PROPERTY INSPECTION REPORT

Inspect TEXAS
Professional Home Inspection

3618 Appalachian Trail , Kingwood , TX 77345
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 3/17/2023 Time: 3:30 PM
Age of Home: 1990 Size: 1,778
Weather: Clear 53 Degs F
Structure Type: Structure is a wood framed structure on a concrete slab foundation.

Inspector: Steve McElwee
License 21679
Deer Park, TX 77536

Email: steve@inspect-texas.com

PROPERTY INSPECTION REPORT FORM

Matt Messer	3/17/2023
Name of Client	*Date of Inspection*
3618 Appalachian Trail , Kingwood , TX 77345	
Address of Inspected Property	
Steve McElwee	License 21679
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ A. Foundations

Type of Foundation(s):
• Slab foundation

Comments:
• SLAB FOUNDATION
• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

☑ ☐ ☐ ☑ B. Grading and Drainage

Comments:
• Gutters downspouts should extend out beyond 5’ from foundation to allow for proper runoff. All gutter downspouts should have splash blocks or diverters to control erosion and direct the roof water away from the foundation
• One or more gutter downspout (s) are discharging too close to foundation.
• Low soil observed at one or more sides of the structure and recommend additional backfill.

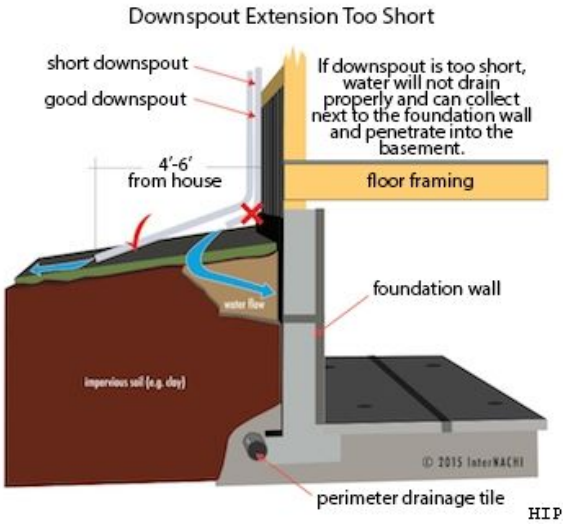
Gutter downspout discharging too close to the foundation.

Gutter downspout discharging too close to the foundation.

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

I	NI	NP	D

Low soil observed at one or more sides of the structure and recommend additional backfill.



C. Roof Covering Materials

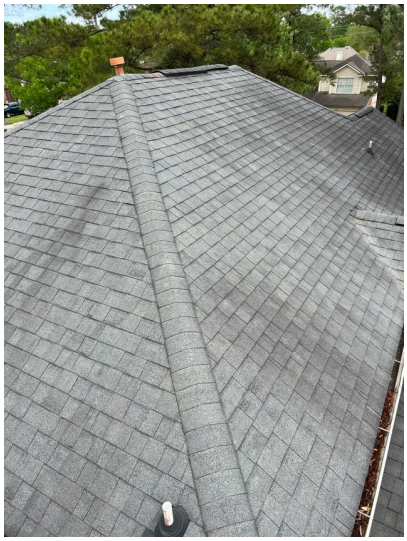
Type(s) of Roof Covering:
• Asphalt composition shingles noted

Viewed From:
• Ground with 30' spectroscope equipped with camera. This allows the inspector to perform the roof inspection when the height, or pitch of the roof make it unsafe to physically walk the surface. If more information, or a 'walk on surface' evaluation of the roof covering is desired, a qualified roofing contractor should be consulted prior to closing.

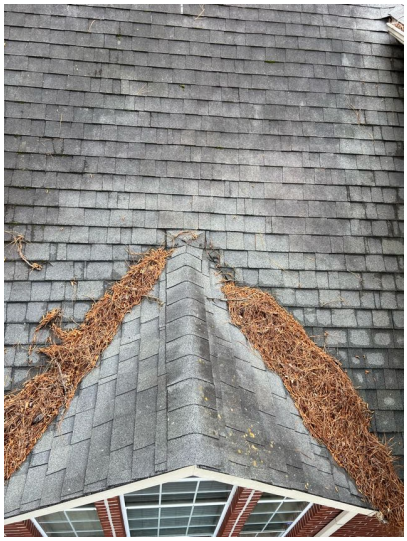
Comments:
• The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgment, the inspector cannot safely reach and/or stay on the roof without harming him/herself, or causing significant damage to the roof covering materials. Only areas of the roof deemed safe to walk, are walked. It is essential that any recommendations that we may make for correction should be completed by a reputable roofing contractor before closing, because a qualified roofing contractor could reveal other problems or recommend repairs.

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

I	NI	NP	D

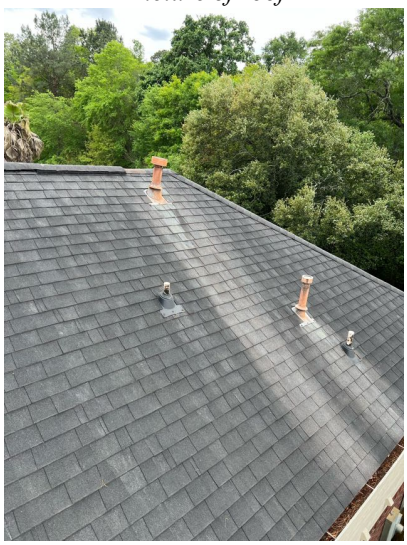


Picture of roof



Picture of roof

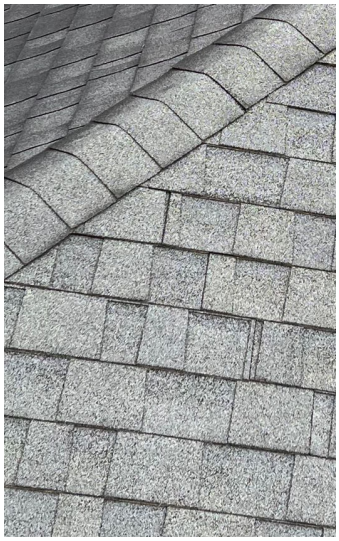
Picture of roof



Picture of roof

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

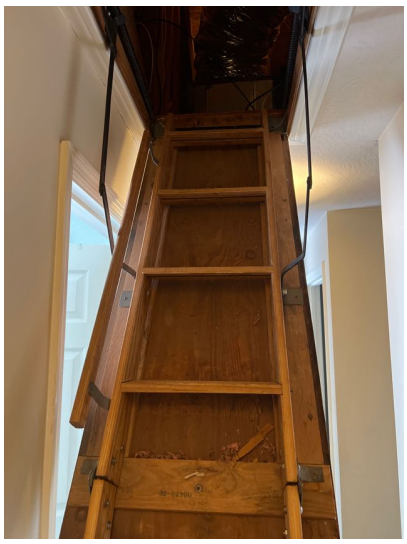
I	NI	NP	D



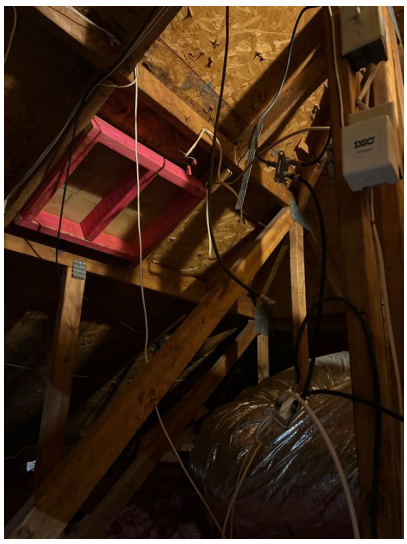
Picture of roof

☑ ☐ ☐ ☑ D. Roof Structure and Attics

Viewed From:
Approximate Average Depth of Insulation:
• Insulation is approximately 4-8 inches deep
Comments:
• The attic structure was observed to be framed using a truss system.
• There is no insulation installed on the attic access cover as required by current standards.



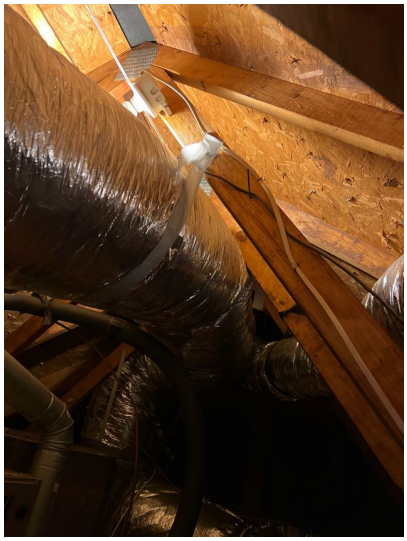
Attic access missing insulation.



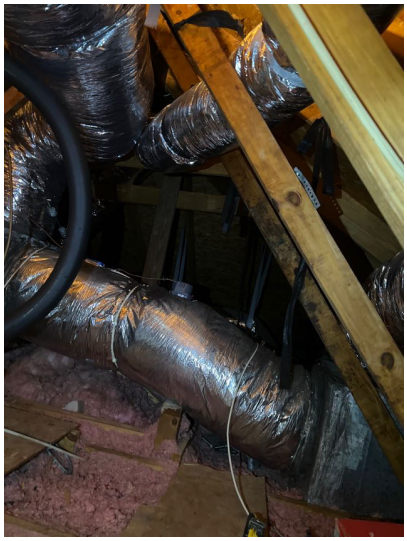
Picture of attic space

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

I	NI	NP	D



Picture of attic space



Picture of attic space

☑ ☐ ☐ ☑ E. Walls (Interior and Exterior)

Wall Materials:
- Exterior brick veneer and/or structural walls noted
- Exterior wood lap siding noted
- Drywall walls noted on interior

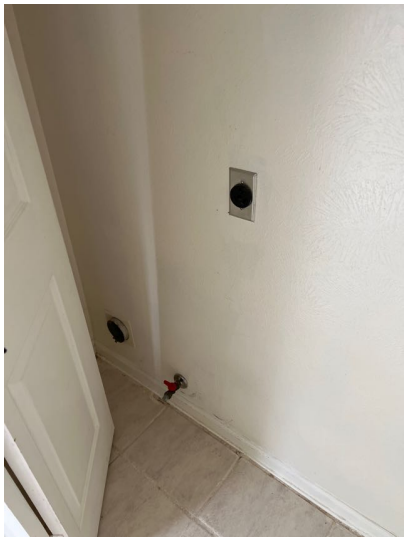
Comments:
- The siding was noted with damage in one or more locations.
- Home fascia boards were damaged in one or more places
- One, or more interior and or garage walls was noted with damaged drywall.

Damaged siding back side of house.

Damaged facia board left side of house

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

I	NI	NP	D



Electric and gas dryer connections present.

Damaged drywall

Damaged drywall

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceiling and Floor Materials:
• Ceiling is made of drywall with texture finish
• Floors had tile and/or stone covering in one or more areas
Comments:
• Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed.
• Wood floors noted with damage in one or more locations.
• Floor tile was noted to be damaged in one or more locations.

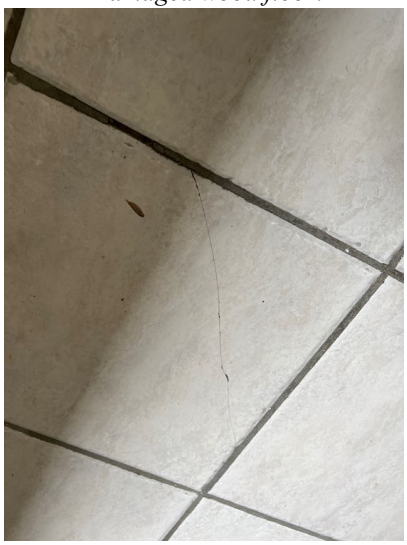
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Moisture stain on ceiling.

Damaged wood floor.

Damaged floor tile.



Damaged floor tile.

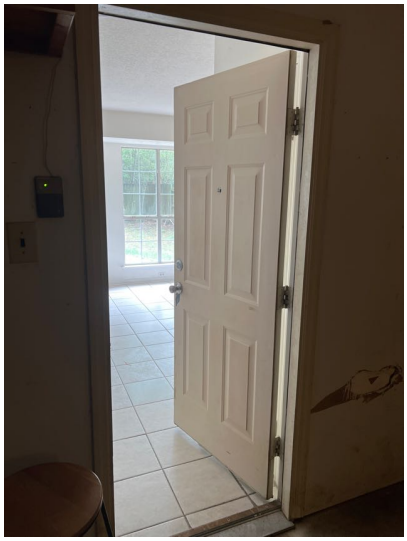
☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:

- The garage entry door was not equipped with a self closing device.
- Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep
- One or more interior doors noted with damage
- One or more interior doors were missing.

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

I	NI	NP	D



The garage entry door was not equipped with a self closing device.

Garage door noted with Damaged weatherstripping

Bedroom door noted with damage

Utility room folding door not installed correctly

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

I	NI	NP	D

Back door noted with damaged door knob

Master bedroom closet door missing

☑ ☐ ☐ ☑ **H. Windows**

Window Types:
• Windows are made of aluminum

Comments:

• One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.

• Several windows noted with damage

Windows missing screens.

Windows missing screens.

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

I	NI	NP	D

Windows missing screens.

Windows missing screens.

Several windows noted with damage

Several windows noted with damage

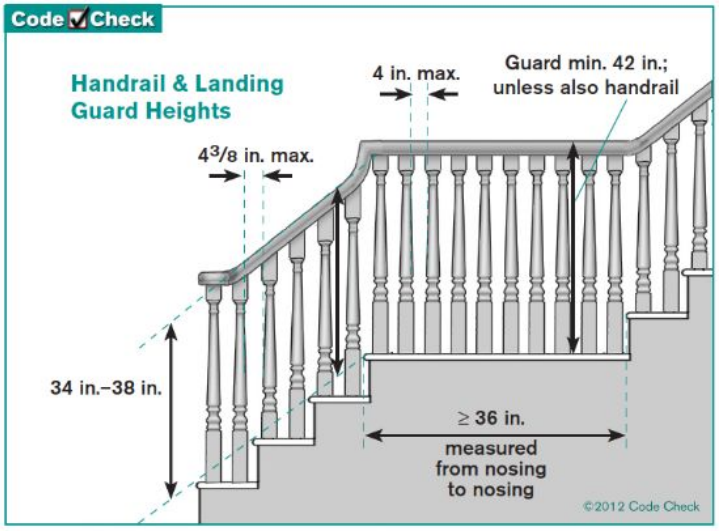
☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

- The stairway handrail has been installed too low. Stairway handrails are required to be installed between 34" and 38" above stair treads.

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

I	NI	NP	D



The stairway handrail has been installed too low. Stairway handrails are required to be installed between 34" and 38" above stair treads.

☑ ☐ ☐ ☑ J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the family room
Types:
• Fireplace appears to be a natural gas operated chamber
Comments:
• The gas fireplace damper was missing a damper clamp at time of inspection.

Picture of fireplace.

Fireplace chimney

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

I	NI	NP	D

Fireplace chimney cap

Fireplace damper missing damper clamp.

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

Commets:

☐ ☑ ☑ ☐ **L. Other**

Materials:
Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Panel Locations:
- The electrical service panel is located on the exterior right side of house.

Materials and Amp Rating:
- Copper wiring
- 150 amp

Comments:
- Service entrance wiring is underground
- White neutral wires are required, by the National Electric Code (NEC), to be installed on a grounding bus in service panel one wire per screw or lug. Two or more white neutral wires under the same screw or lug, per NEC, can become loose over time from thermal expansion and contraction. Loose connections can cause arcing, overheating, and fires.
- Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the installation requirement.
- The aluminum service conductors in electrical panel missing anti-oxidant grease.

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

I	NI	NP	D

Electric meter.

Electric meter.

Picture of electrical service panel.

Electrical service panel brand name.

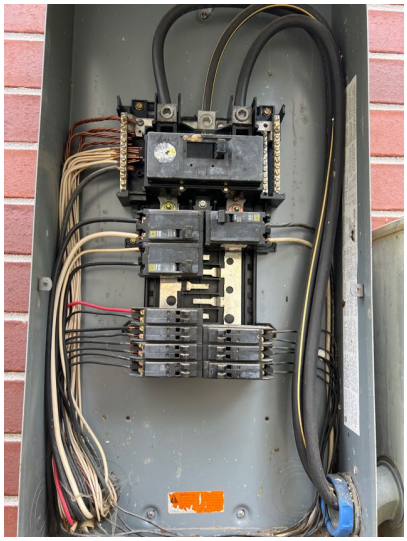
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Picture of electrical service panel.

Main breaker.

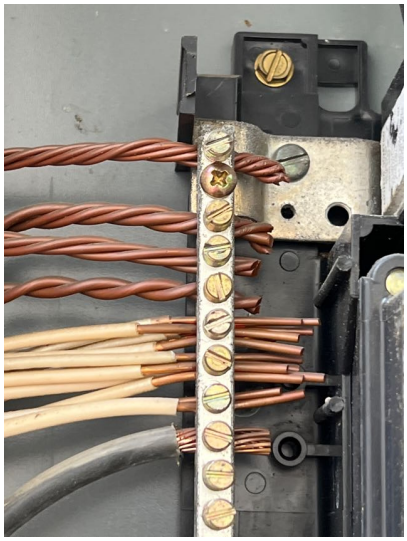
Picture of breakers



Picture of electrical service panel.

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

I	NI	NP	D



Double tapped neutral wires. More than one wire installed under one lug on bus bar.

Aluminum service conductors missing anti-oxident grease.

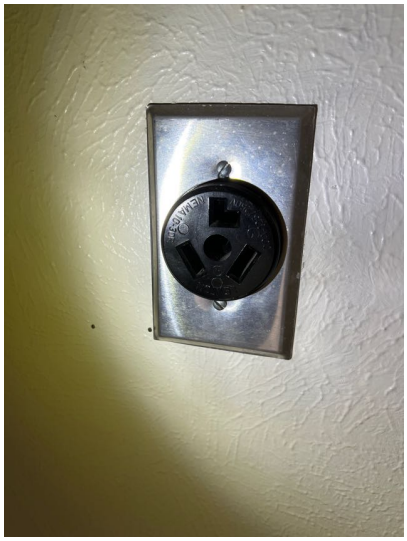
Thermal imaging camera used to detect over heating electrical components. No issues.

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

Type of Wiring:
• Copper wiring
Comments:
• Female dryer outlet is the old three prong receptacle and should be exchanged for a four prong double grounded receptacle.
• One or more light fixtures/bulbs were inoperable at the time of the inspection
• One or more ceiling fans were not working at time of inspection.

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

I	NI	NP	D



Female dryer outlet is the old three prong receptacle and should be exchanged for a four prong double grounded receptacle.

Light fixture not working

Ceiling fan not working

☐ ☑ ☑ ☐ **C. Other**

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

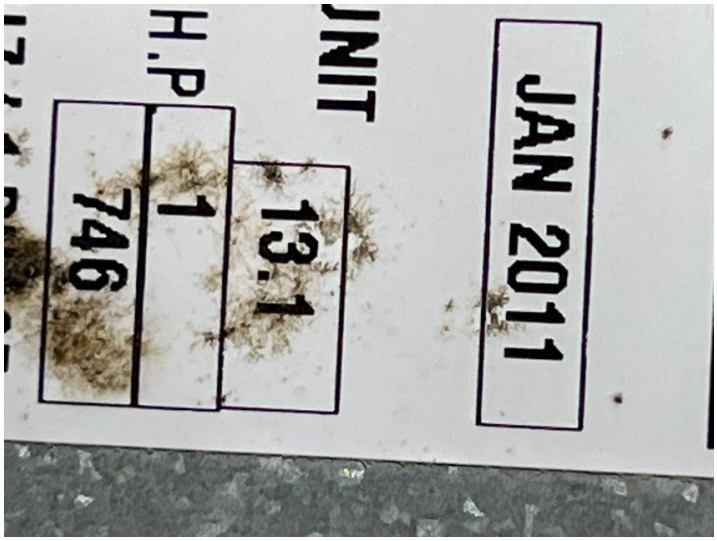
Type of Systems:
• Gas fired forced hot air
Energy Sources:
• The furnace is gas powered
Comments:
• Number of Heating Units (1)
• Brand name: BRYANT
• Manufacture Date 2011
• The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected.

Picture of Furnace

Furnace brand name

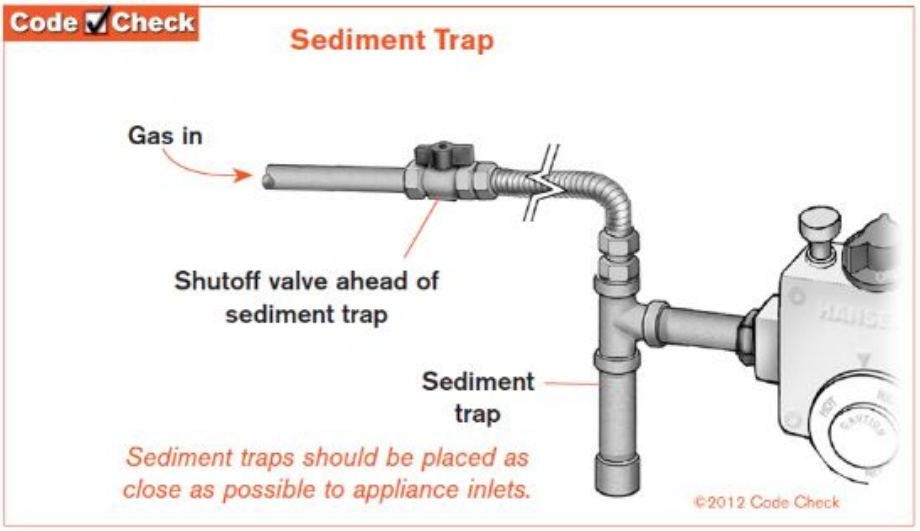
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Furnace Data Tag

Gas Piping missing sediment trap.



✔ ✔ ☐ ☐ B. Cooling Equipment

Type of Systems:
Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: BRYANT
- AC Unit #1 Manufacture Date: 2011

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

I	NI	NP	D

AC condensing unit.

AC Condensing unit brand name

AC condensing unit data tag.

Temperature of AC condensing unit at time of inspection

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

Comments:

☐ ☑ ☑ ☐ **D. Other**

Comments:

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

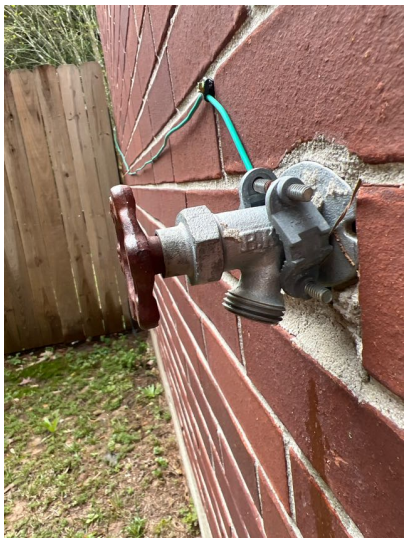
I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Front yard Left side close to street
Location of Main Water Supply Valve:
• At Meter.
Comments:
• Type of Supply Piping Material: Copper
• One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
• One or more of the exterior hose bibs {faucets} was observed to be leaking
• One or more commode(s) noted with constant water leaking into bowl from tank after flush cycle.

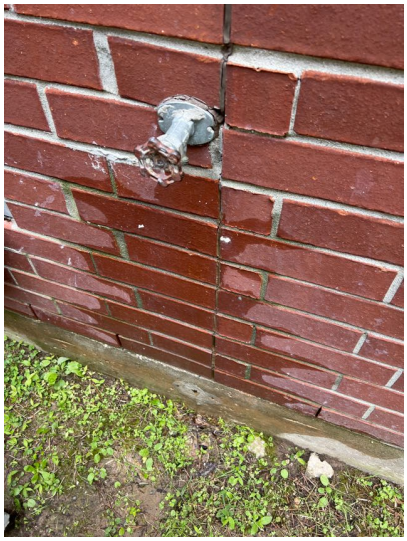
Hosebib missing anti-siphon device.



Hosebib missing anti-siphon device.

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

I	NI	NP	D



One or more of the exterior hose bibs {faucets} was observed to be leaking

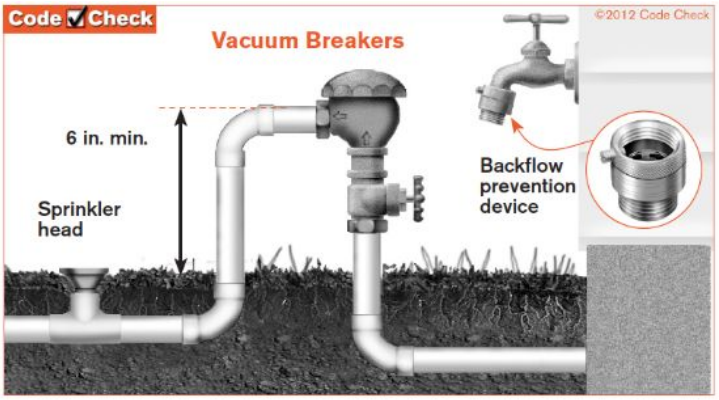
One or more commode(s) noted with constant water leaking into bowl from tank after flush cycle.

Water pressure.

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

I	NI	NP	D

Water meter.



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

Comments:

- Type of Drain Piping Material: PVC
- One or more of the drains appeared to drain slow

Downstairs half bathroom vanity noted with stopped drain

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

I	NI	NP	D

☑ ☐ ☐ ☐ C. Water Heating Equipment

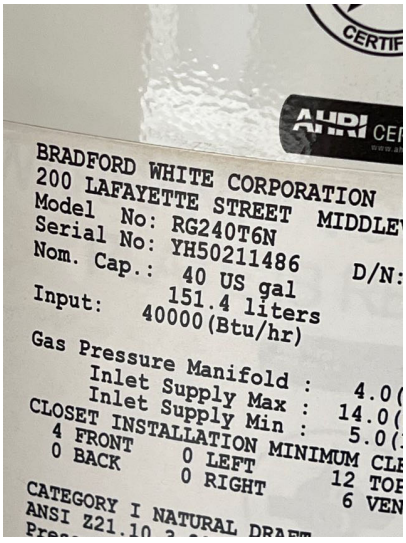
Energy Source:
- Water heater is natural gas
- Water heater is located in the garage

Capacity:
- Unit is 40 gallons

Comments:
- Water heater #1 Brand name: BRADFORD WHITE
- Water heater #1 manufacturer date: 2022

Picture of water heater

Water heater brand name



Water heater data tag

☐ ☑ ☑ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D

☑ ☐ ☐ ☐ E. Gas Distribution Systems and Gas Appliances

Type of Gas Distribution Piping Material:
• Black Carbon Steel Pipe
Location of Gas Meter:
• Right Side of House
Comments:

Gas meter

☐ ☑ ☑ ☐ F. Other

Materials:
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ A. Dishwashers

Comments:

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

I	NI	NP	D

Dishwasher

☑ ☐ ☐ ☐ B. Food Waste Disposers

Comments:
• Operational and functional at the time of the inspection

☑ ☐ ☐ ☑ C. Range Hood and Exhaust Systems

Comments:
• The vent hood light was not working at time of inspection.

The vent hood light was not working at time of inspection.

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

I	NI	NP	D

☑ ☐ ☐ ☑ D. Ranges, Cooktops, and Ovens

Comments:
• ********** FREE STANDING OVEN **********
• Oven(s): Electric
• Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.
• Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door

Electric range cooktop in operation

Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door

☑ ☐ ☐ ☐ E. Microwave Ovens

Comments:
• The microwave was found to be performing at the time of the inspection. Note: No microwave leak detection and/or output testing was done during this inspection period

☑ ☐ ☐ ☑ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• One or more bathroom exhaust fans noted with excessive noise and or vibration.

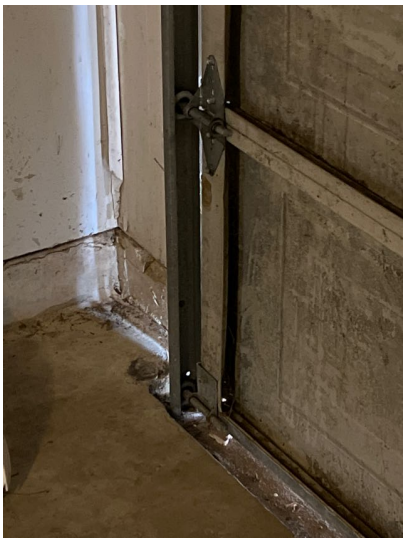
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Bathroom exhaust fan noted with excessive noise.

☑ ☐ ☐ ☑ G. Garage Door Operators

Door Type:
• One {16'} steel panel door
Comments:
• The garage door opener auto reverse sensors were missing at time of inspection.



The garage door opener auto reverse sensors were missing at time of inspection.

☑ ☐ ☐ ☐ H. Dryer Exhaust Systems

Comments:

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

I	NI	NP	D

Dryer vent

☐ ☑ ☑ ☐ **I. Other**

Observations:

VI. OPTIONAL SYSTEMS

☐ ☑ ☑ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☑ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:

☐ ☑ ☐ ☐ **C. Outbuildings**

Materials:
Comments:

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

I	NI	NP	D

Storage shed

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: B	Grading and Drainage	• One or more gutter downspout (s) are discharging too close to foundation. • Low soil observed at one or more sides of the structure and recommend additional backfill.
Page 7 Item: D	Roof Structure and Attics	• There is no insulation installed on the attic access cover as required by current standards.
Page 8 Item: E	Walls (Interior and Exterior)	• The siding was noted with damage in one or more locations. • Home fascia boards were damaged in one or more places • One, or more interior and or garage walls was noted with damaged drywall.
Page 9 Item: F	Ceilings and Floors	• Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed. • Wood floors noted with damage in one or more locations. • Floor tile was noted to be damaged in one or more locations.
Page 10 Item: G	Doors (Interior and Exterior)	• The garage entry door was not equipped with a self closing device. • Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep • One or more interior doors noted with damage • One or more interior doors were missing.
Page 12 Item: H	Windows	• One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed. • Several windows noted with damage
Page 13 Item: I	Stairways (Interior and Exterior)	• The stairway handrail has been installed too low. Stairway handrails are required to be installed between 34" and 38" above stair treads.
Page 14 Item: J	Fireplaces and Chimneys	• The gas fireplace damper was missing a damper clamp at time of inspection.
ELECTRICAL SYSTEMS		
Page 15 Item: A	Service Entrance and Panels	• Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the installation requirement. • The aluminum service conductors in electrical panel missing anti-oxidant grease.
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Female dryer outlet is the old three prong receptacle and should be exchanged for a four prong double grounded receptacle. • One or more light fixtures/bulbs were inoperable at the time of the inspection • One or more ceiling fans were not working at time of inspection.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 20 Item: A	Heating Equipment	• The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected.
PLUMBING SYSTEMS		
Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	• One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system • One or more of the exterior hose bibs {faucets} was observed to be leaking • One or more commode(s) noted with constant water leaking into bowl from tank after flush cycle.
Page 25 Item: B	Drains, Wastes, and Vents	• One or more of the drains appeared to drain slow
APPLIANCES		
Page 28 Item: C	Range Hood and Exhaust Systems	• The vent hood light was not working at time of inspection.
Page 29 Item: D	Ranges, Cooktops, and Ovens	• Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
Page 29 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	• One or more bathroom exhaust fans noted with excessive noise and or vibration.
Page 30 Item: G	Garage Door Operators	• The garage door opener auto reverse sensors were missing at time of inspection.