



TREC REI 7-6 (BBI MASTER)

1729 Airline Dr
Houston, TX 77009



Inspector

Javier Garcia

TREC# 21439

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Agent

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Greenwood King Properties 77057

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PROPERTY INSPECTION REPORT FORM

Nathan Roberts <i>Name of Client</i>	04/19/2022 2:00 pm <i>Date of Inspection</i>
1729 Airline Dr, Houston, TX 77009 <i>Address of Inspected Property</i>	
Javier Garcia <i>Name of Inspector</i>	TREC# 21439 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Type of Building: Single Family

Access provided by: Supra

In Attendance: None

Occupancy: Vacant

Weather Conditions: Cloudy

Temperature (approximate): 79 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I=Inspected

NI=Not Inspected

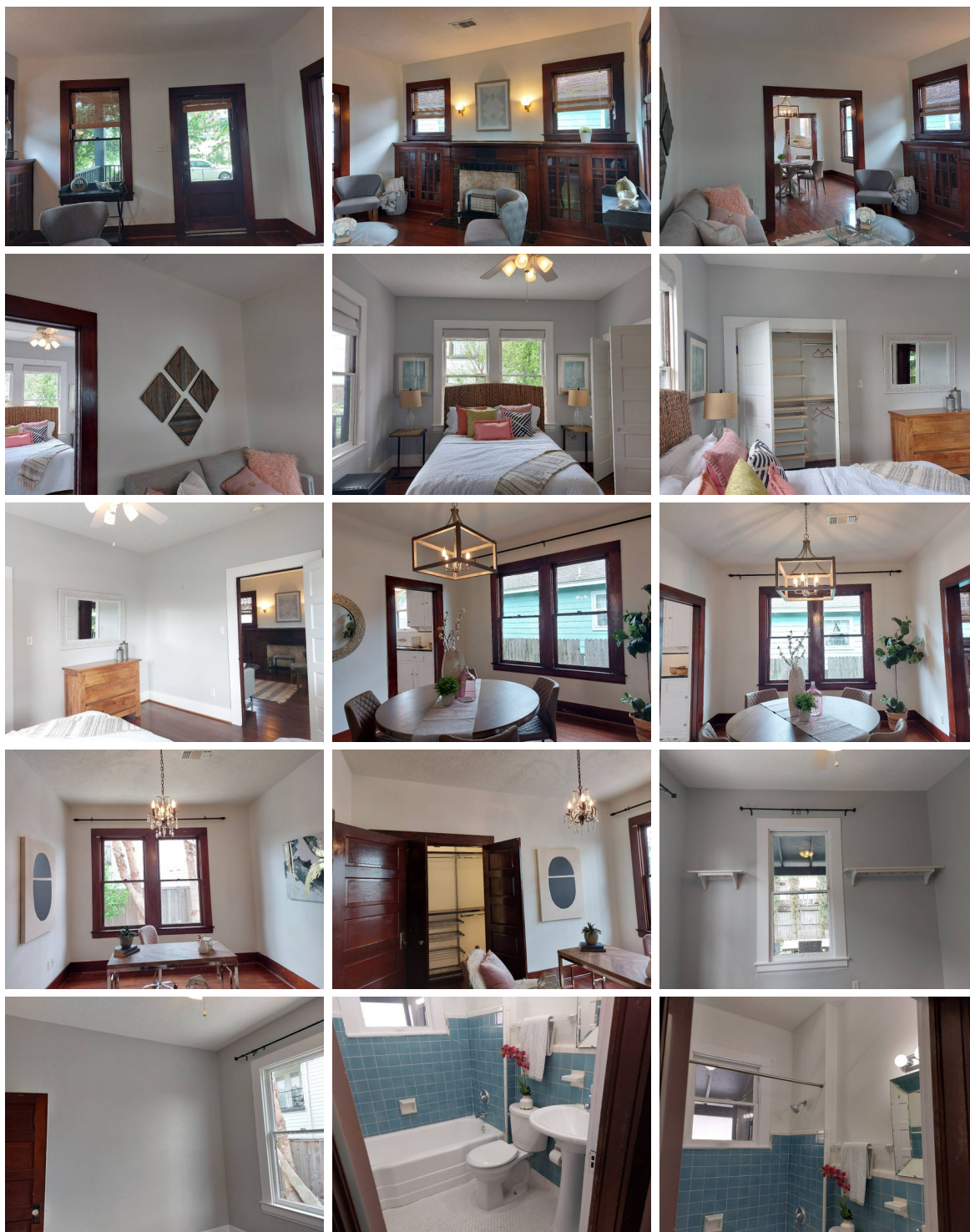
NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Photos of Interior:



I=Inspected

NI=Not Inspected

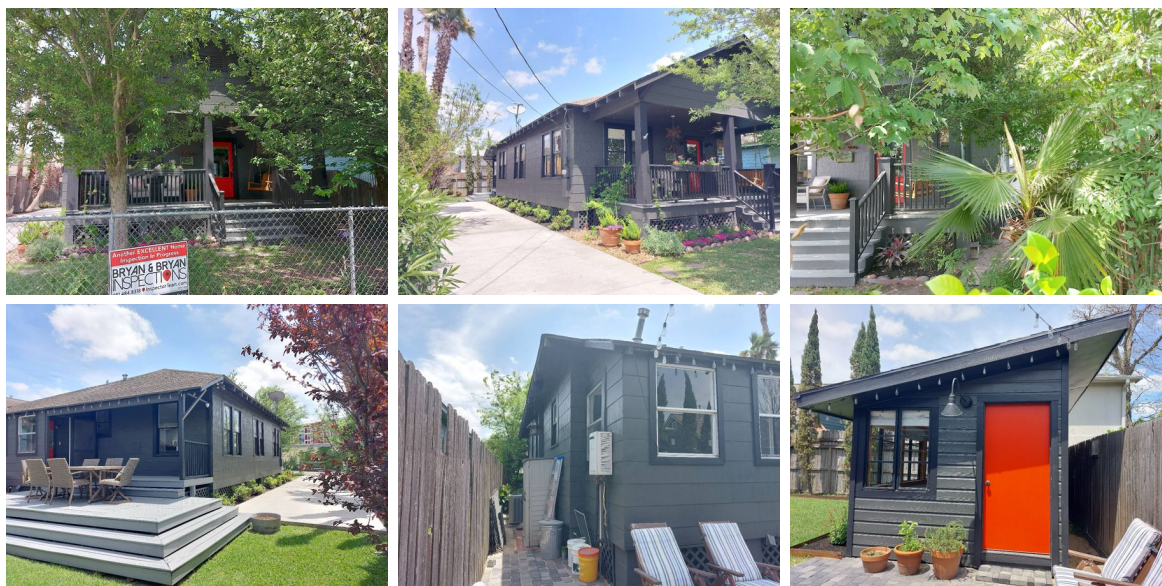
NP=Not Present

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I NI NP D



General Photos of Structure:



I=Inspected

NI=Not Inspected

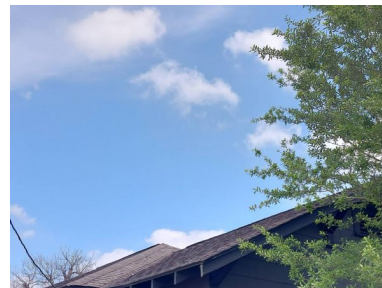
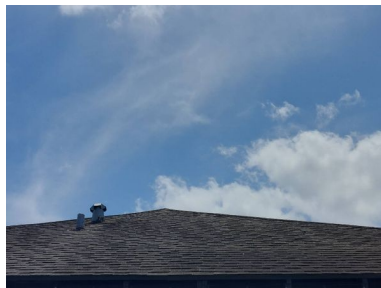
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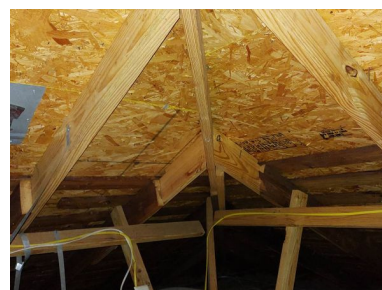
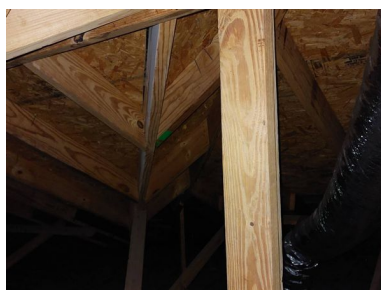
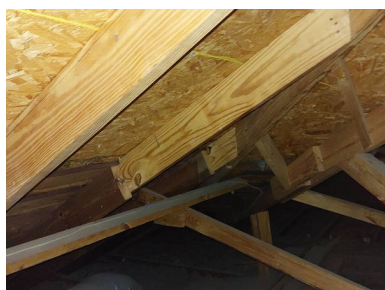
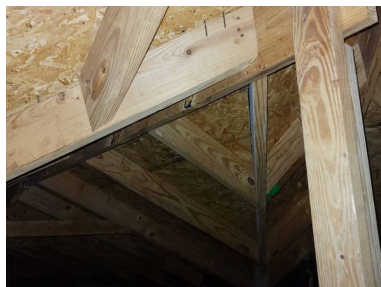
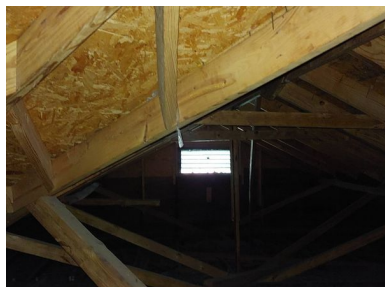
I NI NP D



General Photos of Roof Covering:



General Photos of Attic(s):



A. Foundations

Type of Foundation(s): Pier and Beam

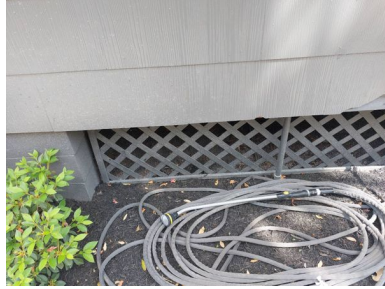
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Comments:

Performance Opinion: Functioning as Intended with Some Deficiencies :

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation at this time.

Note: The statements included in this report regarding the performance of the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.



Crawlspace Access Limitations: The evaluation of the foundation system and other components or systems in the crawlspace were limited and based on visual observation from areas which were physically accessible to the inspector ONLY.

1: Crawlspace: Debris Present

🚫 Recommendation

Scrap wood/trash/debris was observed in the crawl space. Evaluation and remediation is recommended.

I=Inspected

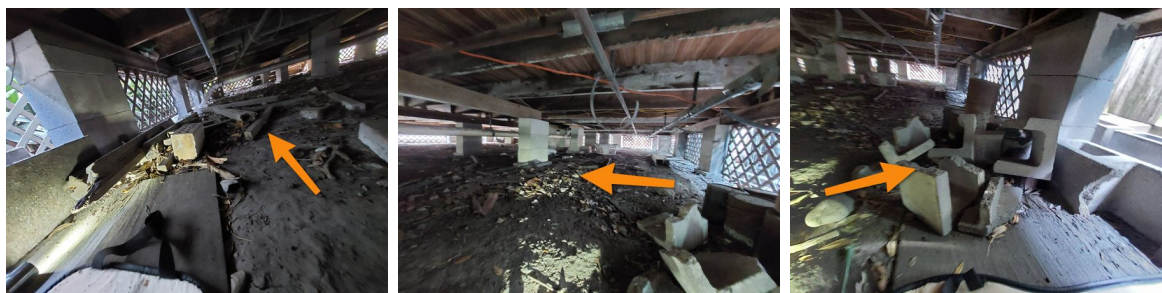
NI=Not Inspected

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I	NI	NP	D
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Recommendation: Contact a foundation contractor.



2: Crawlspace: Wood Rot on Structural Components

🔴Recommendation

Wood rot was observed on exposed beams/joists under the home. Further evaluation by a licensed structural engineer is recommended.

Recommendation: Contact a qualified structural engineer.

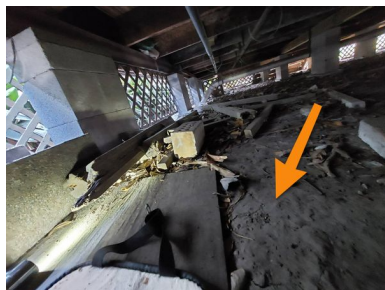


3: Crawlspace: Missing Moisture Barrier

🔴Recommendation

Missing and/or incomplete moisture barrier was observed under the structure. Evaluation and remedy by a qualified foundation contractor is recommended.

Recommendation: Contact a foundation contractor.



4: Floor System: Pier Is Visibly Leaning, Wracked, Or Out of Square

🔴Recommendation

Evaluate and remedy as needed.

I=Inspected

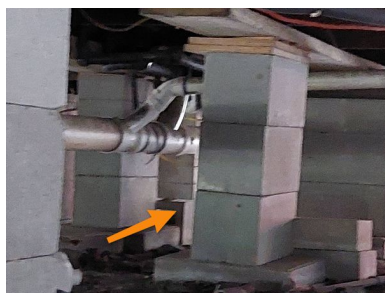
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I	NI	NP	D
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Recommendation: Contact a foundation contractor.

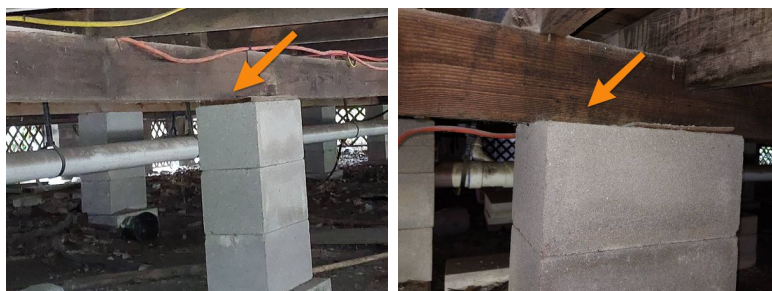


5: Floor System: Termite Shields Not Present

🔴Recommendation

Termite shields typically consist of a corrosion resistant sheet metal barrier positioned between the floor beams and foundation piers. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



6: Loose Wires.

🔴Recommendation

There were loose wires at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



7: Evidence of Prior Moisture.

🔴Recommendation

Evidence of previous moisture was observed at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

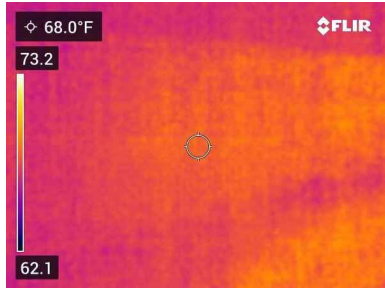
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B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars

Comments:

Roof Access was limited: Too Steep, Unsafe to access -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material.

1: Equipment on Roof

Recommendation

Equipment was mounted to the roof, including, but not limited to satellite dishes, solar panels and HVAC equipment. The inspector was unable to determine if the equipment was installed per manufacturer's specifications. Further evaluation is recommended.

Recommendation: Contact a qualified roofing professional.



2: Popped up nails

Recommendation

Popped up nail heads were observed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

I=Inspected

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I NI NP D



3: Flashing Deficiencies

Recommendation

Lifted -

Deficiencies with the flashings were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



☒ ☐ ☐ ☒

D. Roof Structure and Attic

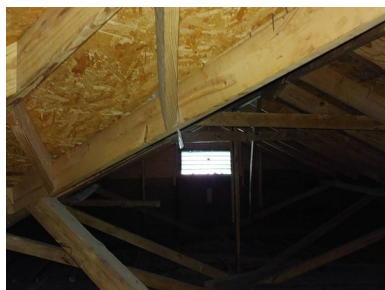
Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 8 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Gable vent, Ridge vent



Type of Insulation Material: Mineral Wool

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Insulation: Voids

Recommendation

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NP=Not Present

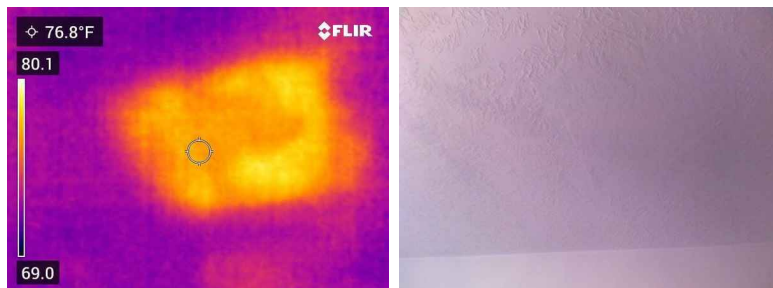
D=Deficient

I NI NP D

Middle Bedroom.

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

Fresh Paint:

Fresh paint and new finishes can hide defects from the inspector.



1: Exterior: Seal Wall Fixtures

Maintenance Item/Note

All Exterior Wall Penetrations, A/C Disconnect Box(es), Service Panel(s) - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



2: Exterior- Siding: Siding Damage

Recommendation

I=Inspected

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D=Deficient

I NI NP D

Exterior Right, Exterior Left

There was damage to exterior siding. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



3: Exterior: Siding or brick is too close to grade

🔴Recommendation

Guest house

Siding should be a minimum of 6 inches above finished grade. Brick and stone should be a minimum of 4" above grade. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



4: Exterior: Evidence of Wood Rot

🔴Recommendation

Laundry Area, guest house

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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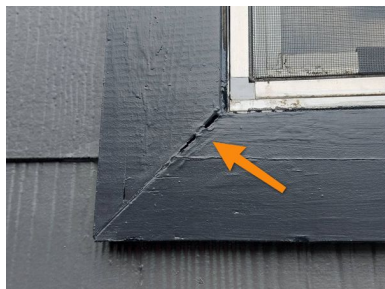
5: Exterior- Caulking: Deteriorated/Missing

🔴Recommendation

Exterior Rear

Caulking around window frames, wall penetrations, and trim boards was missing or deteriorated. Caulking around these areas is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



6: Exterior: High Soil

🔴Recommendation

Guest house

A high soil level was observed. The foundation should have at least 4 inches of exposure. Evaluation and remediation is recommended.

Recommendation: Contact a qualified landscaping contractor

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7: Interior: Stress Cracks in Drywall

🔴Recommendation

Bathroom, Middle Bedroom

Stress cracks are observed in the interior drywall. This is consistent with structural movement of the home. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Flooring: Damaged

🔴Recommendation

Primary Bedroom, Hall, Kitchen

Flooring had damage visible at the time of the inspection. Evaluation by a qualified flooring contractor is recommended.

Recommendation: Contact a qualified professional.



2: Flooring: Tiles Cracked/Chipped

🔴Recommendation

Living Room

I=Inspected

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I	NI	NP	D
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Floor tiles were cracked or chipped. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



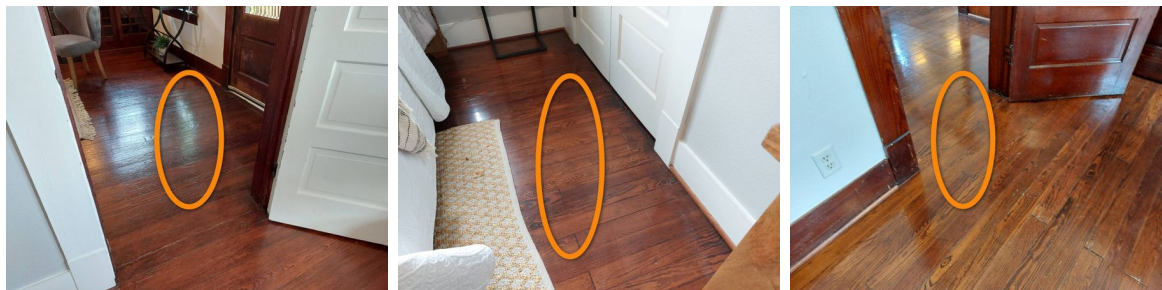
3: Flooring: Sloped

🔴Recommendation

Multiple Locations

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



4: Flooring: Squeaky Subflooring

🔴Recommendation

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor. Evaluation and remediation is recommended.

Recommendation: Contact a qualified flooring contractor

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G. Doors (Interior and Exterior)

Comments:

1: Door: Swings Open/Closes on its Own

🔴Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



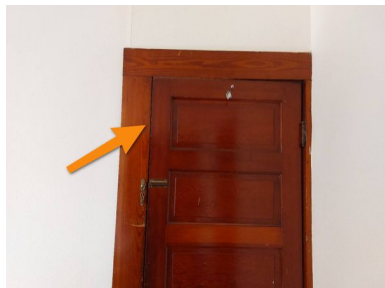
2: Door: Sticks/Difficult to Operate

🔴Recommendation

Middle Bedroom

Door sticks and is tough to open. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project



3: Door: Noticeable Gap at Frame

🔴Recommendation

Front Door

Gaps were observed between the door and frame, which could result in energy loss. Evaluate and remedy as needed.

I=Inspected

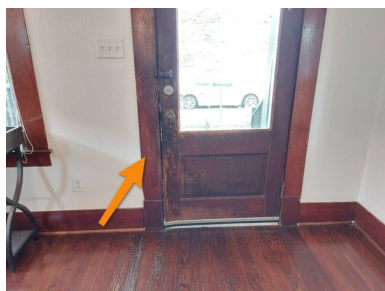
NI=Not Inspected

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Recommendation: Contact a qualified door repair/installation contractor.



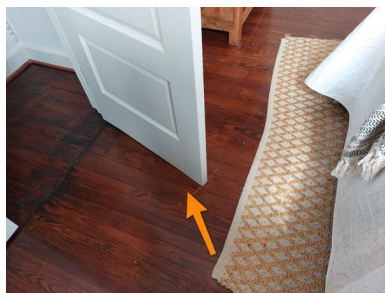
4: Door: Catches/Rubs Flooring Materials

🔴Recommendation

Primary Bedroom

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



H. Windows

Comments:

Furniture/Storage items:

One or more windows were not accessible due to furniture/storage items.



1: Missing/Damaged Screen(s)

🔴Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

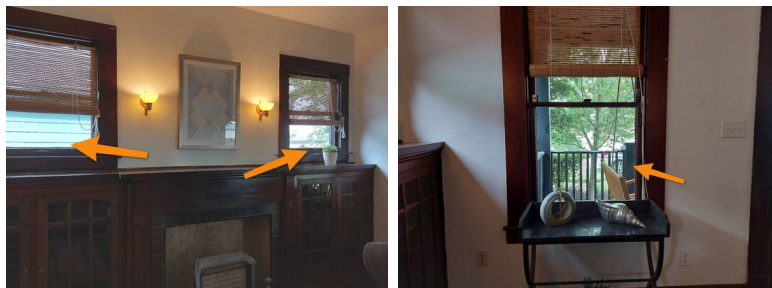
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2: Cracked/Broken Glass Panes

🔴Recommendation

Guest house

Cracked or broken glass panes were present. Evaluation and remediation is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



3: Difficult Operation

🔴Recommendation

Windows were not operating properly. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



4: Does not close completely to lock

🔴Recommendation

One or more windows do not close completely enough to lock/latch. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

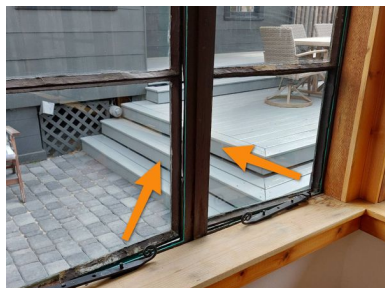
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I NI NP D



5: Painted Shut

🔴Recommendation

Dining Room

One or more windows were painted shut. Restoration of window functionality is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



6: Caulking: Missing/Damaged

🔴Recommendation

Middle Bedroom, Rear Bedroom

Caulking around window frames was missing or deteriorated. Caulking around window frames is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

K. Porches, Balconies, Decks, and Carports

Comments:

1: Rotted Boards

🔴Recommendation

One or more deck boards are rotted. Evaluation and/or repair by a qualified deck contractor is recommended.

Recommendation: Contact a qualified deck contractor.

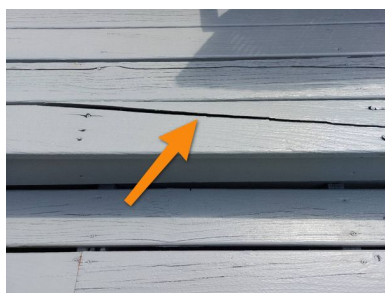


2: Exterior Flooring: Cracked

🔴Recommendation

Porch or balcony exterior flooring showed signs of foundation cracking. Evaluation and/or repair by a qualified concrete contractor is recommended.

Recommendation: Contact a qualified professional.



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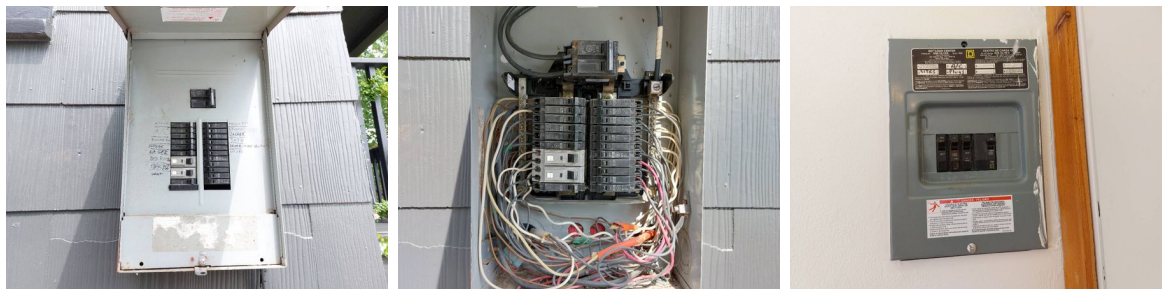
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II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):

General Photos of Grounding System(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Overhead



Service size: 100 Amps



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I NI NP D

Unable to Verify Gas Line Bonding:



Panel Not Removed Due to Risk of Damage :

The panel was not removed because it was caulked/sealed and removing it could damage the property.

Guest house



1: AFCI (Arc-Fault Circuit Interrupt) protection was lacking or not present.

🚫 Recommendation

Note: AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

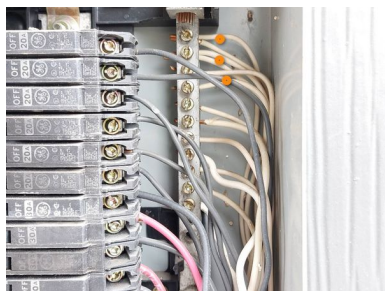
Recommendation: Contact a qualified electrical contractor.

2: Double Lugged Neutral Wires

🚫 Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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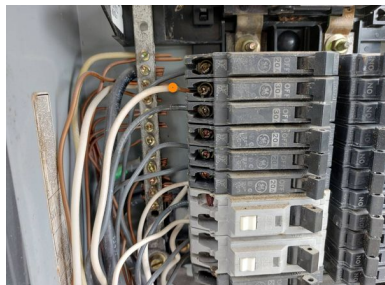
I NI NP D

3: White Wires Not Marked

🟡Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



4: No Antioxidant Paste

🟡Recommendation

Antioxidant paste was not present at service conductor connection to main (aluminum) lugs in the distribution panel. Paste is recommended to prevent oxidation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

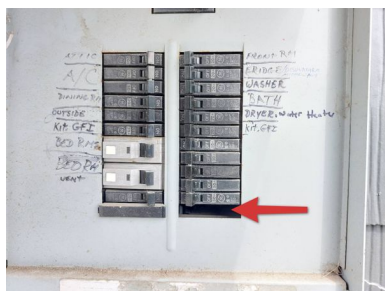


5: Missing Knockouts

🔴Safety Hazard

Safety "knockouts" were missing from the panel cover. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Wiring: Copper

Comments:

1: Receptacles: Loose

👉 **Recommendation**

Dining Room

One or more receptacles were loose at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:

☒ ☐ ☐ ☒

A. Heating Equipment

Type of System: Furnace

Energy Source: Natural Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Inspector does not remove furnace/air handler covers:

1: Venting system: Missing/loose ceiling collar

🟡Recommendation

The collar was missing/loose where the flue passes through the ceiling. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Temperature difference (delta) - First Floor: 17°

1: Condensate system: Rusted Emergency pan

🔴Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



2: Condensate System: Discoloration Under or Around HVAC Equipment

🔴Recommendation

Discoloration under or around HVAC equipment indicates prior moisture contact. Cause was not determined. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

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D=Deficient

I NI NP D

3: Condensate System: Possible Microbial Growth

🔴Recommendation

Signs of microbial growth were observed indicating prior moisture contact or condensation issues. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.

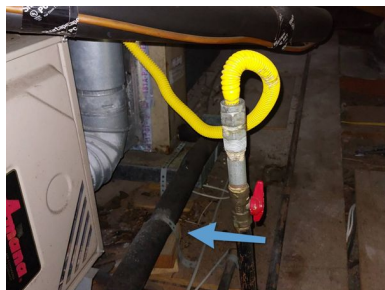


4: Condensate System: Float Switch Not Installed

🔵Maintenance Item/Note

Note: The installation of a float switch can help prevent accidental overflow of the emergency drain pan.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

Comments:

Inspector does not access return chases in ceilings:

1: Ducts: Ducts on attic floor

🔴Recommendation

Sections of ducting were resting on the attic floor. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

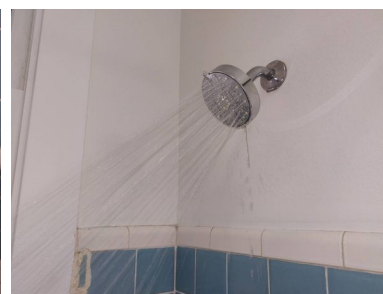
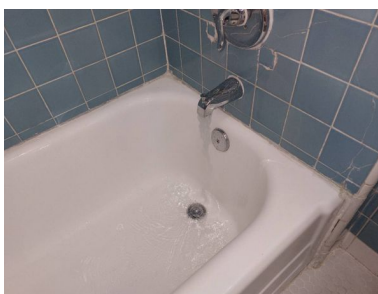
IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:

General Photos of Plumbing Fixtures:



General Photos of Gas Meter(s):



General Photos of Drain Lines:

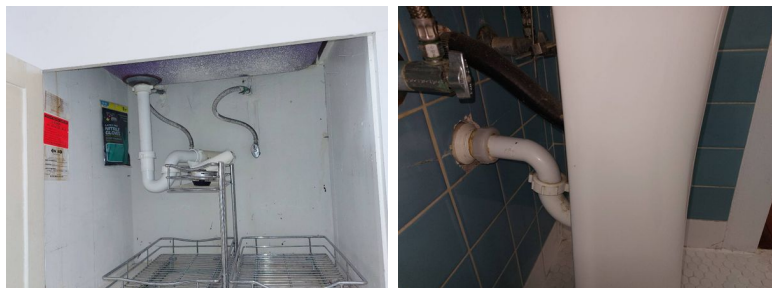
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I NI NP D

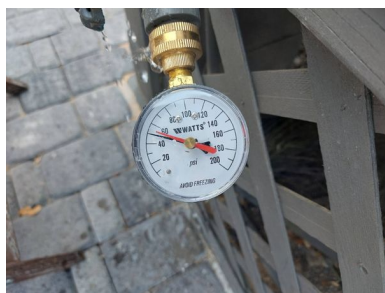


A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Not determined

Location of main water supply valve: N/A

Static water pressure reading: 56-60 psi



Type of Supply Piping Material: Copper



Comments:

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

1: Shower: Showerhead leaks/sprays

Recommendation

Bathroom

Water leaked/sprayed around the showerhead during operation. Evaluation and remediation is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, and Vents

Type of Drain Piping Material:: PVC



Comments:

C. Water Heating Equipment

Energy Source: Gas

Capacity: Tankless

Comments:

Location: Outside

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:: Right Exterior



Type of gas distribution piping material:: Black iron

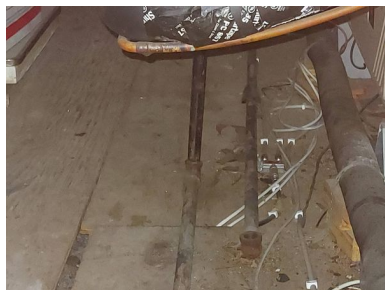
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments::

1: Missing Sediment Trap (Drip Leg)

🔴 Recommendation

Water Heater, Furnace

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



F. Other

Comments:

I=Inspected

NI=Not Inspected

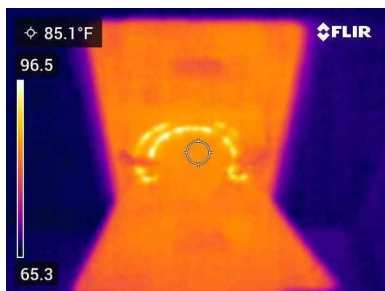
NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

General Photos of Dishwasher:



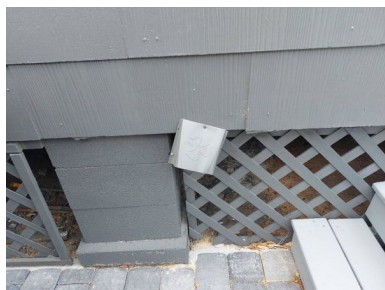
General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Dryer Exhaust Systems:



A. Dishwashers
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

1: Greasy Kitchen Filter

🟡Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Gas



1: Missing Anti-Tip Device

⚠️Safety Hazard

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

Contact Reversal Test Not Performed:

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

H. Dryer Exhaust Systems

Comments:

1: Clogged Vent

👉 **Recommendation**

The dryer vent was be clogged. For safety purposes, dryer venting should be free of obstruction. Lint is a fire hazard. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



I. Other

Comments: