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Associate Member of Houston Association of Realtors

5216 Mimosa Dr.

Bellaire, TX 77401

Prepared for: Emmalee Schraeder

Date: 01/16/2023

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# PROPERTY INSPECTION REPORT FORM

Emmalee Schraeder <i>Name of Client</i>	01/16/2023 <i>Date of Inspection</i>
5216 Mimosa Dr., Bellaire, TX 77401 <i>Address of Inspected Property</i>	
Sam Hestand <i>Name of Inspector</i>	24118 <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 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Thank you for choosing Hestand Home Inspections. This report provided by Hestand Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

- *That all defects have been found or that company will pay for repair of undisclosed defects.*
- *That any of the items inspected are designed or constructed in good and workmanlike manner.*
- *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
- *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified

contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**The following descriptions are used to identify comments in this report:**

**Systems and Topic Headings:**

Texas Real Estate Commission Property Inspection Report Form REI 7-6

**Note:**

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

**Deficiencies:**

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

**Front, Rear, Left and Right:** Denotes location by facing the property from the street.

Check boxes are used to denote location, identification purposes and items that are listed as deficient.

**Conditions at the time of inspection:**

Present at Inspection:  Buyer  Buyers Agent  Listing Agent  Occupant

Other

Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other

Weather Conditions:  Cloudy

72 Outside Temperature 82% Humidity

Hard Rain in last 3 days:  Most likely not  Yes

Utilities On:  Yes  No Water  No Electricity  No Gas

House Faces: south

Special Notes: .

**Inaccessible or obstructed areas:**

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

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



## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.



This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-1

## Some of the Equipment Used During the Inspection

### Tramex Moisture Meter

#### Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of 0 -- 13	Relative reading of 14 -- 19	Relative reading of 20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Comments:

*Type of Foundation(s): Most likely Slab on Grade*

#### *Foundation Performance Opinion:*

On the basis of today's observations, it is the inspector's opinion that the foundation should be further evaluated by a structural engineer. Some doors are not closing and large cracks were noted at the interior walls which are signs of possible foundation movement.

*Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

*Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit <http://www.houstonlabfoundations.com>*

#### *Observations of Structural Movement or Settlement:*

- Binding and/or out-of-square and/or non-latching doors were noted.
- Window, wall, floor or ceiling cracks or separations.

#### *Foundation Deficiencies:*



Note: Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at the following locations: front dwelling, left guest quarters, left garage, rear dwelling, right guest quarters.

#### CORNER FRACTURES:



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Corner fractures (possible insect penetration)

**SLAB CRACKS:**



Cracks observed at the slab perimeter.

**B. Grading and Drainage**

*Comments:*

*Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.*

*Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.*

**Grading and Drainage Deficiencies:**

**GRADING:**



Evidence of ponding water was noted.

**GUTTERS:**

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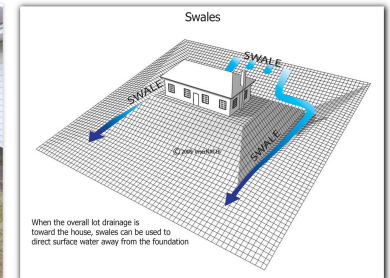


Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.



Bent gutters and directional diverters are damaged at some locations.

Splash blocks should be placed in areas where water can accumulate near the foundation edge. The discharging of the rainwater from the gutters needs to be directed away from the foundation edge.



The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option to improve drainage and/or in- ground drains should be designed and added to divert rainwater and runoff away from the house as appropriate and/or drainage swale should be improved/installed.

**C. Roof Covering Materials**

*Comments:*

*Type(s) of Roof Covering: Asphalt Shingles*

*Viewed From: Walked the roof*

*Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of*

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roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.

**Roof Performance Opinion:**

The roof covering is experiencing signs of excessive wear, deterioration or in need of repairs. A certified roofing company should be consulted.

**Roof Covering Deficiencies:**

**SHINGLES:**



Nail heads are exposed at the flashing and/or composition shingle.



Scuffed and/or damaged shingles were noted. Possible repairs were noted at some locations.

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Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause this item was not inspected.

**Information:** All shingles are required to have a minimum of four fasteners per shingle, six fasteners in high wind zones.

**RIDGE CAP SHINGLES:**



Caulk face nailed ridge cap shingles where missing.



Missing or damaged ridge cap shingles were noted.

**ROOF JACKS/VENTS:**



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Paint vent pipes to prevent rust/deterioration.



Lead coverings at the roof jacks is damaged/deteriorated.



Caulk face nailed roof jacks where missing.

TREES:



The roof has tree limbs coming in close contact with the roof covering. Tree limbs can cause damage to the covering and allow access to the roof for unwanted pest. I recommend trimming back all tree limbs away from roof.

DECK SURFACE:



Loose nails observed at the roof covering.

DRIP EDGE FLASHING

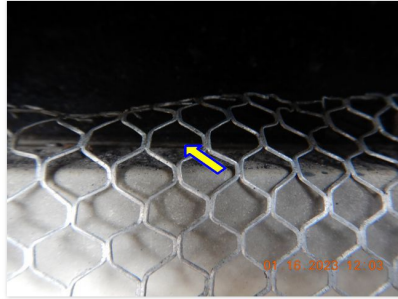
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The roofing felt did not extend to the rakes or bottom of the roof deck in all of the areas that were inspected.

**D. Roof Structures and Attics**

Comments:

*Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.*

*Approximate Average Depth of Insulation: 0 to 4 inches*

*Insulation Type: Loose Fill*

*Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.*

**Insulation Deficiencies:**

Blown type insulation was observed with an approximate depth of between 0 - 4 inches. The insulation has been disturbed, and good coverage is no longer present, with thin spots noted here and there. It is recommended that the insulation be redistributed, and improved as necessary to ensure consistent comfort levels throughout the home.

**Ventilation Deficiencies:**



Soffit area screens are missing and/or damaged at multiple locations.

**Attic Framing Deficiencies:**

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Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on one side, the appropriate number on the other.



Ridge boards are undersized. The ridge boards should be the depth of the rafter end cuts.



Rafters cuts not flush at the ridge, hip and or valley boards in the attic.



Roof covering wood supports are damaged at some locations.

**Attic Moisture Deficiencies:**

Insulation is missing on the condensate drain line and/or water lines in the attic. The water and drain lines should be completely insulated in the attic.

**Attic Access Ladder Deficiencies:**

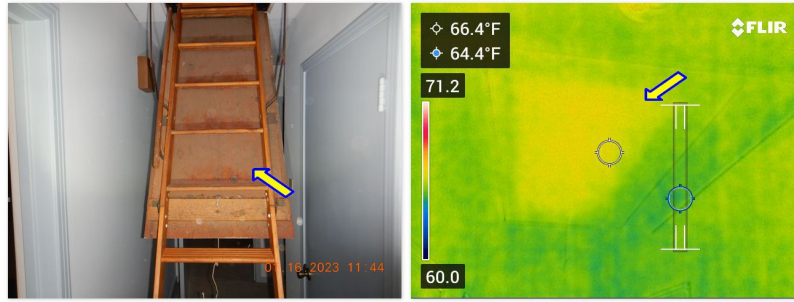
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Disappearing attic access ladder ceiling panel is not insulated at the attic.

*Attic Service Access Deficiencies:*

Gas pipes and/or wires and/or water lines are crossing directly over the top of the attic service walkway.

*Other Attic Deficiencies:*



The construction debris and other material should be removed from the attic, or appropriately placed out of the way.

**E. Walls (Interior and Exterior)**

Comments:

*Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.*

*Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.*

*Interior Wall Deficiencies:*





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Cracks/damage/repairs in the drywall observed.



Damaged or repaired wood wall members were noted in the living room.

*Exterior Wall Materials:*

- Brick   
  Stone   
  Wood   
  Stucco Veneer   
  Composite Siding  
 Vinyl  Aluminum   
  Asbestos   
 Cement Board   
 Other:

*Exterior Wall Deficiencies:*



Ivy or vines observed attached to the exterior dwelling walls. Ivy or vines attached to the dwelling can deface or deteriorate the exterior veneer, trap moisture against the exterior wall of the dwelling and create conducive conditions for wood destroying insects.



Vegetation should be trimmed away from the exterior of the home.

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SIDING:



Cement board siding and/or trim damage was noted.



Caulking is needed at all joints and unsealed seams in the siding.



Siding is in direct contact with the flat work. Water that accumulates at thjs area can cause the siding to rot/deteriorate.

CAULKING:



Caulking is deteriorated where the siding butts up against the brick.

FLASHING

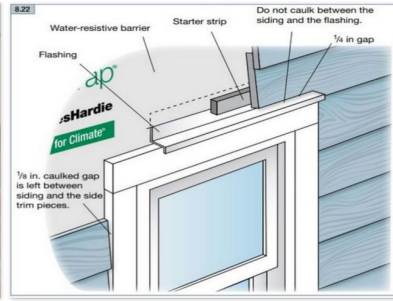
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The window and/or door and/or other wall penetrations installed through the wood fiber products siding were not properly flashed.

**F. Ceilings and Floors**

Comments:

*Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.*

**Ceiling Deficiencies:**



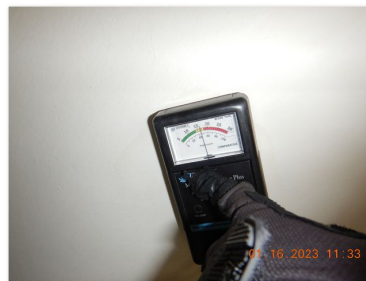
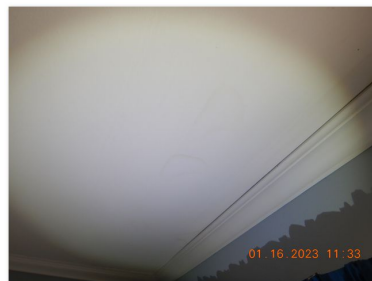
Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Living room closet.



Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Pantry.



Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Higher than normal moisture levels were noted at the time of inspection.

Location: Den.

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Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Hallway closet.



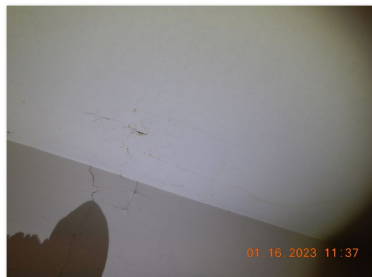
Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Master closet.



Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Master closet.



Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Master bedroom.



Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Front right bedroom closet.

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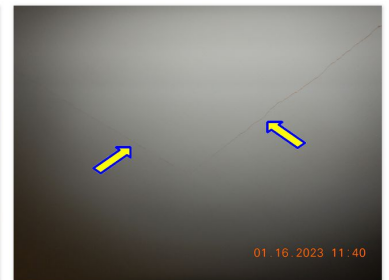
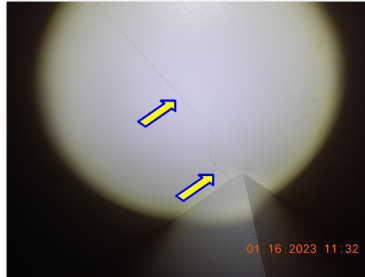
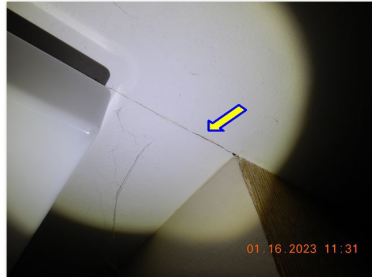
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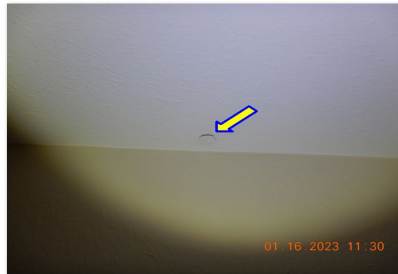


Evidence of moisture stains and or damage were noted at the tested location at the time of inspection. Normal moisture levels were noted at the time of inspection.

Location: Middle bedroom closet.



Cracks/damage/repairs in the ceiling drywall observed.



Nail pops in the ceiling drywall were noted.

*Floor Deficiencies:*



Lifted/raised vinyl flooring was noted in the kitchen.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Carpet needs to be re stretched at some locations due to being a tripping hazard.

**G. Doors (Interior and Exterior)**

Comments:

*Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.*

**Interior Door Deficiencies:**

Doors do not properly latch at the following locations: Living room closet, Master water closet, Middle bedroom.

The door rubs at the frame when operated at the front right bedroom closet.

The door will not close at the following locations: Back hallway, Back right bedroom, Den entry.

Door out of balance and not holding desired position at the following locations: Back bathroom, Back hallway.



Door veneer damaged at the following locations: Back patio.



Door miter joints are separated at some locations.

I=Inspected

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D=Deficient

I	NI	NP	D
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Door knobs are loose at multiple locations.



Door strike plate missing at the following locations: Pantry.

*Exterior Doors Deficiencies:*



All exterior door locks should be keyless operation from the interior was noted. Some Examples: Front door. The deadbolt could not be unlocked at the time of inspection.



Carport storm door hardware is damaged.

*Garage Doors Deficiencies:*

Type of Door(s):  Metal  Wood  Fiberglass

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage door jambs in contact with the slab surface and are not chamfer cut.

**H. Windows**

Comments:

*Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.*

**Window Deficiencies:**

**INTERIOR:**



Broken windows observed at the following locations: Master bedroom, Den.



Window locks broken at the following locations: Living room, Master water closet.

Windows binding or difficult to operate at the following locations: Living room.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Interior rubber window gaskets are separated at some locations.

**MOISTURE**



Window area- Higher than normal (Relative reading of 14 -- 19) moisture readings were noted with the moisture meter in the tested area.

Location: Front right bedroom.

**EXTERIOR:**



Holes in the window screens observed at multiple locations.

**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

Comments:

**K. Porches, Balconies, Decks, and Carports**

Comments:

*Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.*

*Porches, Balconies, Decks, and Carports Deficiencies:*

**WOOD DECK:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deteriorated wood decking boards from weathering at the back patio. Several of them are raised and are a trip hazard.

**FLATWORK:**



The expansion joints in the driveway and walk way are open. Open expansion joints can allow water to get under the concrete surface and expand or wash away the soil causing lifting or settling of the concrete. I recommend filling the expansion joints with an approved expansion joint material.



Settlement cracks observed at the flatwork at the following locations: Front walkway, Driveway.

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**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

Comments:

*Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged by the inspector;*

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D=Deficient

I NI NP D

operate over current devices.

*Service-Entrance Type: Above Ground*

*Service-Entrance Deficiencies:*



Service entrance wires do not have proper clearance from the ground and/or roof covering.

*Service Equipment Disconnecting Means Enclosure: General Electric Load Center*

*Service Equipment Main Breaker Installed: 100 Amps*

*Service Equipment Disconnecting Means Deficiencies:*

DEAD FRONT COVER:



Branch circuit service locations were not all marked at the service equipment disconnecting means panel board enclosure dead front cover.

The new NEC changes state that the emergency electric shut off should be labeled with a non-removable plaque.



The service equipment disconnecting means panel board dead front cover is missing one or more set screws.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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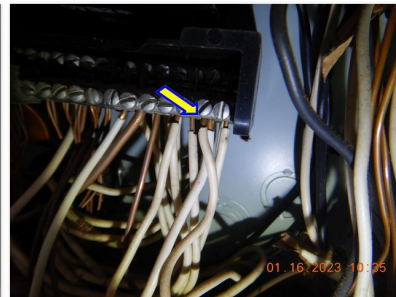
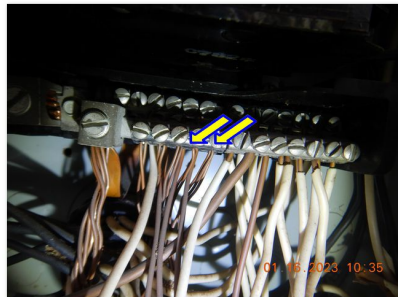
The service equipment disconnecting means panel board dead front cover is rusted.

INTERIOR PANEL BOARD:



Debris/rust observed at the interior of the service equipment disconnecting means panel board enclosure.

NEUTRALS/GROUNDS:



Several neutral conductors and grounding conductors are double terminated. The neutral conductors should be installed under separate terminal screws. This is a possible electrocution hazard.

CIRCUIT BREAKERS:



Note: One of the circuit breakers was tripped at the time of inspection. This could possibly be the cause for some lights and/or plugs having no power at the time of inspection.

Arc fault breakers/GFCI are not installed at the required locations.

I=Inspected

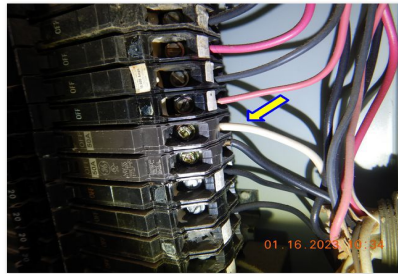
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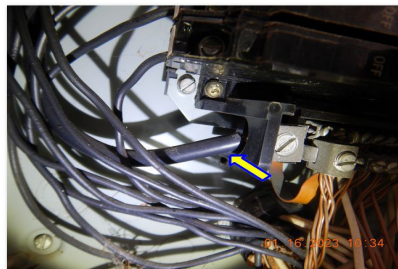
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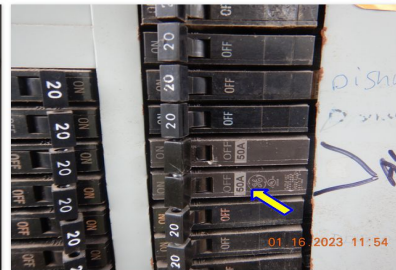
☑ No surge protector is installed at the panel. The new NEC changes state that a surge protector is required in new constructions.



☑ The white wire connected to the 240 volt circuit breakers should be marked with a color (red or black).



☑ The black insulated conductor used for grounding and or bonding should be marked green.



☑ Circuit breaker installed at A/C condensing unit circuit is too large per manufactures specifications. 50 amp installed and 45 amp is required per manufactures specifications.

**Service-Entrance Equipment Grounding and Bonding:**

**Grounding and Bonding Deficiencies:**

☑ Two means of grounding are required for the service equipment for residential structures. A second means of grounding should be installed. The presence of a proper grounding electrode system should be verified by a licensed electrician or a proper grounding electrode system should be installed for safety.



☑ Grounding conductor clamp at the grounding electrode is loose or is disconnected.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**B. Branch Circuits, Connected Devices, and Fixtures**

Comments:

*Type of Wiring: Copper Wiring*

*Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.*

*In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.*

*Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector(s) is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.*

*Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.*

**Branch Circuit Deficiencies:**

**GFCI:**

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.

Outlets are not GFCI protected at the following required locations: Garage, Kitchen, Back patio, Bathroom, Master water closet.

**RECEPTACLES:**



Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.

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I	NI	NP	D
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Older 2 prong plugs are in use at multiple locations. These are an older style plug that are not grounded. These types of plugs were used prior to the 1960s.

Receptacles have an open ground at the following locations: Garage, Living room, Kitchen, Back patio, Bathroom, Master bedroom, Front right bedroom, Front den.

Receptacles have no electrical current present at the following locations: Carport, Front den, Front right bedroom, Middle bedroom.

Loose receptacles were noted at various locations.

SWITCHES:

Switch cover plates observed broken at the following locations: Garage.

LIGHTS:



Light fixture globes missing at the following locations: Drive way, Living room closet, Master closet, Front patio, Attic.

Light inoperable, possible bulb, at the following locations: Garage, Front right bedroom, Front den, Middle bedroom, Front patio.

JUNCTION BOXES:

Junction box cover set screw is missing in the hallway.



Improper wiring splices observed, no junction box present, at the following locations: Attic.

WIRING AND CONDUIT:

I=Inspected

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D=Deficient

I NI NP D



Exposed wiring and an older 2 prong plug was noted in the attic.

**Smoke and Fire Alarms Deficiencies:**

Smoke alarms not installed at all required locations. Smoke alarms are required at all bedrooms, the exterior of all bedrooms and one at each level.

Carbon monoxide alarms was not found and/or missing. An approved carbon monoxide alarm should be installed outside of the each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.

**Doorbell Deficiencies:**

No indications of defects observed at the time of inspection.

It is recommended that a licensed electrician further evaluate the electrical system needed repairs, damages/defects, and related repair costs.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Comments:

*Type of System: Central*

*Energy Source: Natural Gas*

*Note: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

**Heating Equipment Deficiencies:**

**PERFORMANCE:**

The furnace system(s) are not tested for proper operation when the outside air temperature is 70 degrees or more. Hotter temps make it difficult to determine proper function and can potentially damage components of the system

Servicing the furnace and inspecting the heat exchanger when the air conditioning system is evaluated is recommended.



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D=Deficient

I NI NP D

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**B. Cooling Equipment**

Comments:

*Type of System: Central*

*Note: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

*Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.*

*Temperature Differential:*

*Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 15° to 22°.F*

Air Conditioner Temperature Differential							
Supply Temp		35.2	Return Temp		69.6	Difference	34.4

*Cooling Equipment Deficiencies:*

AUXILIARY DRAIN PAN:

- Insulation/debris observed at the A/C auxiliary condensate drain pan.



- Rust observed at the A/C auxiliary drain pan. Continue to monitor.

INSULATION:

I=Inspected

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I NI NP D



☑ Insulation is missing or deteriorated on the A/C suction line at the condensing unit.

DRAIN LINES:

☑ Condensate line termination point(s) was not determined in the attic. It's recommended the condensate line (s) be inspected, treated (chlorine tabs put in drain lines) to avoid possible backups in the wall and ceiling.

EVAPORATOR:



☑ Signs of moisture/organic growth were noted at the HVAC equipment in the attic.

☑ HVAC systems should be inspected and serviced by a licensed technician per manufacturer's recommendations or on a bi-annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

☑ ☐ ☐ ☑

**C. Duct Systems, Chases, and Vents**

Comments:

*Type of Ducting: Flexible Duct*

*Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.*

**Duct System, Chases, and Vents Deficiencies:**

**DUCTWORK:**

I=Inspected

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NP=Not Present

D=Deficient

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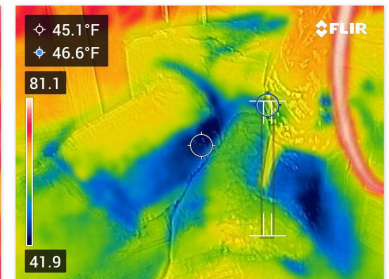
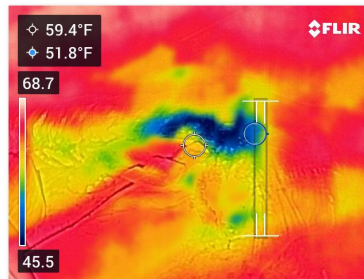
The duct work at the attic is not strapped above the attic floor to prevent condensation from forming on the lines and dripping in the attic.

RETURN AIR:



No return air frame is in place in the front right bedroom closet. A filter has been jammed in place at this location.

LEAKS and AIR FLOW:



Air leaks observed at the ductwork transition joints and at the plenum.

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Comments:*

*Location of water meter: Front Exterior*

*Location of main water supply valve: Front Exterior*

I=Inspected

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D=Deficient

I NI NP D



Static water pressure reading: 50 PSI

Type of Water Piping System: Galvanized

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

**EXTERIOR:**



Exterior hose bibs not installed with anti-siphon devices at some locations.



Exterior plumbing clean out pipe is damaged at the left side of the home.

**SINKS:**

I=Inspected

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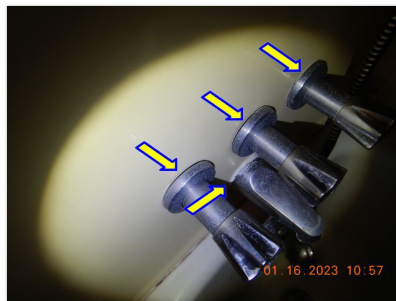
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Caulk missing or deteriorated around the sink rims at the following locations: Kitchen.

TUBS/SHOWERS:



Caulk the bathtub/shower enclosures and around fixtures where missing or deteriorated.

COMMODE:

The bathroom commode is loose at the floor mount at the following locations: Master water closet.

The bathroom commode tank missing 1" air gap between the water supply and overflow pipe at the master water closet.

WATERLINES:



Older vinyl style lines are in use at various plumbing fixtures. It is recommended that these be updated to the stainless steel type.

Galvanized water supply lines were observed to be in use at the time of this inspection. This is an older water supply system that is prone to water leakage. Also, low water pressure was noted in at some locations. It would be wise to budget for replacement of the older galvanized water supply system and to make a conversion to a newer type of water supply distribution system as soon as it is financially feasible.

Galvanized pipe has a useful life expectancy of 35 to 45 years. It is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the pipe will corrode through to the outside of the pipe, and will eventually deteriorate to

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

where the pipe will start leaking. At this point it is only a matter of time before the entire system will need to be replaced.

Recommend further evaluation of the galvanized pipe by a licensed professional plumber.

**B. Drains, Wastes, and Vents**

Comments:

*Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence or performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

**Drains, Wastes and Vents Deficiencies:**

**SINKS:**



Sink cabinet area- High moisture readings were noted with the moisture meter in the tested area.

Location: Kitchen.

**C. Water Heating Equipment**

Comments:

*Energy Source: Natural Gas*

*Capacity: 40 gallon tank*

**Water Heater Equipment Deficiencies:**

**WATER LINES:**



Hot and cold water lines should be insulated within 5' of the unit.

**DRAIN PAN:**

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D=Deficient

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Insulation/debris observed at the water heater auxiliary drain pan.

**D. Hydro-Massage Therapy Equipment**  
*Comments:*

**E. Gas Distribution Systems and Gas Appliances**  
*Comments:*

*Gas Supply, Distribution Systems and Fixtures Deficiencies:*

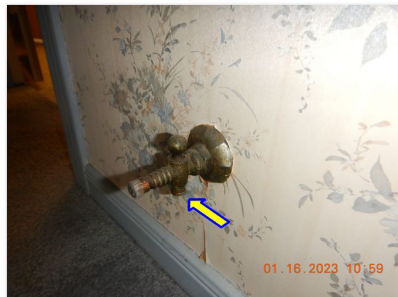
*Gas Meter Location: Rear Exterior*

*Bonding Clamp Location: Not properly bonded or could not be verified*

*Type of gas distribution piping material: Black Stainless Steel*



Older wall gas heaters should not be used. These are considered unsafe.



Older gas lines should be capped.

**F. Other**  
*Comments:*

I=Inspected

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D=Deficient

I	NI	NP	D
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## V. APPLIANCES

### A. Dishwashers

Comments:

*Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.*

*Dishwasher Deficiencies:*

No electrical service switch installed for the dishwasher.

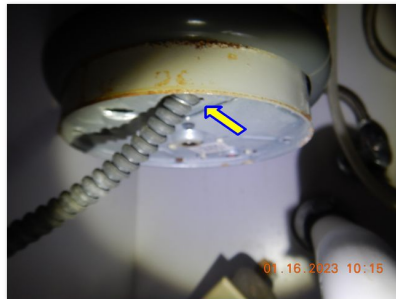
### B. Food Waste Disposers

Comments:

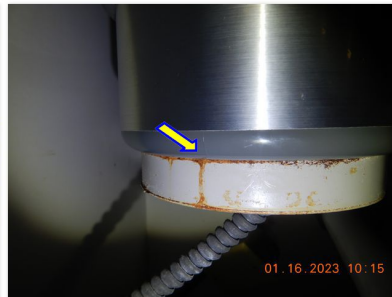
*Food Waste Disposal Deficiencies:*



The food waste disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.



The food waste disposal whip cord is not properly secured at the clamp at the base of the food waste disposal.



The food waste disposal housing and connection is rusted.



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D=Deficient

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**C. Range Hood and Exhaust Systems**

Comments:

*Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

*Range Exhaust Vent Deficiencies:*

No indications of defects observed at the time of inspection.

**D. Ranges, Cooktops, and Ovens**

Comments:

*Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.*

*Ranges, Cooktops, and Ovens Deficiencies:*

COOKTOP:

The following cooktop burners would not light when inspected: Back right burner.

OVEN:

Note: Oven temperature registered 367 degrees when set at 350 degrees.

**E. Microwave Ovens**

Comments:

*Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

*Microwave Oven Deficiencies:*

No indications of defects observed at the time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

*Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:*

No exhaust fan installed in the laundry room. Clothes dryers produce moisture and heat which are ideal conditions for the growth of mold. It is recommended that an exhaust fan be installed.

**G. Garage Door Operators**

Comments:

*Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

*Garage Door Operator(s) Deficiencies:*

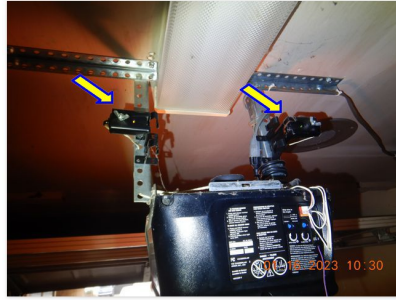
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NP=Not Present

D=Deficient

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Photoelectric sensors are not properly installed at the base of the garage door. The sensors should not be installed more than 6 inches above the garage floor.

**H. Dryer Exhaust Systems**

Comments:

*Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

*Dryer Vents Deficiencies:*



Dryer vent pipe is disconnected and/or discharging into the garage.

**I. Other**

Comments: