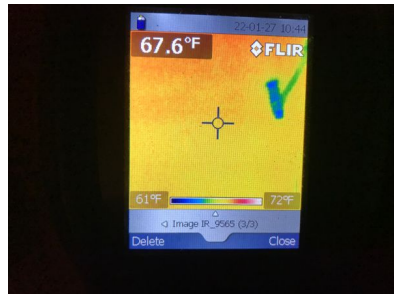
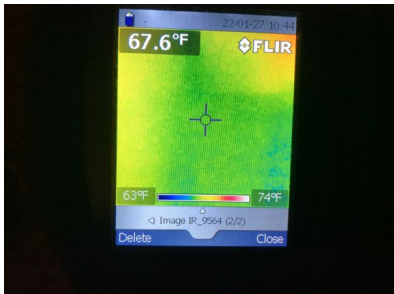


*Walls: Performing as intended:*

All portions of the walls appeared to be performing as intended at the time of inspection. The thermal imaging camera showed no indication of missing insulation or signs of moisture intrusion at the time of inspection.

*Thermal imaging scan:*

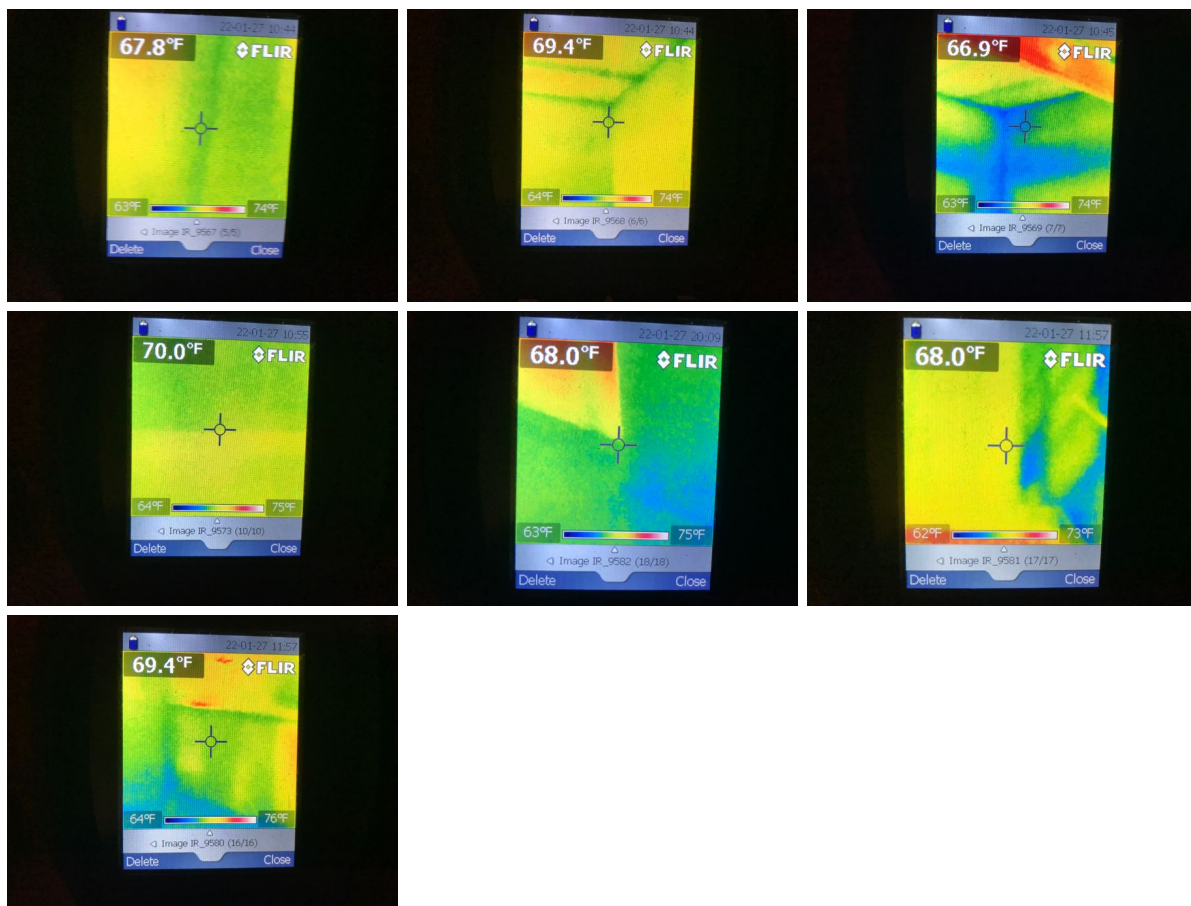
A thermal imaging camera was used to scan the walls on the interior of the home near plumbing areas. This scan revealed no signs of any issues at the time of inspection.





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*Inspection Limited:* Furniture -

Inspection of areas on the interior or exterior of the home were obstructed from view by the above stated conditions. The inspector does not move any furniture, stored items, heavy foliage, or any other obstruction. Areas that are locked or otherwise obstructed are not included in the scope of this inspection. High soil conditions or low footings can also obstruct potential issues. More information may be contained within the report.

Areas that are obstructed can potentially hide issues from view. Recommend further evaluation of all areas once these conditions are corrected or items are removed.

**1: Masonry: Minor cracks/Maintenance Recommended**

[🔧Maintenance Item](#)

Threshold to back porch

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.

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## 2: Siding: Minor Damage/Maintenance Recommended

🔧 Maintenance Item

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, recommend you consider correction to avoid further deterioration and as part of normal maintenance.

Recommendation: Contact a qualified handyman.



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## 3: Siding: Wood Rot/Moisture Issues

🚫 Recommendation

Moisture penetration was observed to the wooden trim, fascia boards and siding at multiple locations around the home. Repair as needed to prevent further deterioration.

Recommendation: Contact a qualified professional.



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## 4: Drywall: Tape Joints

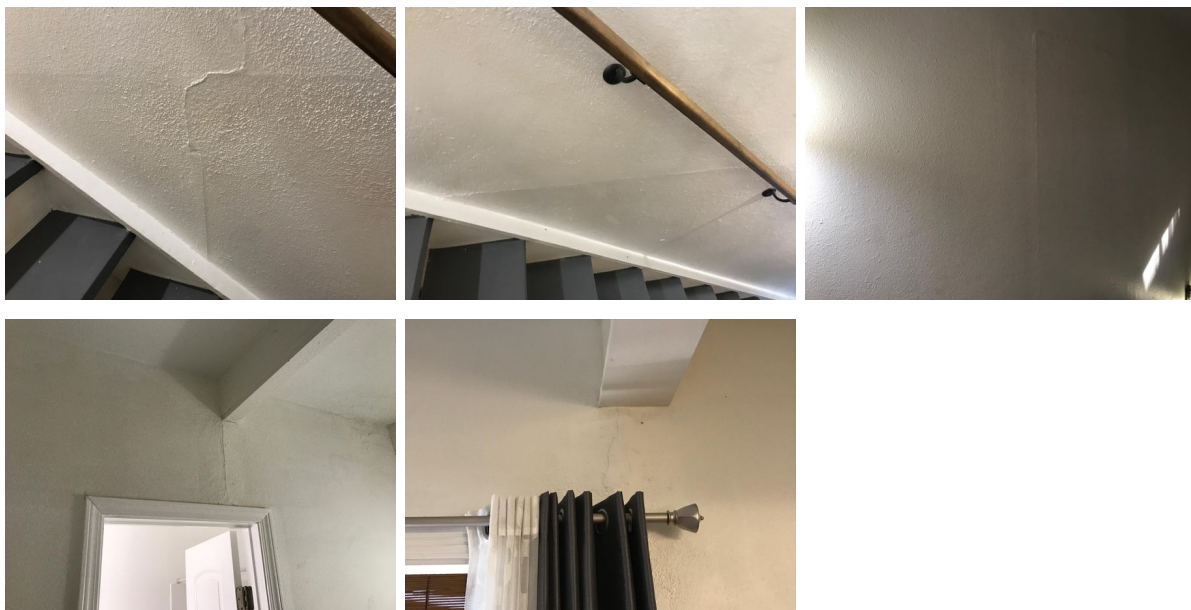
🚫 Recommendation

Wrinkled tape joint can be evidence of current and/or previous structural movement.

Recommendation: Contact a qualified professional.

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

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### 5: Stucco: No Weep Screed

➔ Recommendation

No weep screed was observed at the base of the Stucco finish at multiple locations. Recommend further evaluation and repair as these allow any moisture that accumulates behind the veneer to wick out.

Recommendation: Contact a qualified professional.



### 6: Wood exterior closet: multiple issues

➔ Recommendation

The wood exterior closet which protects the water heater has multiple issues. There is no back wall to the small closet. It is backed up against the building and there is moisture damage to the boards. There's moisture staining on the interior on the siding. The exterior paint is failing and there are areas where caulking is needed. The shingles are deteriorating. I recommend evaluation by a contractor and make necessary repairs.

Recommendation: Contact a qualified professional.



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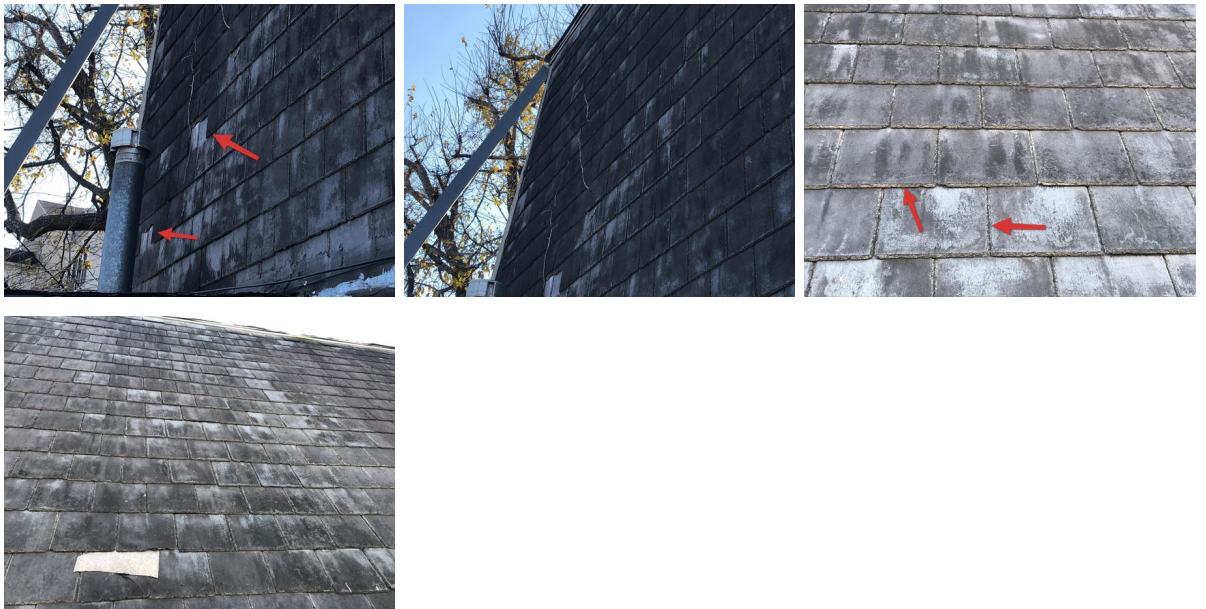


**7: Unknown siding material: deteriorated in places**

**➔ Recommendation**

The stucco siding goes up about 7 feet and then an unknown material that is tile goes all the way up to the roof. The edges of this material are deteriorated. There are loose tiles and damaged tiles in places. Missing tiles in some places also. I recommend repair.

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Previous Repairs:*

Previous repairs were noted. Recommend obtaining all repair documents or further evaluation of repairs.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Ceiling and Floors: Performing as intended:*

The ceilings and floors were performing as intended at the time of inspection. Thermal imaging revealed no signs of any moisture intrusion or areas of missing insulation.

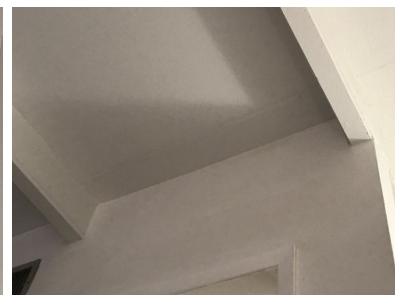
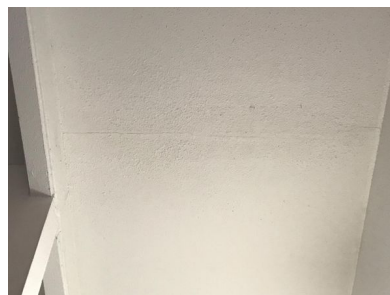
**1: Ceiling: Cracked Tape Joints**

 Maintenance Item

Living room, top of stairs, bedroom,

Cracked taped joints and other cosmetic issues were observed on the ceiling finish at multiple locations. These cracks and cosmetic issues may be due to typical settlement of the foundation. I recommend repair as needed to prevent further deterioration and monitoring for additional movement.

Recommendation: Contact a qualified painting contractor.



**G. Doors (Interior and Exterior)**

**1: Exterior Door: Gaps in Weather Seals**

 Maintenance Item

Back door,

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.



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## **2: Exterior Door: Weatherstripping Missing or Damaged**

 Maintenance Item

Back door,

Multiple exterior doors showed damage or were missing its weatherstripping. Recommend installation or repair of standard weatherstripping to prevent energy loss and/or moisture intrusion.

Recommendation: Contact a qualified professional.



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## **3: Door: Not Latching Securely**

 Recommendation

Back door,

One or more doors do not latch securely or have broken hardware. Recommend to repair or adjust as needed.

Recommendation: Contact a handyman or DIY project



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## **4: Interior Door: Catches/Rubs on Floor**

 Recommendation

Upstairs bedroom closet,

The door at above stated locations would catch/rub on the floor. Adjustment to the door frame is recommended to prevent damage to the flooring material.

Recommendation: Contact a qualified professional.

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

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**5: Interior Door: Loose Hardware**

🔧 Maintenance Item

Half bathroom pocket door,

The door knob hardware at multiple doors around the home was observed to be loose. Recommend tightening to allow for easier operation of the doors.

Recommendation: Contact a qualified professional.



**6: Threshold: wood threshold unpainted**

🔴 Recommendation

The wood threshold at the back door is not painted or sealed. I recommend sealing to prevent moisture intrusion and deterioration.

Recommendation: Contact a qualified professional.



**7: The door would not fully close**

🔴 Recommendation

The pocket door at the downstairs half bathroom does not fully close. I recommend repair.

Recommendation: Contact a qualified professional.

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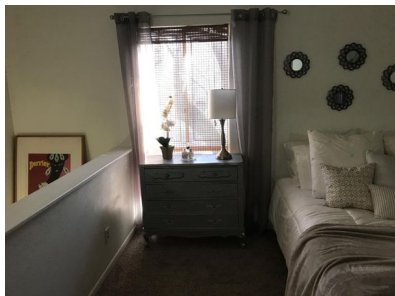
**H. Windows**

*Windows obstructed:*

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Inspection of the windows was limited due to furniture, stored items, or window coverings. Recommend further evaluation once access permits.



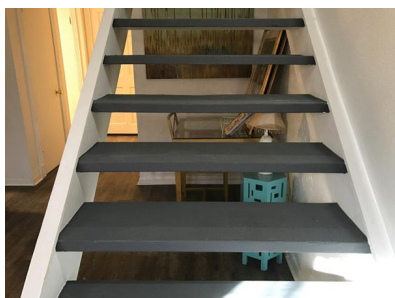
**I. Stairways (Interior and Exterior)**

**1: Treads: Greater than 4 inches**

**▲ Safety Hazard**

The gap between the treads for the open stairway is greater than 4 inches. While this may have not been an issue when the home was constructed, this is a safety hazard today . Recommend repair to prevent injury to small children and pets.

Recommendation: Contact a qualified professional.



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**2: Handrail: Handrail Missing**

**▲ Safety Hazard**

The staircase was observed to not have a handrail. This is a safety hazard. Recommend a proper type handrail be installed for the stairway that is continuous and easy to grab for safety purposes.

Recommendation: Contact a qualified handyman.



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**3: Handrails: Open End**

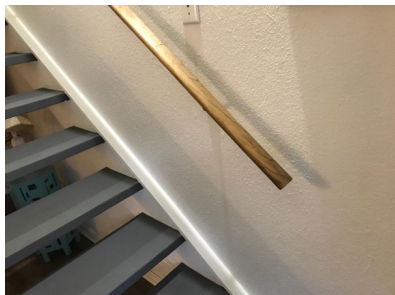
**▲ Safety Hazard**

Handrail for the stairway is set up in a manner that can catch clothes or other articles when navigating the stairway. Modern building code does require that all handrails return to the wall. I recommend you consider correction of this issue for safety reasons.

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<b>I   NI   NP   D</b>
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Recommendation: Contact a qualified carpenter.



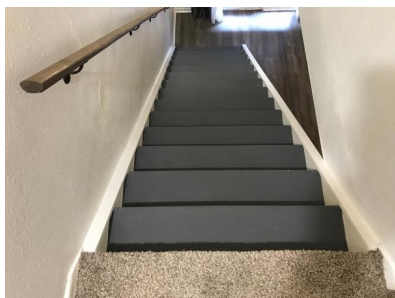
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#### **4: Treads: Improper Tread Depth**

**▲Safety Hazard**

While this may have not been an issue when the home was originally built, improper dimensions were observed for the stairway. The stairway treads were observed to be less than 10 inches. This can be a potential hazard when navigating the stairs. Recommend further evaluation and repair.

Recommendation: Contact a qualified professional.



**K. Porches, Balconies, Decks, and Carports**

**J. Fireplaces and Chimneys**

## **II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Main Disconnect/Service Box Type and Location:* Breakers-Exterior Wall -

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*Service Entrance Cable Location:* Overhead, Aluminum -

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*Service Size:* 100 Amps -

•

*Service Entrance/Panel:* Performing as intended:

All portions of the service entrance and panel were performing as intended at the time of inspection.

*Photo of Panel:*

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

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**1: Arc-Fault Safety Protection Missing**

🚫 Recommendation

Arc-fault safety protection was not installed for *all currently* required 15 and 20 amp circuits. While this protection may not have been required when this property was built, recommend you consider upgrading to satisfy modern code requirements and for safety reasons.

**Note:** This protection was required by the National Electric Code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Branch Circuits and Fixtures:* Performing as intended:

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of inspection.

**1: Outlets: GFCI Protection Inadequate**

⚠️ Safety Hazard

All Kitchen Countertop -

Multiple outlets throughout the homes wet locations were in need of GFCI protection. GFCI outlets weren't required when the home was built but updating to GFCI would avoid safety hazards.

Recommendation: Contact a qualified professional.



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## 2: Light: Inoperable

🔴 Recommendation

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.



## III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

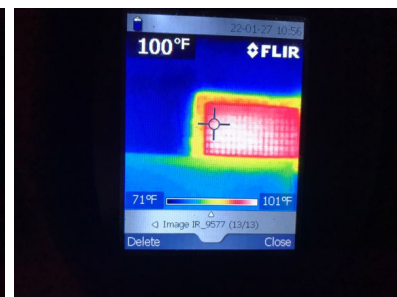
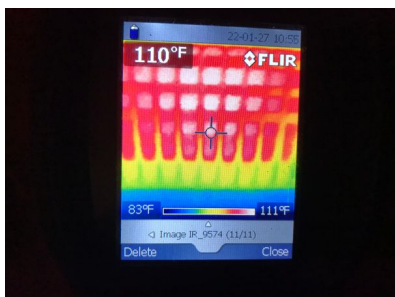
### A. Heating Equipment

Type of Systems: No access

Energy Sources: Not Determined

Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.



### B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner



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

Recommendation: Contact a qualified HVAC professional.



**C. Duct System, Chases, and Vents**

*Ducts: Performing as intended:*

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

*Ductwork Not Visible:*

Large portions of the ductwork were not visible due to there not being an attic space.

#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Not determined

*Location of Main Water Supply Valve :* Exterior wall- Front

*Static Water Pressure Reading:* 40 PSI -

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*Type of Piping::* CPVC, Galvanized

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*Plumbing: Performing as intended:*

All portions of the the plumbing distribution and fixtures appeared to be performing as intended at the time of inspection.

*Galvanized Piping:*

Galvanized plumbing was observed to be in use at the home, this type of plumbing is known to develop issues over time such as low water pressure and pin hole leaks. It would be wise to budget for replacement in the future. Typical life expectancy for Galvanized piping is between 40-50 years.

**1: Fixture: Diverter not Functioning Properly**

**➔ Recommendation**

The tub diverters were observed to not function properly when the pin was pulled. I Re**co**mmend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



**B. Drains, Wastes, & Vents**

*Type of Piping:: PVC*



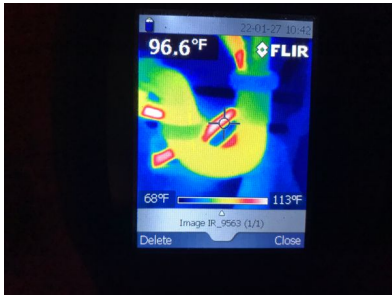
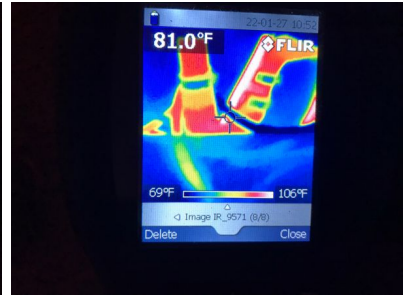
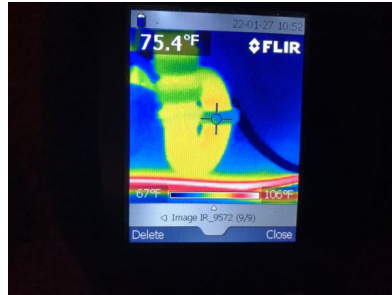
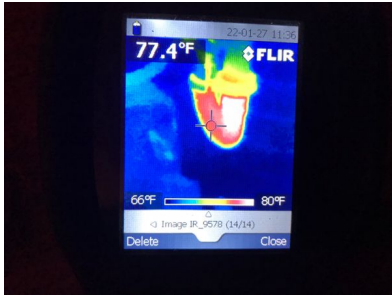
*Comments:*

All drains, wastes and vents were performing as intended at time of inspection.



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

I	NI	NP	D
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**1: Drains: Accordion Pipe**

**⊖ Recommendation**

Upstairs bathrooms, kitchen,

Accordion drain pipe was observed to be in use under the kitchen and upstairs bathroom locations. This type of pipe is known to accumulate debris within the ridges and clog. Recommend repair.

Recommendation: Contact a qualified professional.

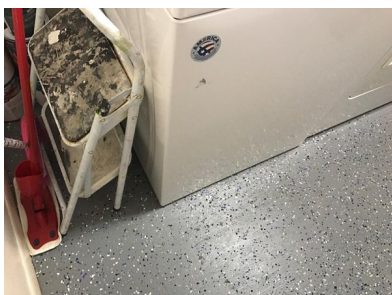


**2: Washing machine drain pan missing**

**⊖ Recommendation**

Second floor utility rooms normally have a drain pan under the washing machine. The washing machine is installed therefore unable to determine if there is a drain present. Remedy as needed.

Recommendation: Contact a qualified professional.



C. Water Heating Equipment



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

I	NI	NP	D
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Energy Sources: Natural gas  
Capacity: 75 Gallons -

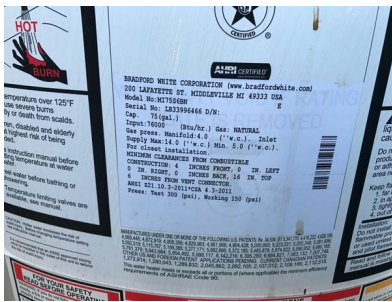
Location: Outside closet -



Water Heater: Performing as intended:

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Data label (2014 manufacture date):



- 
- 
- 
- 
- D. Hydro-Massage Therapy Equipment**

**V. APPLIANCES**

- 
- 
- 
- 
- A. Dishwashers**

The dishwasher was performing as intended at the time of the inspection.:



- 
- 
- 
- 
- B. Food Waste Disposers**

1: Inoperable  
➔ Recommendation

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

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

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

Recommendation: Contact a qualified handyman.

## 2: Leaking

🚫 Recommendation

Waste disposal was leaking at the time of the inspection. Further evaluation by a plumbing contractor is recommended.

Recommendation: Contact a qualified professional.



**C. Range Hood and Exhaust Systems**

*Exhaust systems were performing as intended at the time of the inspection.:*



*Range hood light was performing as intended at the time of the inspection.:*



**D. Ranges, Cooktops, and Ovens**

*Cooktop was performing as intended at the time of the inspection.:*

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

I	NI	NP	D
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Ovens were performing as intended at the time of the inspection.:



**E. Microwave Ovens**

Microwave was performing as intended at the time of the inspection.:



**F. Mechanical Exhaust Vents and Bathroom Heaters**

Exhaust fans were performing as intended at the time of the inspection.:

There is no attic space therefore unable to determine the termination point of the bathroom exhaust.:

**G. Garage Door Operators**

**H. Dryer Exhaust Systems**

Comments:

The dryer is installed therefore unable to view the dryer vent. I recommend cleaning before use.

