

Danny William Drake Inspections INC.

126 Wild Garden Court
Conroe, TX

Danny William Drake Inspections INC.

2438 Garden Shadow Drive
Conroe, TX 77384

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Dannywdrake@yahoo.com

TREC #5322

INVOICE

SOLD TO:

Michelle Bujnowski
Structural and Mechanical Inspection
TX

INVOICE NUMBER 20181017-02
INVOICE DATE 10/17/2018

LOCATION 126 Wild Garden Court

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$425.00	\$425.00
10/17/2018	(\$425.00)	(\$425.00)
	SUBTOTAL	\$425.00
	TAX	\$0.00
	TOTAL	\$425.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Michelle Bujnowski
(Name of Client)

Concerning: 126 Wild Garden Court, Conroe, TX
(Address or Other Identification of Inspected Property)

By: Danny Drake, Lic ##5322 10/17/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant New Construction Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 70 Degrees
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
 - Floors Covered
 - Walls/Ceilings Covered or Freshly Painted
 - Behind/Under Furniture and/or Stored Items
 - Attic Space is Limited - Viewed from Accessible Areas
 - Plumbing Areas - Only Visible Plumbing Inspected
 - Siding Over Older Existing Siding
 - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Signs of Structural Movement or Settling

- | | |
|---|--|
| <input type="checkbox"/> Strike plate/alignment | <input type="checkbox"/> Twisted float joints |
| <input type="checkbox"/> Cracks in brick, stone, or stucco | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input type="checkbox"/> Floors not level | <input type="checkbox"/> Cracks in Parge Coat |
| <input type="checkbox"/> Deteriorated Pier/Beam Condition | <input type="checkbox"/> Excessive or improper shims |
| <input type="checkbox"/> Separations between trim and siding | <input type="checkbox"/> Beam splices not supported by piers |
| <input type="checkbox"/> Inadequate ventilation of crawl space | <input type="checkbox"/> Cracks in wall(s) and / or ceiling |
| <input type="checkbox"/> Hazards, clearances, or other conditions, viewed from access | |
| <input type="checkbox"/> Door / window frames out of square | |

Performance Opinion: (An opinion on performance is mandatory)

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

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

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

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- 1: Erosion was observed at the rear yard area of the house.

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I NI NP D

Erosion was observed at the rear yard area of the house.



C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments:



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I	NI	NP	D
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☑ 2: The roof vent gaskets require sealant. The storm collars at the type B vents require sealant. Repair the damaged shingles at the garage roof. There are exposed nail heads at the front garage shingles.

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: The roof vent gaskets require sealant.



The storm collars at the type B vents require sealant.



The storm collars at the type B vents require sealant.



Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



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Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



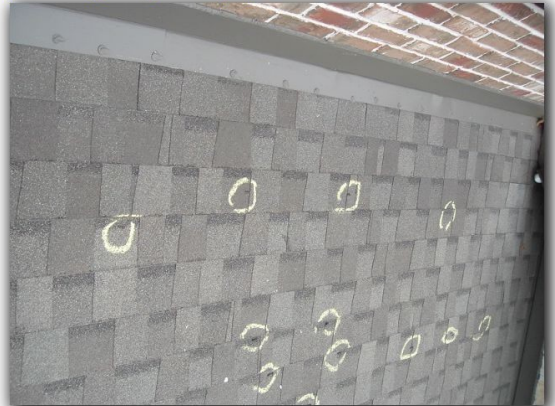
Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



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Repair the damaged shingles at the garage roof.



Repair the damaged shingles at the garage roof.



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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation:+ 12"

*Approximate Average Thickness of Vertical Insulation:*3 1/2"

Comments:

The roof structure performing as intended at time of the inspection.

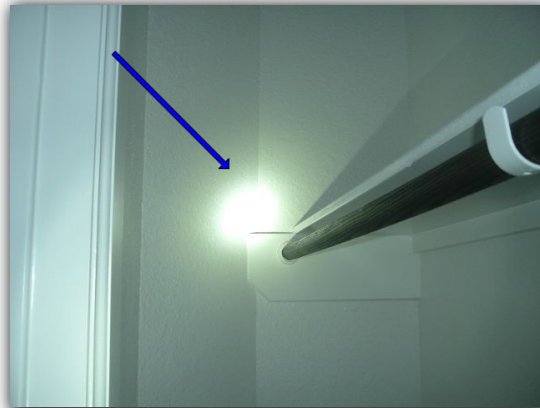
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E. Walls (Interior and Exterior)

Comments:

3: **Interior Walls:** Repair the dry wall crack at the front right bedroom closet. The kitchen sink cabinet doors are out of square and the trim has damage. Repair the over cuts in the interior of the kitchen sink cabinet. Install the trim kit at the gas valve. The towel ring is loose mounted at the master bathroom wall. The master bathroom sink backsplash needs repair to the sealant. The front left guest bathroom walls need repair to the texture. The bottom areas of the garage walls need repair to the dry wall. **Exterior Walls:** The voids at the exterior freon line needs repair to the sealant. The brick mortar at the left side of the house needs repair.

Repair the dry wall crack at the front right bedroom closet.



The kitchen sink cabinet doors are out of square and the trim has damage.



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I	NI	NP	D
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Repair the over cuts in the interior of the kitchen sink cabinet.



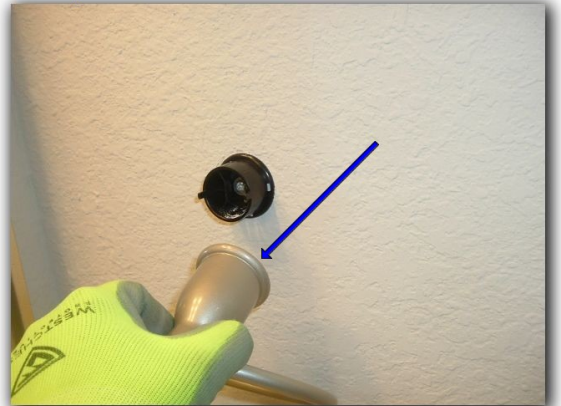
Repair the over cuts in the interior of the kitchen sink cabinet.



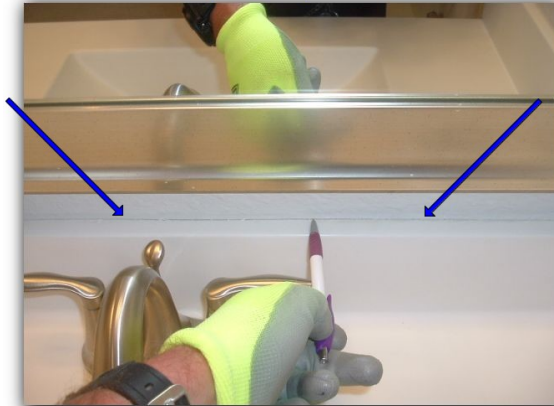
Install the trim kit at the gas valve.



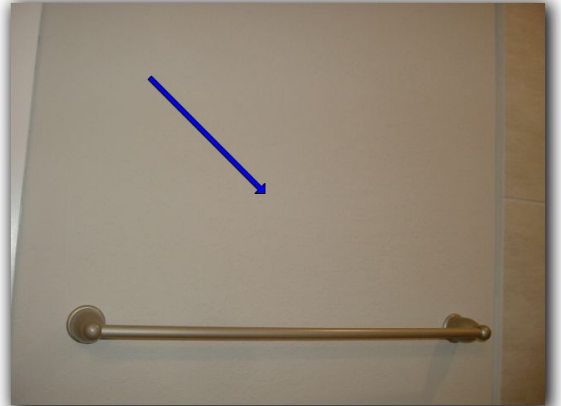
The towel ring is loose mounted at the master bathroom wall.



The master bathroom sink backsplash needs repair to the sealant.



The front left guest bathroom walls need repair to the texture.



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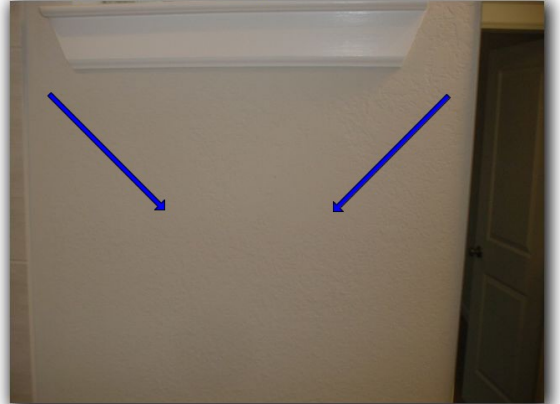
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I NI NP D

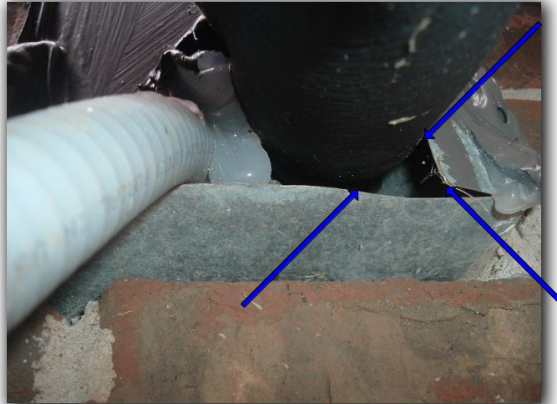
The front left guest bathroom walls need repair to the texture.



The front left guest bathroom walls need repair to the texture.



The voids at the exterior freon line needs repair to the sealant.



The voids at the exterior freon line needs repair to the sealant.



The brick mortar at the left side of the house needs repair.



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F. Ceilings and Floors

Comments:

- 4: **Ceiling:** Repair the nail pops at the master bathroom ceiling.

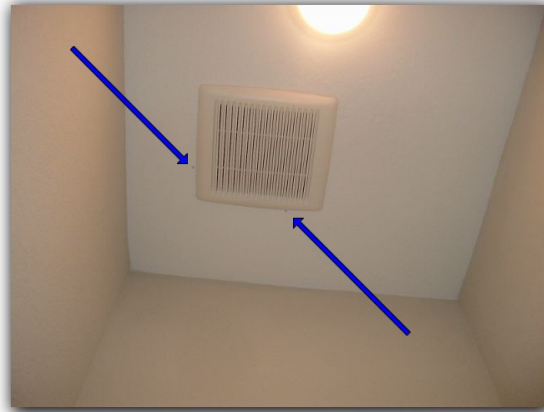
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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

5: Interior Doors: The pantry door trim was short cut. The master toilet door requires clearance from the toilet. The front right bedroom door latch needs repair. **Exterior Doors:** Install the missing screw covers at the rear entry door. The attic door weather stripping is missing. **Garage Doors:** The garage door track has damage.

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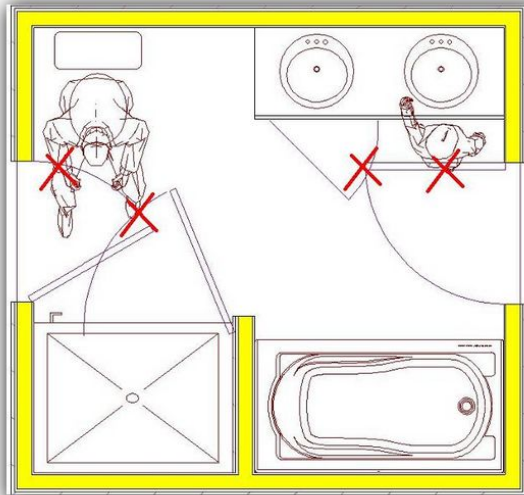
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I NI NP D

The pantry door trim was short cut.



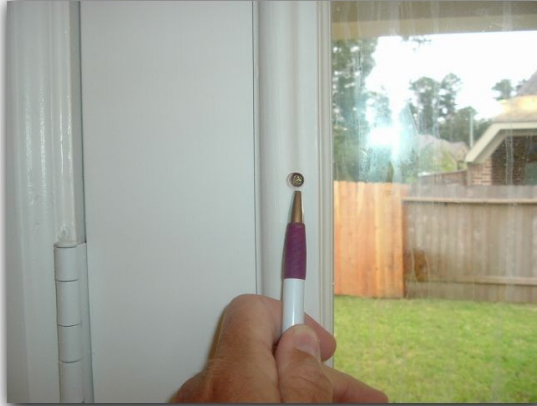
The master toilet door requires clearance from the toilet.



The front right bedroom door latch needs repair.



: Install the missing screw covers at the rear entry door.



The attic door weather stripping is missing.



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The garage door track has damage.



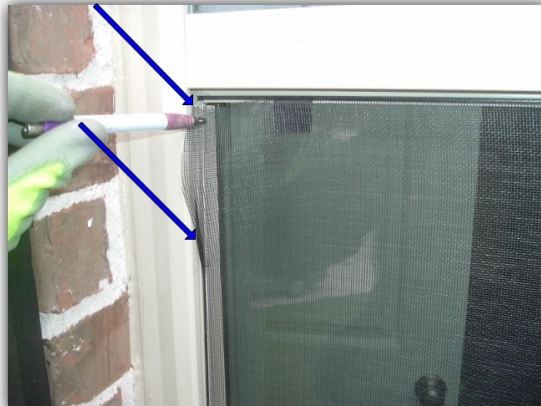
H. Windows

Comments:

The windows performed as intended at time of the inspection.

6: The front left window screen has damage. There is paint over spray on the windows.

The front left window screen has damage.



I. Stairways (Interior and Exterior)

Comments:

7: The hand holds must be continuous and uninterrupted.

I=Inspected

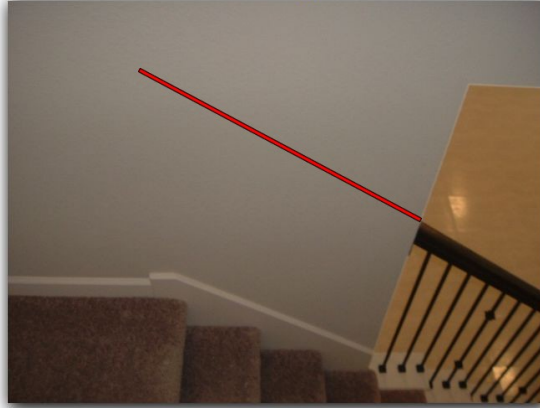
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I	NI	NP	D
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The hand holds must be continuous and uninterrupted.



J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory



The metal insert type fireplace performing as intended at time of the inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

8: Rear Patio: There are cracks in the cement of the rear patio.

I=Inspected

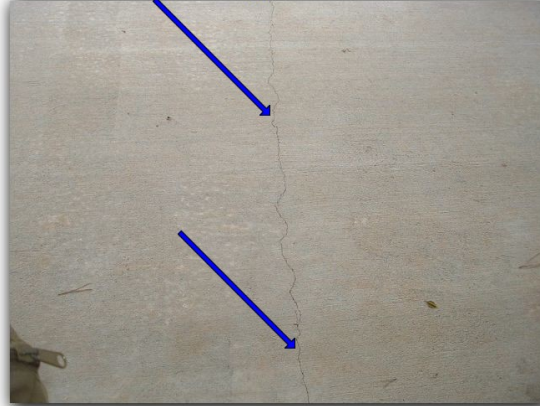
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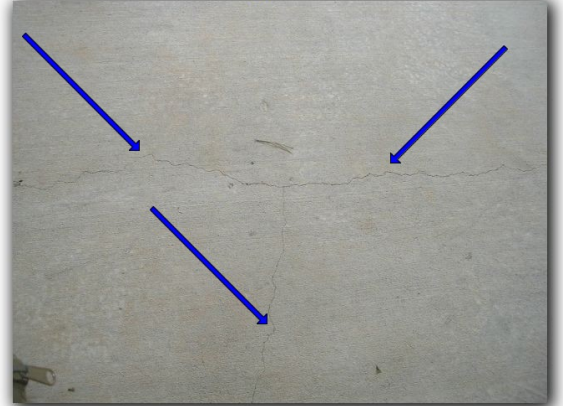
D=Deficient

I NI NP D

There are cracks in the cement of the rear patio.



There are cracks in the cement of the rear patio.



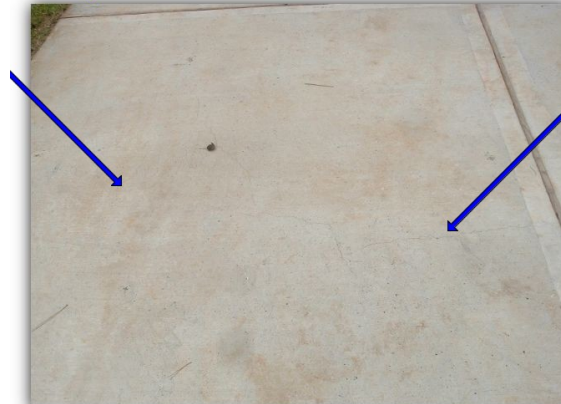
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L. Other

Comments:

9: **Driveway:** The driveway has visible cracks. **Fence:** The support posts were not properly set in cement.

The driveway has visible cracks.



The driveway has visible cracks.



The support posts were not properly set in cement.



II. ELECTRICAL SYSTEMS

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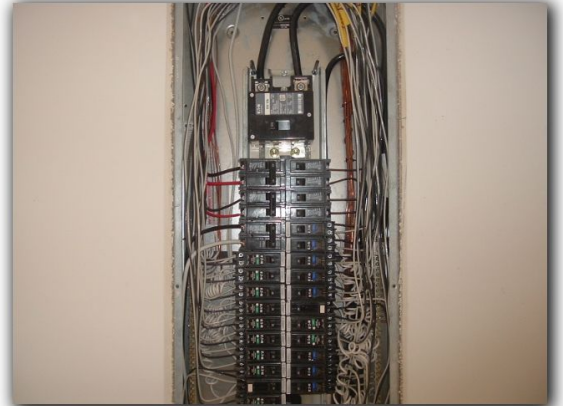
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A. Service Entrance and Panels

Comments:

Underground Service:**Main Disconnect Panel:**The panel box is Eaton brand 200 amp. rated with a 200 main breaker.



The electrical panel box performing as intended at time of the inspection.

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

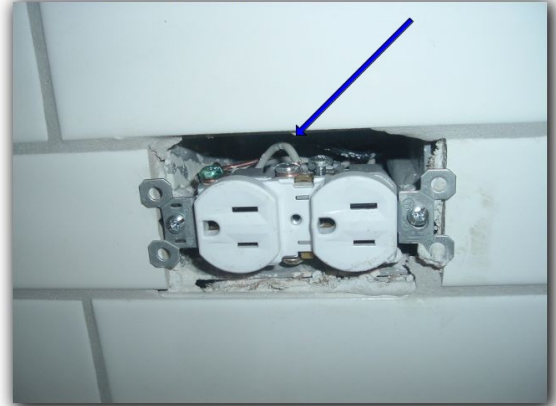
Type of Wiring: Copper

Comments:

10: The kitchen backsplash receptacles are loose. The kitchen backsplash receptacles require box extender's. There are loose wall receptacles at the stairs and the front right bedroom wall. The kitchen bar light needs repair. The dining room light needs repair. The light switch was located behind the door of the front right bedroom.

The kitchen backsplash receptacles are loose.

The kitchen backsplash receptacles require box extender's.



The kitchen bar light needs repair.

The dining room light needs repair.



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I	NI	NP	D
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The light switch was located behind the door of the front right bedroom.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central and Zoned

Energy Source: Gas

Comments:



The gas heat unit performed as intended at time of the inspection.

B. Cooling Equipment

Type of System: Central-Zoned

Comments:

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☑ 11: Supply Air Temp:58 °F Return Air Temp: 71 °F Temp. Differential: 13 °F The temperature differential is not within range of 15-23 degrees Fahrenheit.

☑ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting

The insulated flex ducts performing as intended at time of the inspection.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

I=Inspected

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D=Deficient

I	NI	NP	D
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Location of main water supply valve: Left front of the house

Static water pressure reading: 50 PSI

Comments: PVC pipes. No access panels to the plumbing.

The water system and fixtures performing as intended at time of the inspection.

12: Insulate the exterior supply line.

: Insulate the exterior supply line.



B. Drains, Wastes, and Vents

Comments:

13: The front right guest tub drain has obstructions.

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I NI NP D

The front right guest tub drain has obstructions.



C. Water Heating Equipment

Energy Source: Gas

Capacity:

Comments:



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14: Secure the draft diverters to the top of the units with screws. The fume pipe requires clearance from combustibles. The exterior drain lines need 90 degree elbows installed. The drain lines must terminate within 6" from the ground. Paint the exterior drain lines.

: Secure the draft diverters to the top of the units with screws.



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I	NI	NP	D
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The fume pipe requires clearance from combustibles.



The exterior drain lines need 90 degree elbows installed.



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

15: The dishwasher was of incomplete construction at time of the inspection.

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I	NI	NP	D
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B. Food Waste Disposers

Comments:

16: The disposal was not installed at time of the inspection.



C. Range Hood and Exhaust Systems

Comments:

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I NI NP D



The range hood with exterior vent performing as intended at time of the inspection.
 17: The lights were non functional at time of the inspection.



D. Ranges, Cooktops, and Ovens

Comments:



Cook top: The gas cook top performing as intended at time of the inspection.

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I	NI	NP	D
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Oven: Gas: Tested at 350 degrees: 325 Degrees: 25 Degrees difference. Plus or minus 25 Degrees is normal.

E. Microwave Ovens

Comments:



The microwave performing as intended at time of the inspection.

18: The front door will not open.

The front door will not open.



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I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

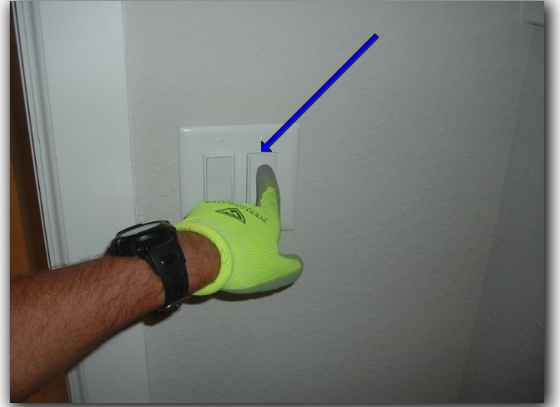
Comments:

- 19: The exterior left duct cover has damage. The utility room exhaust fan motor needs to be installed.

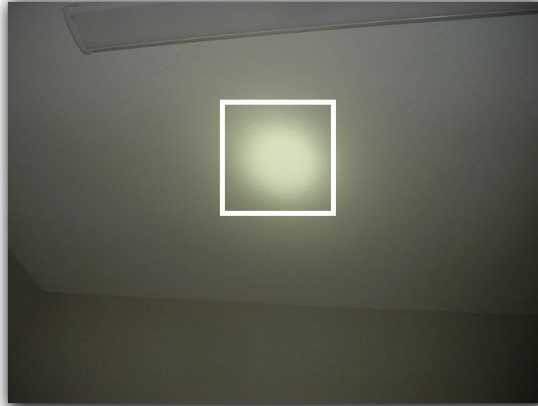
The exterior left duct cover has damage.



The utility room exhaust fan motor needs to be installed.



The utility room exhaust fan motor needs to be installed.



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G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The garage door operator performing as intended at time of the inspection.

H. Dryer Exhaust Systems

Comments:

The dryer duct performing as intended at time of the inspection.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

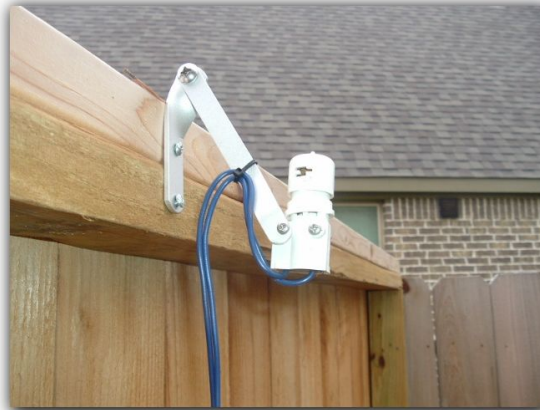
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D=Deficient

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The sprinkler system performing as intended at time of the inspection.

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

C. Outbuildings

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

E. Private Sewage Disposal (Septic) Systems

F. Other

GRADING AND DRAINAGE

- 1: Erosion was observed at the rear yard area of the house.

ROOF COVERING MATERIALS

- 2: The roof vent gaskets require sealant. The storm collars at the type B vents require sealant. Repair the damaged shingles at the garage roof. There are exposed nail heads at the front garage shingles.

WALLS (INTERIOR AND EXTERIOR)

- 3: **Interior Walls:** Repair the dry wall crack at the front right bedroom closet. The kitchen sink cabinet doors are out of square and the trim has damage. Repair the over cuts in the interior of the kitchen sink cabinet. Install the trim kit at the gas valve. The towel ring is loose mounted at the master bathroom wall. The master bathroom sink backsplash needs repair to the sealant. The front left guest bathroom walls need repair to the texture. The bottom areas of the garage walls need repair to the dry wall. **Exterior Walls:** The voids at the exterior freon line needs repair to the sealant. The brick mortar at the left side of the house needs repair.

CEILINGS AND FLOORS

- 4: **Ceiling:** Repair the nail pops at the master bathroom ceiling.

DOORS (INTERIOR AND EXTERIOR)

- 5: **Interior Doors:** The pantry door trim was short cut. The master toilet door requires clearance from the toilet. The front right bedroom door latch needs repair. **Exterior Doors:** Install the missing screw covers at the rear entry door. The attic door weather stripping is missing. **Garage Doors:** The garage door track has damage.

WINDOWS

- 6: The front left window screen has damage. There is paint over spray on the windows.

STAIRWAYS (INTERIOR AND EXTERIOR)

- 7: The hand holds must be continuous and uninterrupted.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- 8: **Rear Patio:** There are cracks in the cement of the rear patio.

OTHER

- 9: **Driveway:** The driveway has visible cracks. **Fence:** The support posts were not properly set in cement.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- 10: The kitchen backsplash receptacles are loose. The kitchen backsplash receptacles require box extender's. There are loose wall receptacles at the stairs and the front right bedroom wall. The kitchen bar light needs repair. The dining room light needs repair. The light switch was located behind the door of the front right bedroom.

COOLING EQUIPMENT

- 11: Supply Air Temp: 58 °F Return Air Temp: 71 °F Temp. Differential: 13 °F The temperature differential is not within range of 15-23 degrees Fahrenheit.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- 12: Insulate the exterior supply line.

DRAINS, WASTES, AND VENTS

- 13: The front right guest tub drain has obstructions.

WATER HEATING EQUIPMENT

- 14: Secure the draft diverters to the top of the units with screws. The fume pipe requires clearance from combustibles. The exterior drain lines need 90 degree elbows installed. The drain lines must terminate within 6" from the ground. Paint the exterior drain lines.

DISHWASHERS

- 15: The dishwasher was of incomplete construction at time of the inspection.

FOOD WASTE DISPOSERS

- 16: The disposal was not installed at time of the inspection.

RANGE HOOD AND EXHAUST SYSTEMS

- 17: The lights were non functional at time of the inspection.

MICROWAVE OVENS

- 18: The front door will not open.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- 19: The exterior left duct cover has damage. The utility room exhaust fan motor needs to be installed.