



PROPERTY INSPECTION REPORT FORM

Mackinley Tatom <i>Name of Client</i>	04/29/2022 <i>Date of Inspection</i>
15340 Gorham Drive , Houston, TX 77084 <i>Address of Inspected Property</i>	
Tim Carpenter <i>Name of Inspector</i>	#23947 <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 systems or components 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 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



Home Inspection Report

Prepared exclusively for
Mackinley Tatom



PROPERTY INSPECTED:
15340 Gorham Drive
Houston, TX 77084

DATE OF INSPECTION: 04/29/2022
Inspection No. 52965-1-327

INSPECTED BY:

Carpenter Home Inspections, LLC
650 Westcross St. #71
Houston, TX 77018
tim.carpenter@pillartopost.com
(713) 253-0697

INSPECTOR:

Tim Carpenter
Lic.#: #23947
tim.carpenter@pillartopost.com
(713) 253-0697

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Spalling noted. Recommend repair and reparging to reduce further deterioration.

B. Grading and Drainage

Comments:

- Soil grade is level with or above brick; this is conducive to pest and moisture intrusions. Recommend lowering soil grade height to expose approximately 4 inches or more between the brick or siding veneer and final soil height, then regrade surrounding soil levels in a manner that will move moisture away from foundation areas in a positive manner.
- Vegetation direct contact. Cut back away from siding, roof covering and slab to reduce the amount of moisture close to structure, and to reduce the amount of wear to building materials

C. Roof Covering Materials

Comments:

- Wood decay observed at several locations of the fascia and/or soffit. Recommend licensed contractor replace.
- Evidence of previous repairs to the roof surface were noted. Recommend consulting with homeowner as to the reason for repairs and if any warranty exists and is transferable. If none exists, recommend a qualified roofing contractor further evaluate the repairs.
- Deflection was observed on the back right side of the roof. Recommend licensed roofing contractor evaluate and repair.
- Missing shingle and granule loss noted. Recommend licensed contractor evaluate and repair or replace.

D. Roof Structures and Attics

Comments:

- Outside light in attic was observed which indicates openings in the roof material. Water heater flue.

E. Walls (Interior and Exterior)

Comments:

- Seal all open joints, gaps, and penetrations to prevent moisture or pest intrusions.
- Exterior walls show typical minor settling cracks, no other visual indications of structural movement were noted at the time of the inspection. Re-point mortar area(s) and seal as necessary to reduce unwanted moisture intrusions and promote good weather seal.
- Damaged siding noted. Where trash bins are stored.

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- Mortar between the bricks is showing signs of deterioration and repointing is advised.

G. Doors (Interior and Exterior)

Comments:

- Wood decay observed at door frame of exterior passage door. Recommend removal of damaged material and repair or replace materials, as needed.
(Exterior Back)

K. Porches, Balconies, Decks, and Carports

Comments:

- Mortar between bricks on front porch is missing in several areas and repointing is advised.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.
- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.
- Electrical panel is missing strain relief grommets. Install grommets to properly protect the wires for safety.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Sealants observed missing at exterior wall mount light fixtures around perimeter of residence (see photo). Recommend applying good exterior-grade sealant to tops and sides of fixtures, leaving bottoms un-sealed.
- Missing/broken cover plates and they should be installed for safety reasons.
- Ground Fault Circuit Interrupter (GFCI) electrical outlets in the home did not trip, re-set, were slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI electrical outlets in the home is deteriorating. This is a safety issue. The Inspector recommends replacement of all exterior GFCI outlets to ensure that they work correctly when required.
(Exterior Back)
- All closet light fixtures require covers to prevent injury and shock.
- Ceiling fan is out of balance, recommend adjusting/balancing to restore intended function and reduce undue stress and wear. Kitchen.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Refrigerant lines have damaged insulation which should be repaired.

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- Exterior condensing unit is out of level, recommend having unit leveled to promote best overall operation and function.

C. Duct Systems, Chases, and Vents

Comments:

- Ducts that are stacked or touching can cause moisture build up. Recommend installing hangers or insulation to separate ducts.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Galvanized water lines noted in home for the main water supply. These lines can corrode and clog over time reducing or stopping water flow/pressure. While visual evidence at the time of the inspection notes the system is functioning within normal parameters, consider upgrading to PEX pipe to reduce possible failure in lines and related issues.
- Shower / bath area tile/grout is damaged/missing. Recommend having all affected areas repaired to reduce possible moisture intrusion and associated issues.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

Comments:

- No anti tip device installed on freestanding range. Recommend adding anti-tip device to reduce the possible hazards associated with range tipping.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post tension slab on grade

Comments:

- The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today. No recommendations necessary. . SUGGESTED CARE AND MAINTENANCE - Due to the highly expansive soil conditions that are prevalent to the Texas Gulf Coast Area, proper moisture control and drainage maintenance to all types of foundations should be on-going during the life of the structure. Drainage patterns should be directed away from all sides of the foundation with graded slopes directing run-off away from foundation. It is important to note that the inspection of the foundation performed today is not a structural engineering survey nor was any sub-grade or sub-slab plumbing or electrical systems evaluated during the performance of this visual inspection as these are specialized processes requiring excavation. In the event that structural movement is observed in the future, client is advised to consult with a structural engineer who can isolate, identify causes, and determine what corrective measures should be considered to either correct and/or stop structural movement.
- **Spalling noted. Recommend repair and reparging to reduce further deterioration.**



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- Some portions of the foundation were visually concealed from view and could not be inspected.



B. Grading and Drainage

Comments:

- Maintenance tip: Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.
- Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

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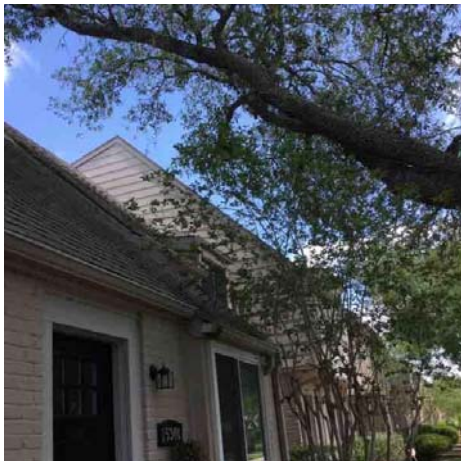
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HOA notified

- Soil grade is level with or above brick; this is conducive to pest and moisture intrusions. Recommend lowering soil grade height to expose approximately 4 inches or more between the brick or siding veneer and final soil height, then regrade surrounding soil levels in a manner that will move moisture away from foundation areas in a positive manner.



- Vegetation direct contact. Cut back away from siding, roof covering and slab to reduce the amount of moisture close to structure, and to reduce the amount of wear to building materials



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ladder at edge, Ground level with binoculars

Comments:

- Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed on the ground with binoculars (30 or 40 zoom cameras are also used) and / or by ladder at edge of roof surface, some areas could not be visually observed.

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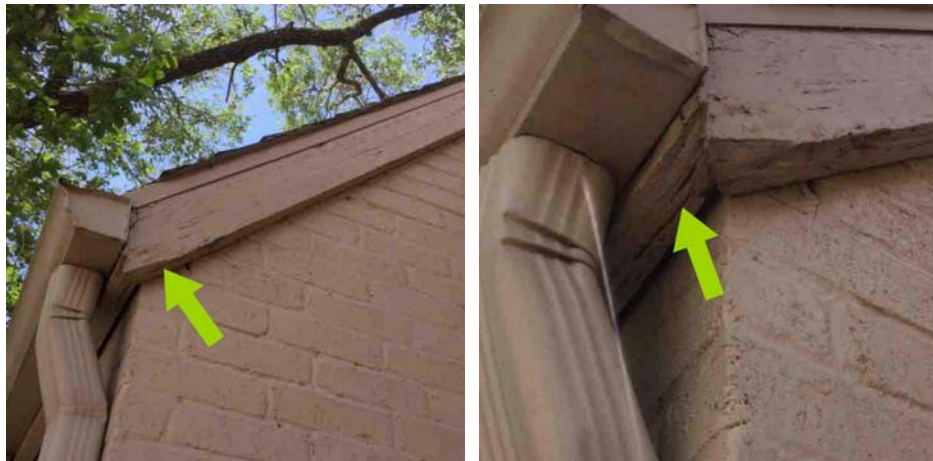
- **IMPORTANT INFORMATION CONCERNING ROOFS:** According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing experts agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

- **Wood decay observed at several locations of the fascia and/or soffit. Recommend licensed contractor replace.**

HOA notified



- Roofs for condominiums, townhomes and high rises are usually maintained by the homeowners association. Check with the association to determine how issues will be managed when they arise.

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- Evidence of previous repairs to the roof surface were noted. Recommend consulting with homeowner as to the reason for repairs and if any warranty exists and is transferable. If none exists, recommend a qualified roofing contractor further evaluate the repairs.



Entire north facing slope was replaced in 2021

- Deflection was observed on the back right side of the roof. Recommend licensed roofing contractor evaluate and repair.



- Missing shingle and granule loss noted. Recommend licensed contractor evaluate and repair or replace.

HOA notified about south facing slope



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D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: Greater than 12 inches of insulation

Comments:

- For reference only.



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• Outside light in attic was observed which indicates openings in the roof material. Water heater flue.



E. Walls (Interior and Exterior)

Comments:

• Seal all open joints, gaps, and penetrations to prevent moisture or pest intrusions.



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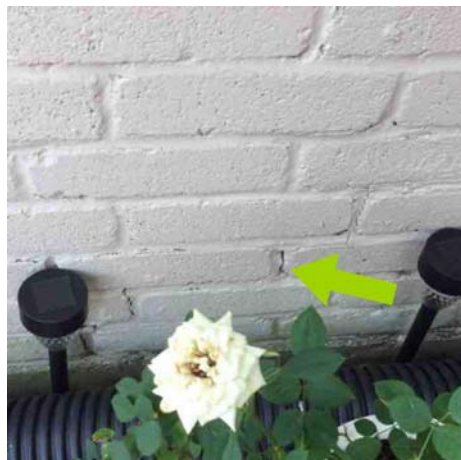
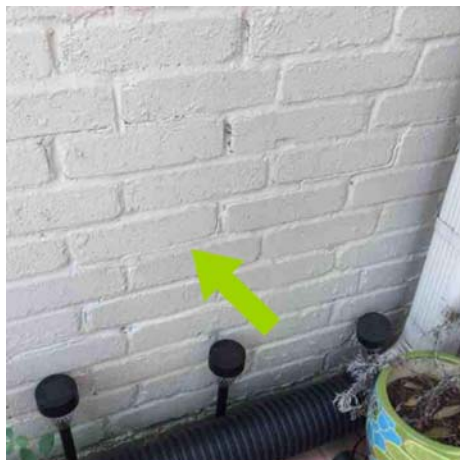
Repaired



Repaired



• Exterior walls show typical minor settling cracks, no other visual indications of structural movement were noted at the time of the inspection. Re-point mortar area(s) and seal as necessary to reduce unwanted moisture intrusions and promote good weather seal.



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Repaired

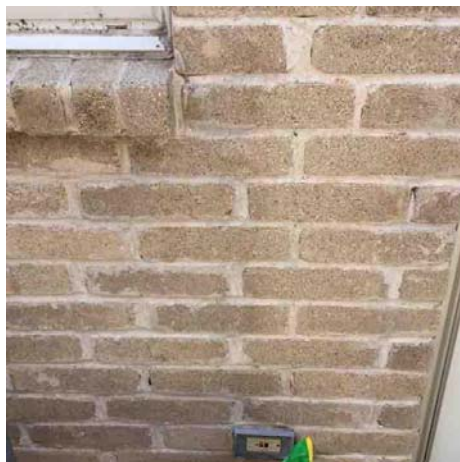


- Damaged siding noted. Where trash bins are stored.

HOA notified

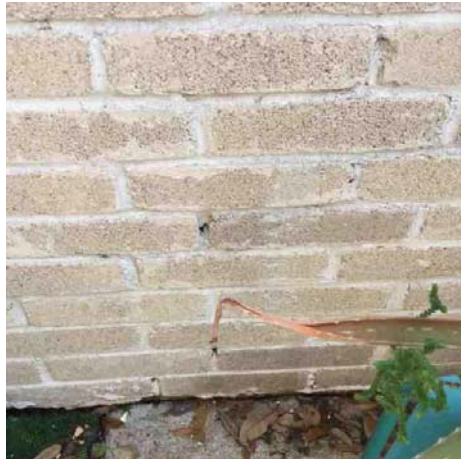


- Mortar between the bricks is showing signs of deterioration and repointing is advised.



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F. Ceilings and Floors

G. Doors (Interior and Exterior)

Comments:

- Wood decay observed at door frame of exterior passage door. Recommend removal of damaged material and repair or replace materials, as needed. (Exterior Back)



H. Windows

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

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K. Porches, Balconies, Decks, and Carports

Comments:

- Mortar between bricks on front porch is missing in several areas and repointing is advised.

HOA notified



- Concrete patio presents cracking to the surface area. Recommend these cracks be sealed to prevent water penetration and potential erosion under the hard surface. Continued monitoring is advised.



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L. Other

Comments:

- House facing southeast, 86° and partly cloudy.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main distribution panel is 100 amp service; underground, 120/240 volt, aluminum leads and uses breakers. All bondings and groundings were not visible and could not be verified.



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Repaired



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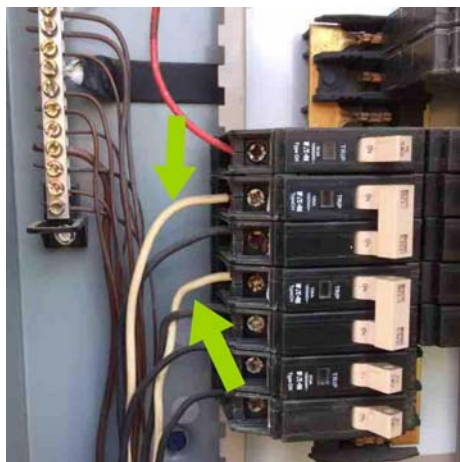
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- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.



- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.

Repaired



- Electrical panel is missing strain relief grommets. Install grommets to properly protect the wires for safety.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Sealants observed missing at exterior wall mount light fixtures around perimeter of residence (see photo). Recommend applying good exterior-grade sealant to tops and sides of fixtures, leaving bottoms un-sealed.

Repaired



- Missing/broken cover plates and they should be installed for safety reasons.

Replaced outlet



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- **Ground Fault Circuit Interrupter (GFCI) electrical outlets in the home did not trip, re-set, were slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI electrical outlets in the home is deteriorating. This is a safety issue. The Inspector recommends replacement of all exterior GFCI outlets to ensure that they work correctly when required. (Exterior Back)**

Replaced outlet



- **All closet light fixtures require covers to prevent injury and shock.**



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- **Ceiling fan is out of balance, recommend adjusting/balancing to restore intended function and reduce undue stress and wear. Kitchen.**



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• "IMPORTANT NOTICE (PLEASE READ) - As of 2/1/09, the TREC Standards of Practice have changed with respect to the requirements for Arc-fault circuit interrupting (AFCI) devices. They are now required and should be installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Any home built prior to 2/1/09 has to be reported by inspectors as being deficient with respect to this new standard. Please refer to the attached TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES".

GENERAL INFORMATION - An arc-fault circuit Interrupting device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc-faults can be dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.), going undetected until a fire breaks out. An AFCI does not protect an individual from being shocked (that's what a GFCI does). Arc Faults can occur by puncturing a romex wire with a nail, staple, or screw while hanging a picture, installing a shelf, or installing a cabinet.

SMOKE ALARMS / DETECTORS - Most municipal jurisdictions throughout the United States have adopted the International Residential Code (IRC) as the standard building code by which they operate.

In new home construction, the IRC requires hard wired (with battery backup), interconnected (when one alarm goes off, all interconnected alarms go off) smoke alarms on the ceiling in each sleeping room; outside every sleeping area, and on each level of the residence.

In older homes, hard-wired, interconnected smoke alarms were not required.

However, buyers should consider the safety benefits of having their older homes upgraded. Smoke alarms are sensitive devices and, therefore, their effectiveness diminishes with age. Industry standards recommend the replacement of smoke detectors every 10 years. If you are not sure of the age of your smoke alarms, replace them.

C. Other

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

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- Heating system was run for more than 30 minutes. System met accepted standard differentials of 35 to 50 degrees between supply and return registers. Reading ranged between 37 - 40 degrees.



B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

- Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit. An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment.

- Cooling system was run for more than 30 minutes. System meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Reading ranged between 15 - 20 degrees.

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C. Duct Systems, Chases, and Vents

Comments:

- Ducts that are stacked or touching can cause moisture build up. Recommend installing hangers or insulation to separate ducts.



D. Other

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Next to street

Location of main water supply valve: Next to house

Static water pressure reading: 50 to 60 psi at time of inspection

Type of supply piping material: Galvanized Steel

Comments:

- Main water shut off is located at the exterior front.



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- Galvanized water lines noted in home for the main water supply. These lines can corrode and clog over time reducing or stopping water flow/pressure. While visual evidence at the time of the inspection notes the system is functioning within normal parameters, consider upgrading to PEX pipe to reduce possible failure in lines and related issues.



- Shower / bath area tile/grout is damaged/missing. Recommend having all affected areas repaired to reduce possible moisture intrusion and associated issues.



Repaired

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I NI NP D*

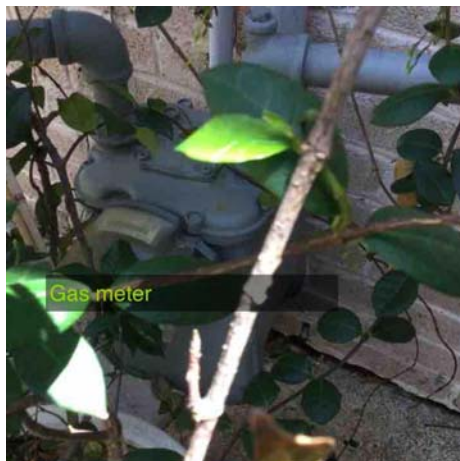
 B. Drains, Wastes, and Vents

 C. Water Heating Equipment
Energy Sources: Natural gas
Capacity: 40 gallon
Comments:
 • 2012.



 D. Hydro-Massage Therapy Equipment

 E. Gas Distribution Systems and Gas Appliances
Location of gas meter: Back of house
Comments:
 • Gas meter is located at the exterior back.



 F. Other

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I NI NP D*

V. APPLIANCES

A. Dishwasher

Comments:

- "Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required."



B. Food Waste Disposers

Comments:

- Functioned properly at the time of inspection.



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C. Range Hood and Exhaust Systems

Comments:

- Microwave exhaust vent noted, exhaust fan and light appear to be functioning as intended at the time of the inspection, clean and service filter on a regular basis. Unit terminates (in the home/outside the structure).



D. Ranges, Cooktops, and Ovens

Comments:

- All Burners on gas Range functioned properly.

Oven Temperature was 348 degrees when set at 350 within the 25 degree tolerance.



- **No anti tip device installed on freestanding range. Recommend adding anti-tip device to reduce the possible hazards associated with range tipping.**

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E. Microwave Ovens

Comments:

- Microwave built-in unit functioning as intended at time of inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Functioned properly.



G. Garage Door Operators

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I NI NP D*

H. Dryer Exhaust Systems

Comments:

- Functioned properly.



I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Other Built-in Appliances

D. Other



Inspection #: 52965-1-327