

Pro House Inspections LLC

Property Inspection Report



8211 Katy Fwy #32, Houston, TX 77024
Inspection prepared for: Jacob Huckabee
Real Estate Agent: Colleen Hudgens - Better Homes and Gardens

Date of Inspection: 7/22/2020 Time: 10:00 AM
Age of Home: 1961 Size: 820
Weather: Rain, 84 degrees
Order ID: 325
Occupied Home

Inspector: Michael Race
License #6448 / NACHI 2010
Phone: 281-932-4463
Email: michaelray@prohouseinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Jacob Huckabee
(Name of Client)

Concerning: 8211 Katy Fwy #32, Houston TX, 77024
(Address or Other Identification of Inspected Property)

By: Michael Race, License #6448 / NACHI 2010 7/22/2020
(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
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

• Foundation: The building has a concrete slab or post tension foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, it is most likely conventionally reinforced with steel reinforcing bar or cable spaced uniformly throughout the slab. Grade beams under load bearing portions of the house provide the homes foundation. The grade beams are deeper than the rest of the slab and they contain additional steel reinforcing.

Based on visible evidence and measurements the structural condition of this foundation is average with no signs of problems. We consider the home structurally sound. With normal care, and attention to maintenance of a stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future. Although no damage was observed at the time of the inspection, soil conditions in this area are known to be unstable. No warranty against future movement can be made.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

- Topography of the lot is generally level and drains from the back to the front. Drainage of the property and surrounding area was relatively good. Gutters and downspouts are installed and in good condition, Soil levels are within the recommended height to the foundation. The lot appears to have adequate drainage and no concerns were found present.

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. We mention this because poor drainage is a frequent contributor to differential movement of the foundation.

Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

Viewed From:

- Ground with binoculars
- The inspector did not get on the roof due to unsafe conditions. ie: Over 25 ft. high, No access

Comments:

- The building is a two story condominium with no roof access. From our observations of the ceilings, there is no evidence of present or past leaks. No determination of actual remaining life expectancy is implied.
- NOTE: With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished. If roof leaks do occur, The roof is the responsibility of the property management for maintenance and repairs.

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I	NI	NP	D
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D. Roof Structure and Attics

Viewed From:
 • Ground with binoculars

Approximate Average Depth of Insulation:
 • No attic.

Comments:

• Roof structure is conventional wood framed rafter system. The roof framing is supported by interior and exterior bearing walls and beams. This all appears to be in good condition and is a standard method of construction. All appears to be in good condition with no problems found at the time of the inspection.

E. Walls (Interior and Exterior)

Wall Materials:
 • Interior walls are made of Drywall
 • Exterior siding is a wood composite and brick.

Comments:

• The exterior walls of this house appear to be standard wood-frame construction that is not visible. The visible exterior is brick and composite wood siding that has been installed over the wood framing. These walls and siding appear to be in good condition at the time of the inspection with no structural signs of concern. The interior walls are made with a sheetrock covering also in good condition with no structural signs of concern.
 • Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as paint, minor cracks, scuffs and dings.

F. Ceilings and Floors

Ceiling and Floor Materials:
 • Ceiling is made of drywall
 • Floor coverings are tile and wood laminate in overall good condition.

Comments:

• Ceiling finish is drywall in good condition with no signs of water damage or structural concerns, Floor structures are concrete slab or standard wood framing. All appear to be in good condition compared to age with no signs of concern.

Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as minor cracks, scuffs and dings.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

- Doors were opened and closed and locks were tested. All are in good condition and functioning properly at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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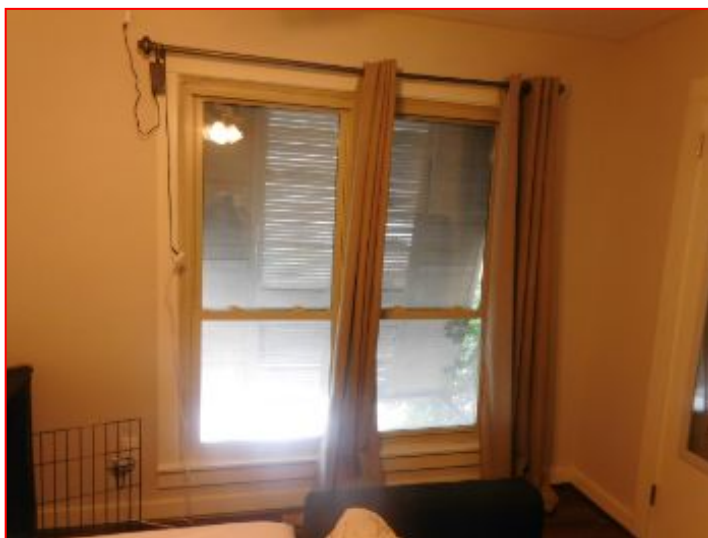
Window Types:

- Windows are made of vinyl frame, double pane glass.

Comments:

- The windows in this condo are single hung, fixed, double pane windows. They are generally in good operating order. The windows in this home are good quality.

• Since dirty windows can mask any fogging, we recommend the windows be cleaned and observed for any fogging.



Windows should be cleaned and observed for any fogging.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

- The stairs and railings were inspected and appear to be structurally sound and in good condition.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

Types:

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

• The entry stoop is made of concrete, generally in good condition with no structural problems indicated.

The balcony and railings were inspected and appear to be structurally sound and in good condition.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:

Comments:

• Countertops and a representative number of cabinets were inspected and found to be in good condition and functioning properly.

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:
 • Electrical panel is located on the right side of the building.

Materials and Amp Rating:
 • Copper wiring is used for branch circuits.
 • Service wires are copper.
 • 20 amp
 • 30 amp

Comments:
 • Main distribution panel is 100 amps, service is provided with an overhead mast from the utility company, 120/240 volt, A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power through the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc.) require 120 volts.

At the time of the inspection the panel and all electrical wiring appear to be safely installed and properly connected in all areas with no signs of arching, sparking, overheating.

• No arch fault circuit breakers are present. The 2002 International Residential Code (IRC) Requires that AFCs be installed on all 120-volt, single phase, 15-20 amp. branch circuits supplying outlets to bedrooms, livingroom, dens, hallways and closets. Homes built before 2006 are not required to have them however they are considered a safer method.



N.P.F.



On right side of home

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • 100 Amp service panel

Comments:

• All accessible plugs, lights, ceiling fans, **GFCI** and smoke alarms were tested. All appears to be in good condition and operating as designed. At the time of the inspection, there were safety concerns or other problems found.

Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.

- **Replace all missing cover plates on plugs for safety reasons. ie: Cabinet above microwave and kitchen cabinet, left side of refrigerator.**
- **It is recommended that the left side kitchen sink plug be equipped with ground fault circuit interrupter (GFCI). The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will “trip” almost instantaneously, thus protecting you.**
- **A plug is loose on the bathroom wall and should be secured / repaired or replaced for safety reasons.**
- **Open light bulbs in the closets are considered unsafe. Recommend to replace with dome cover fixtures.**



Missing cover plate above microwave



It is recommended that the left side kitchen sink plug be equipped with ground fault circuit interrupter (GFCI).

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I	NI	NP	D
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A plug is loose on the bathroom wall.



Open light bulbs in the closets are considered unsafe.



Missing cover plate

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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A. Heating Equipment

Type of Systems:

- Gas fired, forced hot air, mid efficiency furnace.

Energy Sources:

- Natural gas powered.

Comments:

• The furnace is located inside the hallway equipment closet. The equipment is in fair condition compared to age, 20 + years. The furnace was tested using normal thermostat controls. In the opinion of this inspector, the equipment appears to be operating properly, delivering sufficient heat to all areas of the home. No signs of concern or problems were found.

Please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air.



N.P.F.

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B. Cooling Equipment

Type of Systems:

- This **a/c** is approximately 2 ton system manufactured 20+ years ago.

Comments:

- This is a water source heat pump cooling system with the chiller on top of the roof. The evaporator coil is located inside the hallway equipment closet and appears to be in fair condition. There was major signs of condensation dripping into a small trash can that was placed in the closet to catch the condensation drippings off of the cold water pipes in the closet.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

The system was operated and tested using a laser gun thermometer at the return vents and supply vents. Supply air temperature is 53, return air temperature 68. (15 degrees differential). At the time of the inspection the system appears to be functioning properly. However with signs of major concern.

- **There was major signs of condensation dripping into a small trash can that was placed in the closet to catch the drippings off of the cold water pipes in the equipment closet and was about to overflow! This is a conducive condition for major water damage, decay and mold! Recommend further evaluation and corrective action by an HVAC contractor.**



Trash can is full of dripping condensation from pipes above it?



Dripping pipes above trash can

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I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

- All visible ductwork in the attic appears to be in good condition. No leaks were found at connected areas and they appear to be functioning properly at the time of the inspection, delivering sufficient air flow to all areas.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Not located.

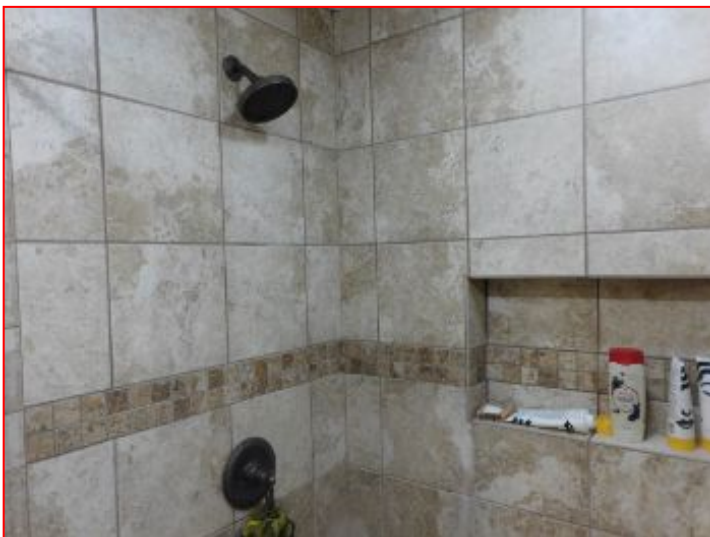
Location of Main Water Supply Valve:

- Front side of the building.
- [60 psi] Static Water Pressure Reading: Taken from the hose bib.

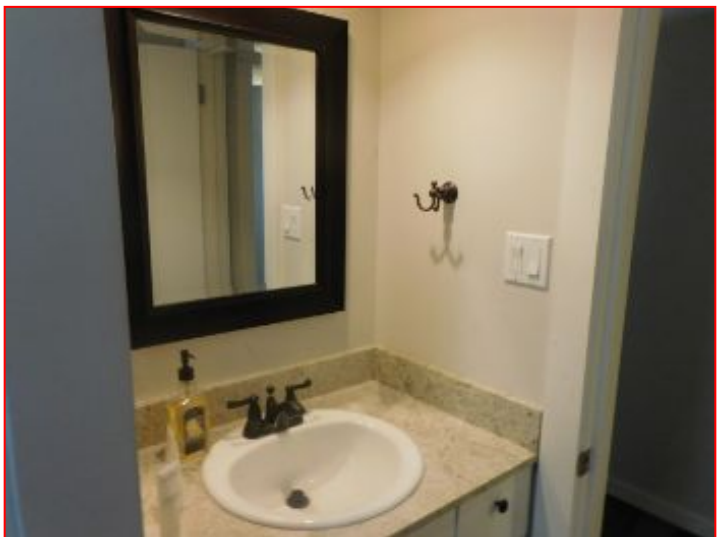
Comments:

- Water is provided by a public water district per the MLS listing. Supply system appears to be galvanized. All fixtures inside and outside the home were tested and have good functional flow. Where visible, this system was in good condition at the time of the inspection with no signs of leaks or other concerns present.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.



N.P.F.



N.P.F.

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I	NI	NP	D
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Main water shut off valve

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments:

- Sewer system appears to be provided by public utilities per the MLS listing. Clean outs are located in left side of the building. The drain, waste and vent system appear to be cast iron pipe. All drains were tested with water running for 10 minutes. Where visible, this system was in good condition at the time of the inspection with no leaks or slow drains detected.
- Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation problems.
- Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
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Energy Source:
Capacity:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Other
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Materials:

Comments:

- The building has gas appliances. Main gas meter and shut off valve is located at the front side of the building. Gas lines are plumbed through the house and attic with black steel pipping. All gas appliances were tested at the connections for gas leaks. At the time of the inspection, safety concerns were found.
- Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the gas plumbing system are inspected. gas pipes that are not visible and accessible are excluded from this report.

• Noted : There are no carbon monoxide detectors present. It is recommended to install carbon monoxide detectors where gas appliances are being used for safety reasons. Carbon monoxide poisoning is the #1 cause of accidental death in the home.



Gas meter in front.

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- The dishwasher appears to be in good condition compared to age. It was operated in the normal setting, Ran through a complete cycle and did not leak. The unit appears to operate as designed with no signs of concern. Note: The bottom panel was not removed.

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N.P.F.

B. Food Waste Disposers

Comments:

- Disposal was operated. It is in good condition. It was tested appeared to be functioning properly at time of inspection with no signs of concern.

C. Range Hood and Exhaust Systems

Comments:

- Exhaust vent appears to be in good condition. It was tested and appears to be functioning as designed with no signs of concern.

D. Ranges, Cooktops, and Ovens

Comments:

- Gas oven is in good condition. All burners on cook top were checked and oven set at 350. actual temperature was 450. At the time of the inspection there were concern or problems found.

- **IRREGULAR INSTALLATION: Range projects too far out and impedes on the full and proper opening of the under sink cabinet door.**
- **The oven was set at 350. actual temperature was 450. Oven requires calibration.**

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IRREGULAR INSTALLATION?



Temperature was 450. Oven requires calibration.



Oven came to 450 degrees

X			
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E. Microwave Ovens

Comments:

- Microwave oven is in good condition. It was tested by heating water and appears to function properly with no signs of concern. Microwave was not tested for radiation leaks.
- Built-in 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.

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N.P.F.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- The bath fans were operated and no issues were found.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- Vent appears to be functional and in good condition. Note: Was not tested.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

- Washer and dryer is in good condition. They were ran on a short cycle and appear to be operating as designed.
- Refrigerator / freezer is in good condition and appears to be operating as designed.

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I	NI	NP	D
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I NI NP D

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: H	Windows	<ul style="list-style-type: none"> • Since dirty windows can mask any fogging, we recommend the windows be cleaned and observed for any fogging.
ELECTRICAL SYSTEMS		
Page 8 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • No arch fault circuit breakers are present. The 2002 International Residential Code (IRC) Requires that AFCIs be installed on all 120-volt, single phase, 15-20 amp. branch circuits supplying outlets to bedrooms, livingroom, dens, hallways and closets. Homes built before 2006 are not required to have them however they are considered a safer method.
Page 9 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Replace all missing cover plates on plugs for safety reasons. ie: Cabinet above microwave and kitchen cabinet, left side of refrigerator. • It is recommended that the left side kitchen sink plug be equipped with ground fault circuit interrupter (GFCI). The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. • A plug is loose on the bathroom wall and should be secured / repaired or replaced for safety reasons. • Open light bulbs in the closets are considered unsafe. Recommend to replace with dome cover fixtures.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 12 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • There was major signs of condensation dripping into a small trash can that was placed in the closet to catch the drippings off of the cold water pipes in the equipment closet and was about to overflow! This is a conducive condition for major water damage, decay and mold! Recommend further evaluation and corrective action by an HVAC contractor.
PLUMBING SYSTEM		
Page 15 Item: E	Other	<ul style="list-style-type: none"> • Noted : There are no carbon monoxide detectors present. It is recommended to install carbon monoxide detectors where gas appliances are being used for safety reasons. Carbon monoxide poisoning is the #1 cause of accidental death in the home.
APPLIANCES		
Page 16 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • IRREGULAR INSTALLATION: Range projects too far out and impedes on the full and proper opening of the under sink cabinet door. • The oven was set at 350. actual temperature was 450. Oven requires calibration.