

ACTION ITEMS



Vested Property Inspection

Vested Property Inspection

Professional Inspector
Trusted Inspector
TREC# 22088

Customer
Mrs. Jeanie Amuta

Address
2626 Hollyhall Unit# 1003
Houston Tx 77054

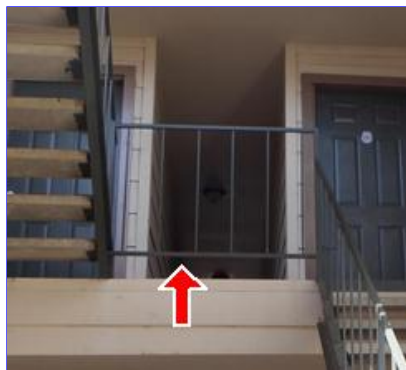
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

I. Stairways (Interior and Exterior)

Inspected

- ⊘ (2) Staircase balusters are improperly spaced greater than 4 3/8" apart as called for by today's child safety standards



Entrance balcony



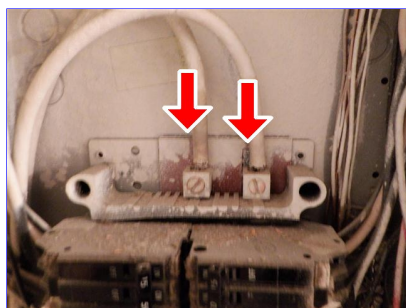
Baluster distance @12"

II. Electrical Systems

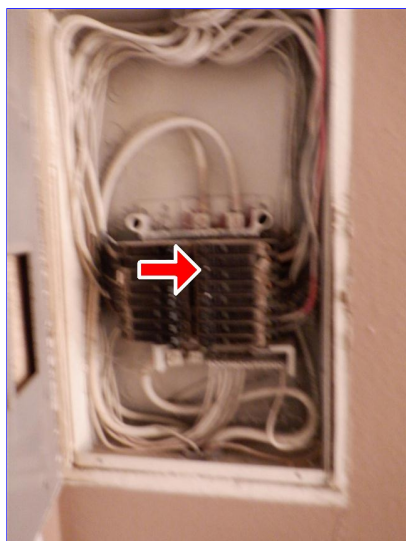
A. Service Entrance and Panels

Inspected, Deficient

- ⊘ (2) The aluminum service wire should be coated with anti-oxidation grease where they are stripped back to be connected to the main or branch circuit breakers. Have a qualified electrical technician to evaluate and repair all conductor wires as necessary.



- ⊘ (3) White (neutral) wires are being used as hot wires in the main electric panel, without the proper identifiers. These should be marked black or red to indicate that they are hot.



Appliance conductor line

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

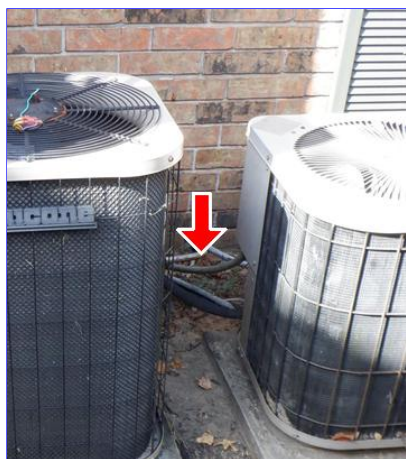
Inspected, Deficient

- ⊘ (5) An average life of inside and outside A/C unit approximately between 11-13 years base on the usage and surround environmental. At the moment outside & inside units are at it last of it useful life unable to determent the remaining service life of the system. Have a license HVAC to evaluating both outside and inside unit.



Outside AC unit,2008,11yrs old

- ⊘ (6) The foam sleeve on suction line is missing foam sleeve at outside A/C unit(s). Missing foam on suction line can cause energy loss and condensation. Have a qualified HAVC to evaluate and repair.



AC condenser line

C. Duct Systems, Chases and Vents

Inspected, Deficient

- ⊘ (3) The disposable filter is clogged and dirty. Recommend filter to be replace by a qualified technician.



Dirty air filter



Missing air filter

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

- ⊘ (4) Shower fixture and control base needed to be sealed/caulk to prevent moisture seepage behind shower wall. Have a qualified general contractor to evaluate and repair/sealant.



Full shower fixtures

- ⊘ (6) Toilet was flushed at the time of inspection. Have a qualified plumber to evaluate and repair.



Full bathroom toilet unit

B. Drains, Waste and Vents

Inspected, Deficient

- ⊘ (3) Water leakage under the sink base. Have qualified plumber to evaluate and repair.



Full bathroom sink base

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Licensed To Peter H. Pham

MAINTENANCE



Vested Property Inspection

Vested Property Inspection

**Professional Inspector
Trusted Inspector
TREC# 22088**

Customer
Mrs. Jeanie Amuta

Address
2626 Hollyhall Unit# 1003
Houston Tx 77054

I. Structural Systems

G. Doors (Interior and Exterior)

Inspected, Deficient



(3) Missing door stopper/knob plate protector throughout the house. Have a qualified general contractor to evaluate and install components to prevent door knob jam against the wall when excessive opening force..



Entrance door



(4) Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. Have a qualified general contractor to evaluate and repair.



Entrance door seal

H. Windows

Inspected, Deficient



(2) Windows functional at the time of inspection with exceptional:



(3) There were window screens missing at several window locations. Recommending all the window screens re-installed or replaced.



Bedroom window

II. Electrical Systems

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient



(3) Lighting bulb burnt out. This is usually just a case of burned out bulb. Recommend replacing bulb before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.



Entrance lighting



Balcony lighting



Full bathroom lighting



(4) Exterior light fixture sealant missing\cracked due exposed to the environmental over the period of time it needs to be sealant\caulk due water intruding between siding\brick wall and light fixture base.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient



(7) Unable to inspected evaporator unit due panel door was jams. Have a qualified HAVC to evaluate for more info.



Attic evaporator unit panel door

C. Duct Systems, Chases and Vents

Inspected, Deficient



(2) Ducts and ventilation system not visible at the time of inspection. Have a qualified HAVC to evaluate for more info.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient



(5) Toilet base needs to be sealant incase of any water from toilet over flow. Have qualified general contractor to repair at all necessary location if needed.



Full bathroom toilet base

B. Drains, Waste and Vents

Inspected, Deficient



(2) Unable to locate main sewer lint to inspecting main drainage sewer line for proper drainage at the time of inspection. Have a license plumber to evaluate for more information.



Vested Property Inspection

Inspection Report

Mrs. Jeanie Amuta

Property Address:
2626 Hollyhall Unit# 1003
Houston Tx 77054



Unit# 1003

Vested Property Inspection

Peter H. Pham TREC License # 22088
Professional Inspector
Trusted Inspector
TREC# 22088

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Date: 7/28/2019	Time: 08:30 AM	Report ID: 2626-072819
Property: 2626 Hollyhall Unit# 1003 Houston Tx 77054	Customer: Mrs. Jeanie Amuta	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Condominium

Age of home:

1985, Over 30 years

Style of home:

Condo

Vacant or Occupied:

Vacant

Temperature:

Over 80 (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Recommended Professional:

Licensed HVAC, Licensed Plumber, General Labor, Licensed Electrician

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I NI NP D

I. Structural Systems

A. Foundations

Foundation: Post -tension slab

Foundation performance: Performing as intended. See additional comments below

Foundation method of inspection: Visual inspection of exterior

Comments:

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

(2) Foundation can only be limited during the inspection due to multiple families per foundation section. Inspection performed only in the square foot area of designated during the inspection.

B. Grading and Drainage

Comments:

(1) It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

(2) The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

C. Roof Covering Materials

Type of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground, Binoculars

Comments:

(1) The inspector does not speculates on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as certification that this roof is or will be free of leaks, or of its insurability.

(2) If the inspection of the roof as reported in this section was made from the edge of the surfaces and from the ground with binoculars. Actually walking on the roof was judged to be potentially damaging to the surface materials. The following comments were based upon a somewhat limited inspection. The client may want to consider having the roof evaluated from the roof surface by a qualified roofing contractor.

D. Roof Structures and Attics

Roof-Type: Gable

Method used to observe attic: Enter attic and performed a visual inspection.

Attic info: Pull Down stairs

Roof structure type: 2 X 6 Rafters, Lateral bracing, Plywood

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

I	NI	NP	D
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Comments:

- (1) Only areas of the attic determined accessible by the inspector are inspected.
- (2) There no access to attic and unable to determine the condition of attic structure.

E. Walls (Interior and Exterior)

Siding Style: Brick, Composite wood

Siding Material: Cement-Fiber

Wall Material: Gypsum Board

Cabinetry: Wood

Countertop: Laminate

Comments:

- (1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.
- (2) As of April 22, 2010, any home that was constructed prior to December 31, 1977 may be affected by this ruling. The new EPA Renovation, Repair and Painting Program (RRP rule) now governs any contractor that will be working in your home that will disturb any surfaces that could contain lead based paint. This can have an affected on the cost of any repairs you may be considering, therefore, it is recommended that you obtain any bids for intended work, prior to closing, to properly prepare your budget. In addition, the EPA will levy heavy fines for any contractor not in compliance with this rule. If you have any further questions you can go to www.epa.gov/lead. You can also call 1-800-424-LEAD (5323) to obtain a list of qualified professionals and EPA-recognized lead laboratories.

F. Ceilings and Floors

Ceiling Structure: 2X6, Rafter

Floor Structure: Not visible

Ceiling Materials: Gypsum Board

Floor Covering(s): Laminated T&G, Tile

Comments:


- (1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring
- (2) No deficiencies were observed at the time of inspection.

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Interior Doors: Hollow core, Wood

Comments:


- (1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.
- (2) Majority of doors were functional at the time of inspection but with exception:
-  (3) [Missing door stopper/knob plate protector throughout the house. Have a qualified general contractor to evaluate and install components to prevent door knob jam against the wall when excessive opening force..](#)

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I NI NP D



Entrance door

 (4) Doors and frames should be sealed, made weather tight with proper seal contact between the frame structure and door. Have a qualified general contractor to evaluate and repair.



Entrance door seal


H. Windows

Window Types: Single-hung

Window Manufacturer: UNKNOWN

Comments:

(1) All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

 (2) Windows functional at the time of inspection with exceptional:

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 (3) There were window screens missing at several window locations. Recommending all the window screens re-installed or replaced.




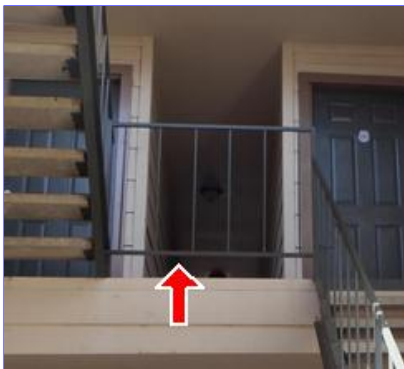
Bedroom window

I. Stairways (Interior and Exterior)

Comments:

(1) All components of stairway functional at the time of inspection with exceptional:

 (2) Staircase balusters are improperly spaced greater then 4 3/8" apart as called for by today's child safety standards



Entrance balcony



Baluster distance @12"

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Types of Fireplaces: None

Comments:

The inspection does not include the adequacy of draft, condition of flue tiles or types. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source. Have a qualified chimney to evaluate for more information if flue pipe needed to update to today standard.

K. Porches, Balconies, Decks and Carports

Appurtenance: Balcony

Driveway: Parking lot

Comments:

(1) The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.

(2) Balcony appear to be normally no loose baluster, railing, and stable floor at the time of inspection.

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I	NI	NP	D
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L. Other

[Comments:](#)

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the homes structural integrity.

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I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Type of Wiring: NM (non-metallic sheathed)

Electrical Service: Overhead Service, 220 Volts, 120 volt

Main Breaker: 100 AMP

Panel Type: Circuit breakers

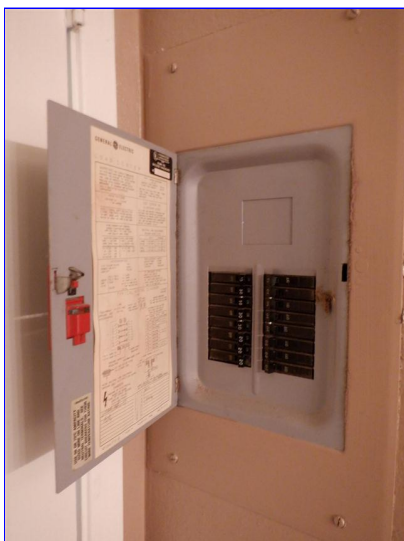
Electric Panel Manufacturer: GENERAL ELECTRIC

Sub-Panel Capacity: NA

Ground System: Driven Ground Rod

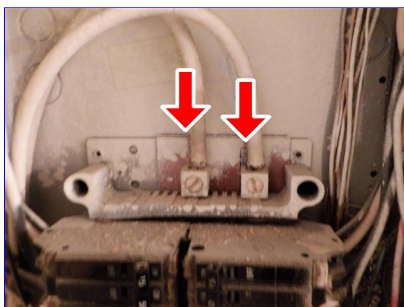
Comments:

(1) Main electrical panel



GE, 125amp, hallway main elect panel

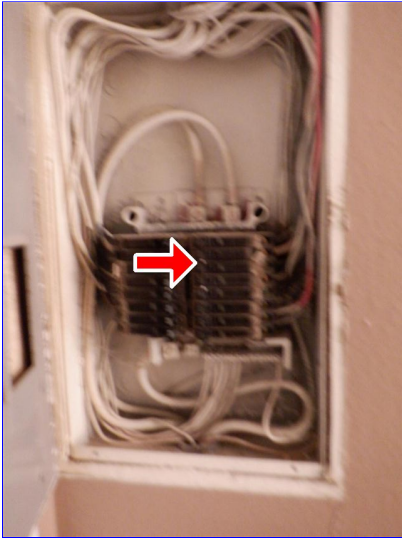
⊘ (2) The aluminum service wire should be coated with anti-oxidation grease where they are stripped back to be connected to the main or branch circuit breakers. Have a qualified electrical technician to evaluate and repair all conductor wires as necessary.



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I NI NP D

- ⊘ (3) White (neutral) wires are being used as hot wires in the main electric panel, without the proper identifiers. These should be marked black or red to indicate that they are hot.



Appliance conductor line

B. Branch Circuits, Connected Devices and Fixtures

Type of Branch Circuit Wiring: Copper, Aluminum

Comments:

(1) The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fix

(2) The smoke detector should be replace battery and tested and at common hallway to bedrooms upon moving in to home.

🏠 (3) Lighting bulb burnt out. This is usually just a case of burned out bulb. Recommend replacing bulb before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.

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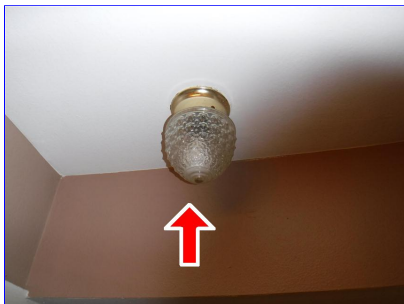
I NI NP D




Entrance lighting



Balcony lighting



Full bathroom lighting

 (4) Exterior light fixture sealant missing/cracked due exposed to the environmental over the period of time it needs to be sealant/caulk due water intruding between siding/brick wall and light fixture base.

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Heat Systems: Central cooling and heating unit

Energy Source: Electric

Number of Heat Systems (excluding wood): One

Heating Furnace Brand: DUCANE

Furnace/Air Handler Age: Unknown

A/C Age: 2008

Comments:

(1) Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

(2) Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested at the moment outside temperature @90F. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve. Have a qualified HVAC to evaluate for more information.



Unable to open evaporator unit panel

B. Cooling Equipment

Number of AC Only Units: One

Central Air Brand: UNKNOWN

Type of Cooling System: Central force air

Comments:

(1) The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC

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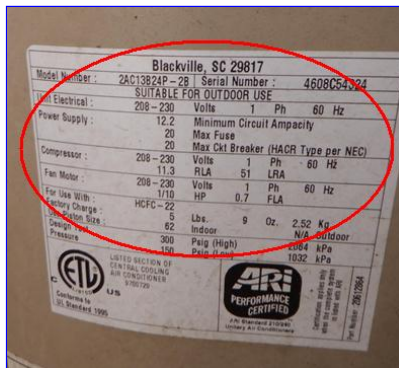
system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

(2) The following is a summary of the DOE (Department of Energy) SEER 13 Federal Ruling effective January 2006. This information is included in your report because it will affect the future repair and replacement costs of your air conditioning system if your system was manufactured before 2006: The DOE has directed establishment of new minimum efficiency standards for central air conditioners and heat pumps. This new standard will lower consumer utility costs and reduce the environmental impact of the central air conditioning system's exterior mounted equipment. The minimal Seasonal Energy Efficiency Standard (SEER) rating is being increased to 13 for central air conditioners and heat pumps Local jurisdictions may vary in requirements (Austin, TX requires SEER 14). The standards will apply to products and replacement parts manufactured as of January 23, 2006. In order for manufacturers to meet these operational efficiency standards, the actual size of the exterior units (condensers) will increase 50% or more and the weight of the units will increase 30-100 pounds. The cost of a new condenser will also increase \$300-\$400 and eventually repair parts for pre-2006 equipment will no longer be available.

(3) The unit (s) function at the time of inspection with exceptional:



Outside AC unit



Ducane,2Tons,24KBtu,R22,2008

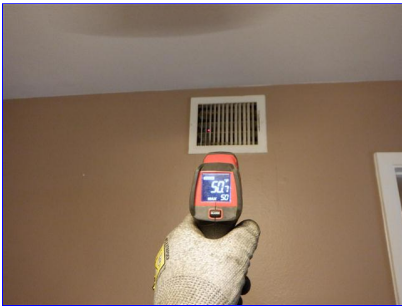
(4) The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature drop is normal.

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I NI NP D



Bedroom @51F



Family @50F

⊘ (5) An average life of inside and outside A/C unit approximately between 11-13 years base on the usage and surround environmental. At the moment outside & inside units are at it last of it useful life unable to determent the remaining service life of the system. Have a license HVAC to evaluating both outside and inside unit.



Outside AC unit,2008,11yrs old

⊘ (6) The foam sleeve on suction line is missing foam sleeve at outside A/C unit(s). Missing foam on suction line can cause energy loss and condensation. Have a qualified HAVC to evaluate and repair.

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

I NI NP D



AC condenser line

 (7) Unable to inspect evaporator unit due panel door was jammed. Have a qualified HVAC to evaluate for more info.



Attic evaporator unit panel door

C. Duct Systems, Chases and Vents

Ductwork: Insulated Flex duct


Filter Type: Disposable

Filter Size: 20x30

Comments:

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

 (2) Ducts and ventilation system not visible at the time of inspection. Have a qualified HVAC to evaluate for more info.

 (3) The disposable filter is clogged and dirty. Recommend filter to be replaced by a qualified technician.

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

I NI NP D



Dirty air filter



Missing air filter

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I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of main water meter: Unknown: Could Not Locate

Location of main water suppl valve: Not found

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper

Age of Water heater: Unknown

Static water pressure reading: Adequate\normal

Comments:

(1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and Icemaker hose bibs are not tested.

(2) History has shown shower pan has tendency to leak over time due to grouting cracked & worn. Be caution to have shower pan check and maintenance yearly by a qualified mason contractor to prevent any type of leakage; especially with upstairs shower unit.

(3) Standard water pressure normally is about 45psi to 75psi with fixtures functional, flow acceptable. The toilets flushed on the day of the inspection.

⊘ (4) Shower fixture and control base needed to be sealed\caulk to prevent moisture seepage behind shower wall. Have a qualified general contractor to evaluate and repair\sealant.



Full shower fixtures

🏠 (5) Toilet base needs to be sealant incase of any water from toilet over flow. Have qualified general contractor to repair at all necessary location if needed.



Full bathroom toilet base

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

I	NI	NP	D
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⊘ (6) Toilet was flushed at the time of inspection. Have a qualified plumber to evaluate and repair.



Full bathroom toilet unit

B. Drains, Waste and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: PVC

Comments:

(1) Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

🏠 (2) Unable to locate main sewer lint to inspecting main drainage sewer line for proper drainage at the time of inspection. Have a license plumber to evaluate for more information.

⊘ (3) Water leakage under the sink base. Have qualified plumber to evaluate and repair.



Full bathroom sink base

C. Water Heating Equipment

Water Heater Power Energy Source: Electric

Water Heater Capacity: Complex boiler

Water Heater Location: Complex location

Name of water heater: UNKNOWN

Comments:

(1) The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine

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

I NI NP D

and Icemaker hose bibs are not tested.

(2) Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

(3) The EPA (Environmental Protection Agency) recommends setting your water at 120 degrees F. OSHA (Occupation Safety Health administration) recommends setting your water heater thermostat at 140F under certain condition. Basically; you will need to adjust the temperature to suit your needs.

(4) Water heater is functions at the time of inspection

D. Hydro-Massage Therapy Equipment

[Comments:](#)

In-line water heaters are not tested

E. Other

[Comments:](#)

(1) Inspector will not inspect any type of lighting control by any type of nature gas due unknown condition gas pipe or fixture.

(2) Softener system will not be test at the time of inspection, this is an optional system and due to age and mechanical operation. Have a qualified plumber to evaluate and maintenance.

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: AMANA

Comments:

The unit functions when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser



Amana

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

Disposal unit functions at the time of inspection.



Badger

C. Range Hood and Exhaust System

Exhaust/Range hood: N/A

Comments:

D. Ranges, Cooktops and Ovens

Oven\Range: AMANA

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

I NI NP D

Comments:

(1) The inspector does not test self-cleaning, self-bake or broiler functions on ovens.



Amana

(2) Cook top and oven function normally within 25 degree Fahrenheit at the time of inspection.



Electric cooktop



Oven set @350F read @337F

E. Microwave Ovens

Built in Microwave: N/A

Comments:

Leakage test on microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

G. Garage Door Operator(s)

Comments:

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

I	NI	NP	D
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Garage door functions at auto-reverse when IR beam obstructed and downward pressure not test due to unknown and sensitive mechanical failure due to not maintenance over the years. Have seller sure to check before move in.

H. Dryer Exhaust System

[Comments:](#)

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

I. Other

[Comments:](#)

Washing and dryer were not tested at the time of inspection.