



Serving the Greater Houston Area
finninspections@gmail.com
832-370-8993



15531 Pensgate Street
Houston, TX 77062

Report Prepared for:
Wojciech Kic

Finn Home Inspection Services PLLC

7826 Crystal Moon Drive
Houston, TX 77040

Phone 832-370-8993
finninspections@gmail.com

TREC 22112/TPCL0774686/CCA0769619

INVOICE

SOLD TO: Wojciech Kic TX

INVOICE NUMBER	20230426-01
INVOICE DATE	04/26/2023
LOCATION	15531 Pensgate Street
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$400.00	\$400.00
	SUBTOTAL	\$400.00
	TAX	\$0.00
	TOTAL	\$400.00
	BALANCE DUE	\$400.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Wojciech Kic

Name of Client

04/26/2023

Date of Inspection

15531 Pensgate Street, Houston, TX 77062

Address of Inspected Property

Dean Finn

Name of Inspector

22112/TPCL0774686/CCA0769619

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Throughout this report the terms "right" and "left" are used to describe the home as viewed while facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Texas Real Estate Commission Standards Of Practice.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. Finn Home Inspection Services PLLC assumes no responsibility for the use or misinterpretation by third parties.

House faces: East

Weather Conditions: 74 degrees, Cloudy

Gas was locked out at the meter by the utility company.



There was a black substance near or under multiple plumbing fixtures. Determining the reason or nature of this condition is outside the scope of a home inspection.



Wood to ground contact is a conducive condition for termites.



Heavy foliage is a conducive condition for Termites.



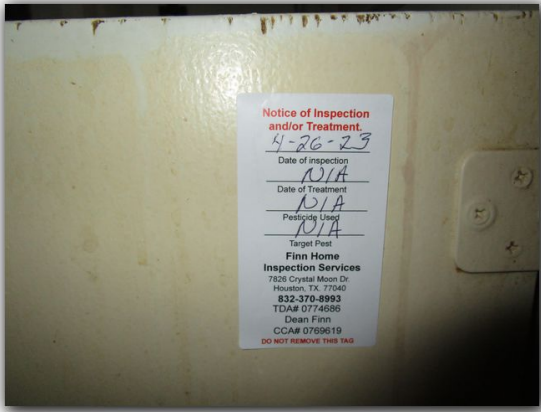
Excessive moisture is a conducive condition for termites.



High soil is a conducive condition for Termites.



Current WDI inspection notice under kitchen sink.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab On Ground

Comments:

Multiple areas of the foundation were not visible due to high soil and/or heavy foliage.



Multiple cracks in garage floor. Did not detect any displacement. Recommend these be monitored.



Observed uneven flooring in multiple areas.



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Mature tree within 10 ft of foundation.



Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.



Specific limitations for grading and drainage.

The inspector is not required to:

- 1) Inspect flatwork or detention/retention ponds. Except as related to slope and drainage.
- 2) Determine area hydrology or the presence underground water.
- 3) Determine the efficiency or operation of underground or surface drainage systems.

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B. Grading and Drainage

Comments:

Soil levels were noted to be high in multiple areas. Soil levels against the face of the foundation promotes water penetration of the structure and insect infestation. It is generally accepted that a brick veneer house should have about 4 to 6 inches of clearance.



Negative drainage observed in multiple areas.



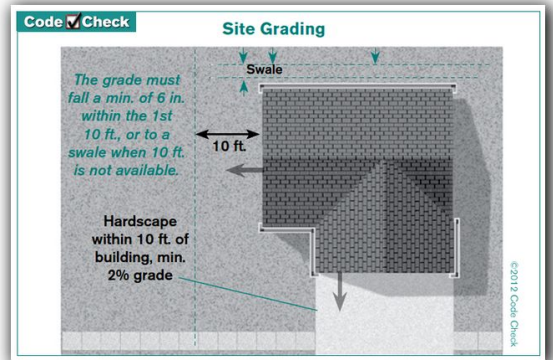
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Gutters should be cleaned for proper drainage.



Rain gutters should drain minimum of 6' from the foundation (splash diverters needed).



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The inspector is not required to:

- 1) Inspect flatwork or detention/retention ponds. Except as related to slope and drainage.
- 2) Determine area hydrology or the presence underground water.
- 3) Determine the efficiency or operation of underground or surface drainage systems.

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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Camera on Pole

Comments:

Recommend a roofing professional to evaluate.

Shingles are damaged and worn in multiple areas. Roof should be considered to be in the end of its useful life.



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Uneven roof decking was observed in the rear of the house.



Drip edge and flashing's were loose, rusted and/or showed evidence of prior water penetration underneath the installation.



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I	NI	NP	D
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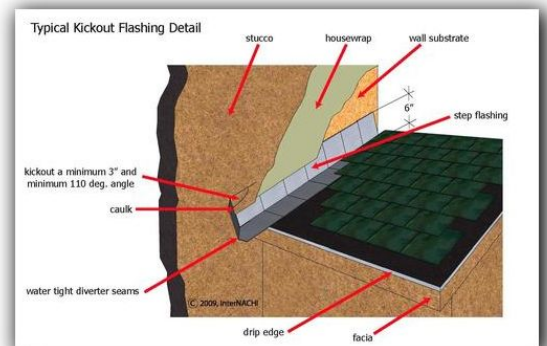
D=Deficient

I NI NP D

Gutters had granules indicating some de-granulation of shingles.



Where the roof terminates at siding there should be kick-out flashing to direct water away from the wall.



Unsealed nail penetrations were observed at flashing's and/or ridge shingles. Unsealed nail heads can allow water to penetrate past the roof covering over time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.



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I	NI	NP	D
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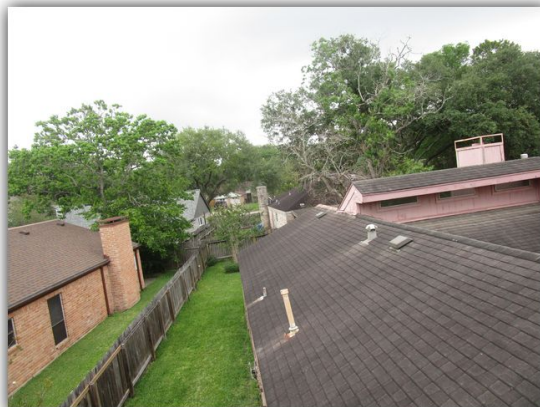
Multiple vent flashing's are rusted. Recommend these be painted with a rust inhibiting paint.



Satellite dishes are not flashed under the shingles as is desirable with all roofing and flashing. If the equipment is no longer in use it should be removed because it is reliant on sealant not leak, which will eventually fail.



Misc.



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I	NI	NP	D
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I	NI	NP	D
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Specific limitations for roof covering.

The inspector is not required to:

- 1) Determine the remaining life expectancy of the roof covering.
- 2) Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof.
- 3) Determine the number of layers of roof covering material.
- 4) Identify latent hail damage.
- 5) Provide an exhaustive list of locations of water penetrations or previous repairs.

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Some areas had less than 4" of insulation. It is recommended to have a minimum of 8" to 10".



Comments:

Attic had limited access and multiple sections were not visible.

Light was visible from the outside in multiple locations.



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Evidence of prior water penetration in multiple locations.



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Batt insulation had fallen down from vertical attic walls. Recommend this be replace.



Misc.



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I	NI	NP	D
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Specific limitations for roof structure and attic.

The inspector is not required to:

- 1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.
- 2) Operate powered ventilators.
- 3) Provide an exhaustive list of locations of water penetrations.

E. Walls (Interior and Exterior)

Comments:

Multiple exterior boards and trim have water damage, deteriorated bare wood, and assorted other damage.



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Evidence of excessive moisture in multiple areas. And siding should be cleaned to prevent deterioration.



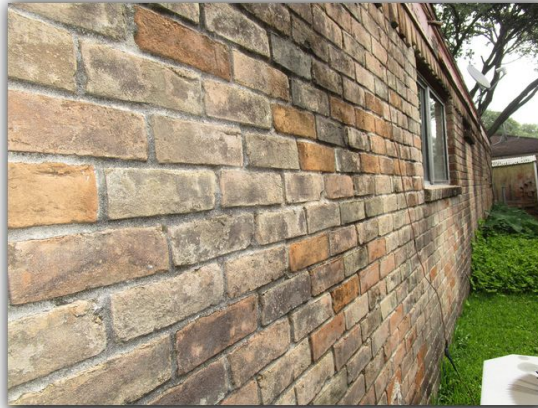
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I	NI	NP	D
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Expansion joint in brick veneer needs to be re-caulked.



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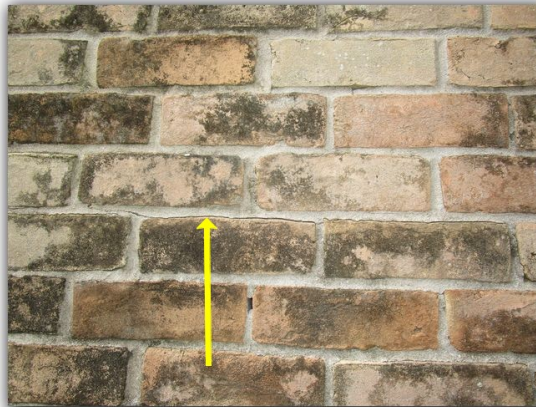
D=Deficient

I	NI	NP	D
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Areas around openings should be sealed to prevent moisture or insect intrusion.



Settlement cracks in exterior brick walls.



Recommend vegetation be kept away from the exterior walls. These hold moisture to the walls and can cause damage to the finish.



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Multiple cabinets were missing parts and/or damaged.



Specific limitations for interior walls, doors, ceilings, and floors.

The inspector is not required to:

1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.

2) Provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

1) Report the condition or presents of awnings, shutters, security devices, or systems.

2) Determine the cosmetic condition of paints, stains, or other surface coatings.

3) Operate a lock if the key is not available.

F. Ceilings and Floors

Comments:

Sheet rock is missing/damaged in ceiling of garage. The garage must be separated from the living area of the structure by a fire break that includes the ceiling of the garage.



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Multiple areas showed evidence of prior water penetration and at least 2, appear active based on moisture readings.



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Observed uneven flooring in multiple areas.



Specific limitations for interior walls, doors, ceilings, and floors.

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- 1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
- 2) Provide an exhaustive list of locations of water penetrations.

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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

Doors between the house and an attached garage should have self closing hinges.

Doors between house and garage rated 20 minute or 1 3/8" solid core or honeycomb core steel.



Overhead garage door has multiple dents/damage in panels.



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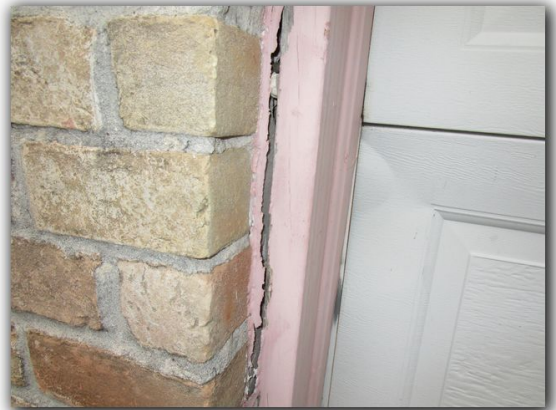
D=Deficient

I	NI	NP	D
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Overhead garage door was not flush to the frame and was missing weather stripping at the bottom.



Overhead garage door frame shows evidence of prior water penetration and should be sealed to the bricks.



Multiple doors would not latch, were damaged, and/or were missing hardware.



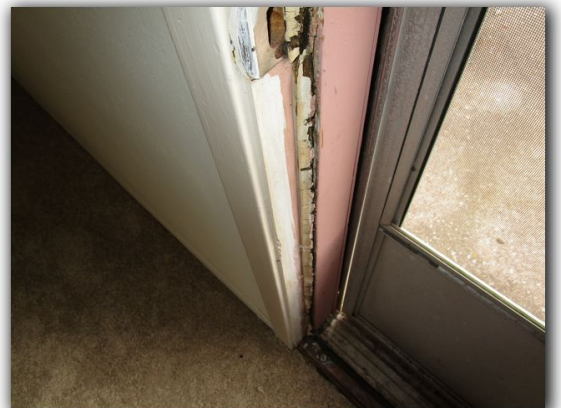
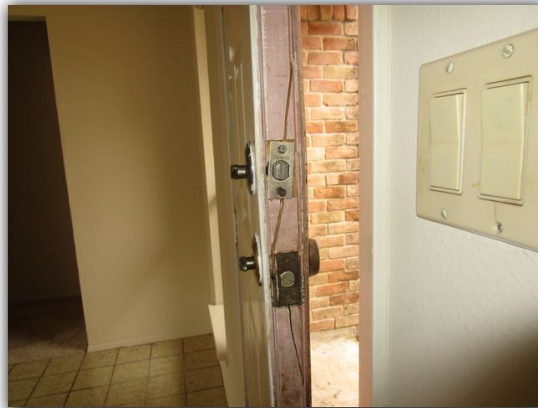
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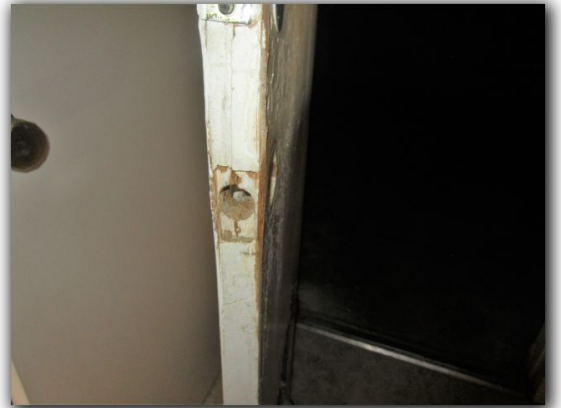
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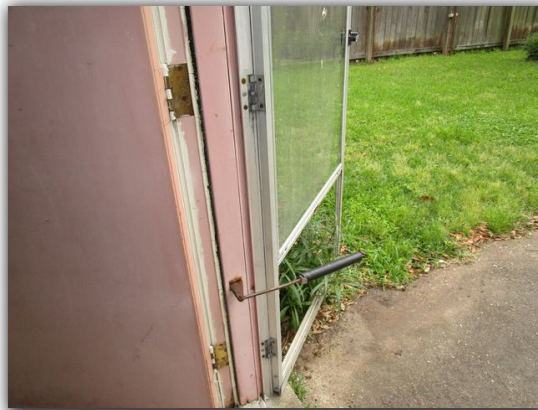
NP=Not Present

D=Deficient

I	NI	NP	D
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Rear screen door was damaged and nonfunctional.



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I	NI	NP	D
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Multiple doors were missing door stops.



Specific limitations for interior walls, doors, ceilings, and floors.

The inspector is not required to:

1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.

2) Provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

1) Report the condition or presents of awnings, shutters, security devices, or systems.

2) Determine the cosmetic condition of paints, stains, or other surface coatings.

3) Operate a lock if the key is not available.

H. Windows

Comments:

Multiple windows have missing and/or torn screens.



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Multiple windows need re-caulking to brick.



Some windows needed lintels repainted.



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Multiple windows sills show evidence of prior water penetration. Although tested sills were within tolerance. Some had moisture levels at the higher end of the range.



Damage to pane in dining room window.



Specific limitations for exterior and interior glazing.

The inspector is not required to:

- 1) Exhaustively observe insulated windows for evidence of broken seals.
- 2) Exhaustively observe glazing for identifying labels.
- 3) Identify specific locations of damage.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

Gas was locked out at the meter by the utility company. Visual inspection of components only.



It is a gas fireplace and it did not have a damper block.



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Missing chimney cap, no exclusion devise.



Metal chimney cap needs to be painted with a heat resistant rust inhibiting paint.



Misc.



Specific limitations for fireplace and chimney.

The inspector is not required to:

- 1) Verify the integrity of the flue.
- 2) Perform a chimney smoke test.
- 2) Determine adequacy of the draft.

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K. Porches, Balconies, Decks, and Carports

Comments:

Driveway has multiple cracks.



Front sidewalk/walkway had cracking resulting in possible tripping hazards.



Shrinkage crack in porches. Shrinkage cracks are nonstructural.



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I NI NP D

Specific limitations for porches, balconies, and carports.

The inspector is not required to:

- 1) Exhaustively measure the porch, balcony, deck, or attached carport components.
- 2) Enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

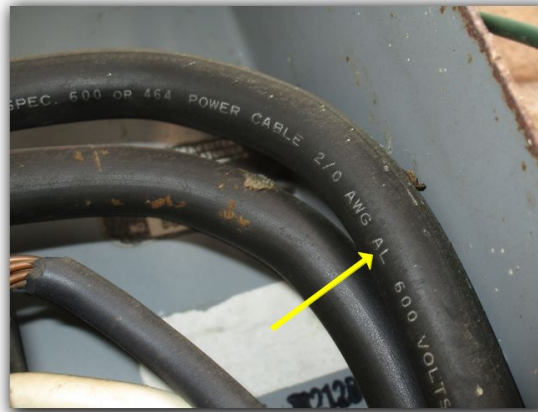
L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Wire Type: Aluminum, and an anti-oxidant coating was not present.



Comments:

Zinsco breaker panels are known to not trip in the presence of an over-current or short circuit condition. Due to the type of aluminum used, Zinsco breakers also can melt and fuse to the bus bar. Replacement is recommended.



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Unable to locate a grounding rod or supplemental grounding source.



Rust on connections can cause poor contact and should be removed.



Meter box should be secured and meter box and breaker box should be sealed to the exterior wall on the top and sides to prevent water penetration.



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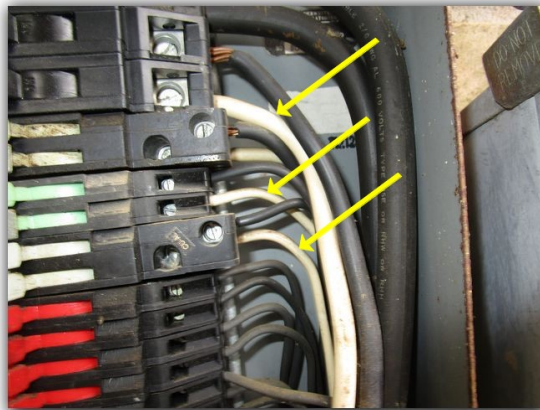
Service box has rust.



Dead front not secure, missing screws.



White wires used as hot wires should be marked with black tape or black marks to identify them as hot wires.



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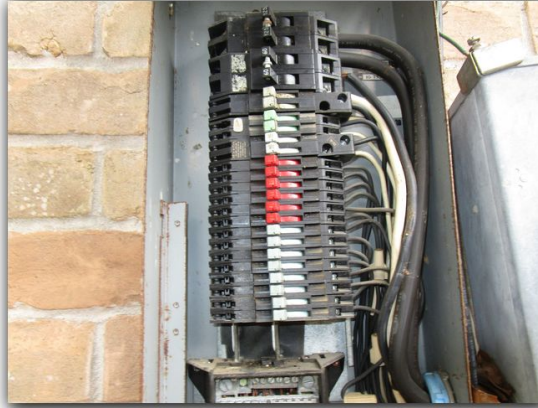
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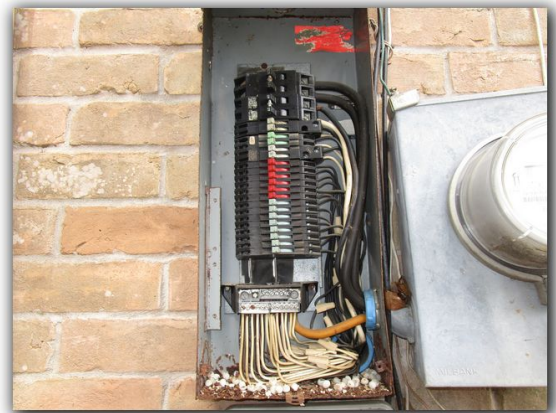
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Did not observe any AFCI (Arc Fault Circuit Interrupt) devices installed, as required by current building standards.



Misc.



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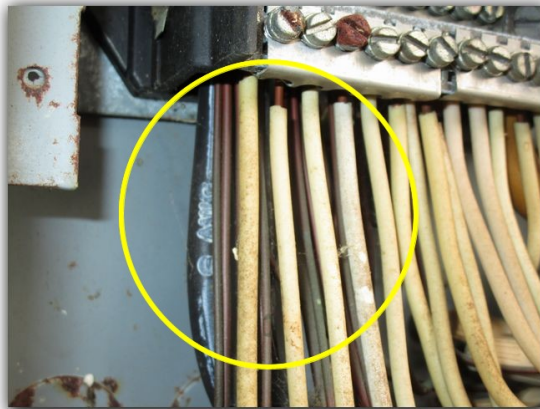
Specific limitations for service entrance and panels.

The inspector is not required to:

- 1) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.
- 2) Test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.
- 3) Report the lack of arc-fault interrupter protection when the circuits are in conduit.
- 4) Conduct voltage drop calculations.
- 5) Determine the accuracy of over current device labeling.
- 6) Remove covers where hazardous as judged by the inspector.
- 7) Verify the effectiveness if over current devices.
- 8) Operate over current devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper



Comments:

Carbon Monoxide detectors are required outside sleeping areas in new dwellings with fuel fired appliances or with attached garages. Not Present

Smoke detectors should be in each bedroom and on each floor and interconnected. Not Present

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GFCI outlets were missing in multiple locations. These should be in all bathrooms, kitchens, garages and outdoors.



Outlet on front porch had no power.



Weather proof covers are required on exterior outlets.



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Outlet in hallway bathroom would not accept plugs.



220 Outlet in laundry closet was loose.



Multiple fixtures/lights were missing and/or nonfunctional.



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I=Inspected

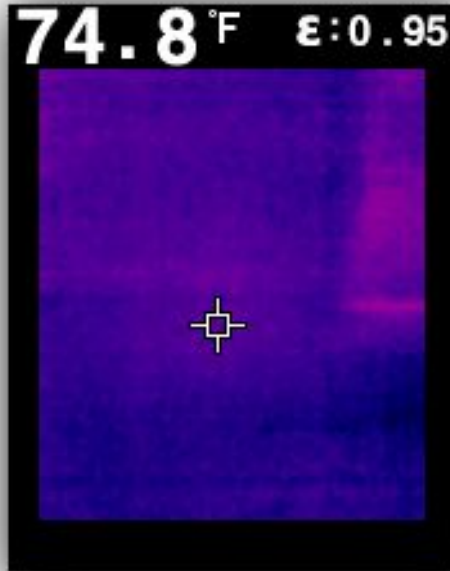
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Did not detect abnormal heat signatures in outlets or switches.



Doorbell was present and operational.



Specific limitations for branch circuits, connected devices, and fixtures.

The inspector is not required to:

- 1) Inspect low voltage wiring.
- 2) Disassemble mechanical appliances.
- 3) Verify the effectiveness of smoke alarms.
- 4) Verify inter connectivity of smoke alarms.
- 5) Activate smoke alarms that are being actively monitored or require the use of codes.
- 6) Verify that smoke alarms are suitable for the hearing-impaired.

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

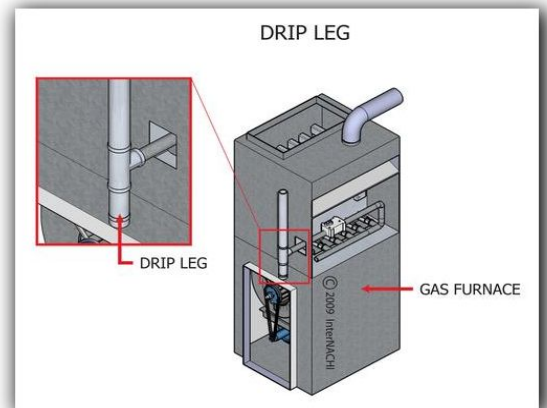
Energy Sources: Gas

Comments:

Gas was locked out at the meter by the utility company. Visual inspection of components only.



No drip leg/sediment trap before gas entrance into unit.



I=Inspected

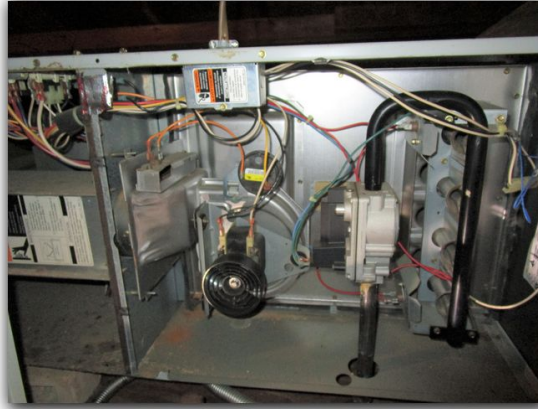
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

1) Program digital thermostats or controls.

2) **Inspect:**

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

C) The integrity of the heat exchanger.

5) **Determine:**

A) Sizing, efficiency, or adequacy of the system.

B) Uniformity of the supply of conditioned air to the various parts of the structure.

C) Types of materials contained in insulation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

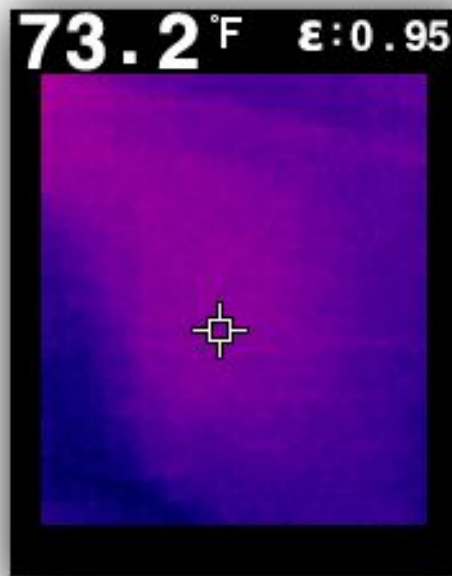
B. Cooling Equipment

Type of Systems: Central/Mfg. Date: March 2003, Unit is 20 years old. Average life span for these units is 12-15 years. Replacement in the near future should be expected.

Comments:

Recommend evaluation and repair by a HVAC professional.

14 to 21 degree differential between intake and exchange allowed in Texas. Recorded only an 11 degree difference (73 to 62).



The fins of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.



I=Inspected

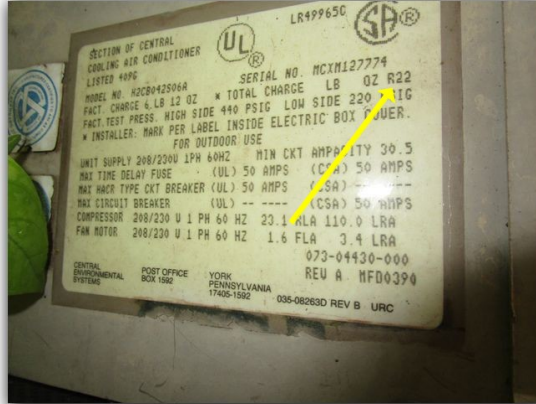
NI=Not Inspected

NP=Not Present

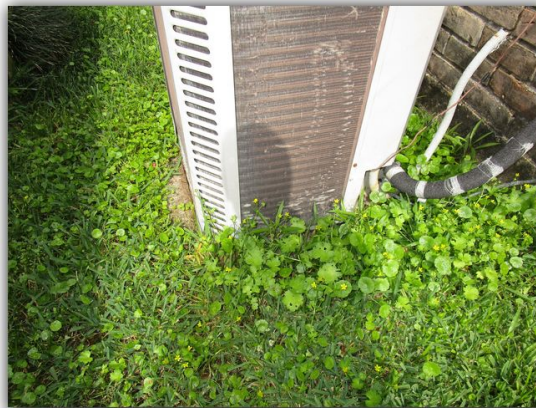
D=Deficient

I NI NP D

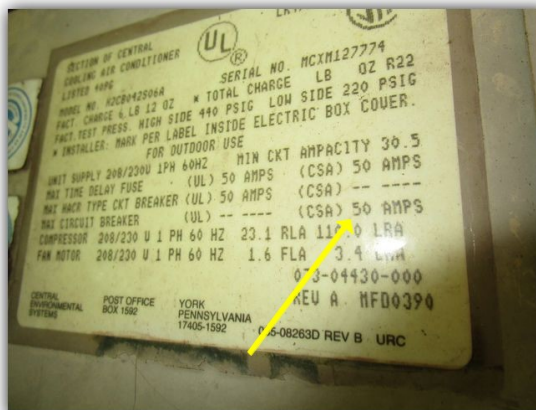
Note that unit uses R22 refrigerant. This type refrigerant is no longer being produced and is in the process of being phased out.



Condenser should be on a pad elevated 3 inches above the grade.



Unable to determine if unit was on correct size breaker as the service box was not labeled.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommend a float type cut off switch be installed on emergency drain pan.



Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

1) Program digital thermostats or controls.

2) **Inspect:**

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C) The integrity of the heat exchanger.

5) **Determine:**

A) Sizing, efficiency, or adequacy of the system.

B) Uniformity of the supply of conditioned air to the various parts of the structure.

C) Types of materials contained in insulation.

C. Duct Systems, Chases, and Vents

Comments:

Torn/worn protective cover over duct insulation.



Ducts not supported above attic floor. This is common for a house of this age and is an as built condition.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

1) Program digital thermostats or controls.

2) **Inspect:**

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

C) The integrity of the heat exchanger.

5) **Determine:**

A) Sizing, efficiency, or adequacy of the system.

B) Uniformity of the supply of conditioned air to the various parts of the structure.

C) Types of materials contained in insulation.

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front right corner



Location of main water supply valve: Right Exterior Wall



Static water pressure reading: 64 PSI



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of supply piping material: Copper and Galvanized Pipe - Galvanized pipe rusts from the interior, can develop pin hole leaks, and can restrict flow causing low pressure.



Comments:

Anti-siphon devices missing. These devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply.



A dark foreign material was observed in the water when the primary bathtub was tested.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Water pipes in attics should be insulated.



Both toilets were nonfunctional.



Water was leaking from both exterior faucets and left was missing the control handle.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Damage to the finish of multiple fixtures.



Kitchen sink fixtures were loose.



No water at bar sink.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Specific limitations for plumbing systems.

The inspector is not required to:

- 1) Operate any main, branch, or shut-off valves.
- 2) Operate or inspect sump pumps or waste ejector pumps.

3) Inspect:

- A) Any system that has been winterized, shut down or other wise secured.
- B) 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.
- C) The inaccessible gas supply system for leaks.
- D) Sewer clean-outs.
- E) The presence or operation of private sewage disposal systems.

4) Determine:

- A) Quality, potability, or volume of the water supply.
- B) Effectiveness of back flow or anti-siphon devices.

5) Verify:

- A) The functionality of clothes washing drains or floor drains.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Recommend a plumber to correct.

Slow drain at multiple fixtures..



Multiple fixtures were missing drain stops.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Areas under multiple fixtures showed evidence of prior water penetration.



Specific limitations for plumbing systems.

The inspector is not required to:

- 1) Operate any main, branch, or shut-off valves.
- 2) Operate or inspect sump pumps or waste ejector pumps.

3) Inspect:

- A) Any system that has been winterized, shut down or other wise secured.
- B) 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.
- C) The inaccessible gas supply system for leaks.
- D) Sewer clean-outs.
- E) The presence or operation of private sewage disposal systems.

4) Determine:

- A) Quality, potability, or volume of the water supply.
- B) Effectiveness of back flow or anti-siphon devices.

5) Verify:

- A) The functionality of clothes washing drains or floor drains.

I=Inspected

NI=Not Inspected

NP=Not Present

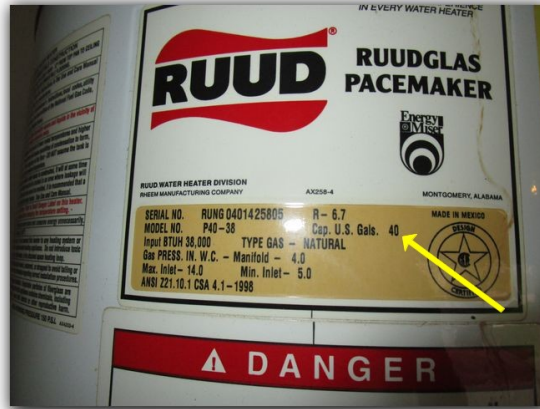
D=Deficient

I NI NP D

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon/Mfg. Date April 2001, Unit was 22 years old. Average life expectancy for these items is generally 12-15 years. Replacement in the near future should be expected.



Comments:

Gas was locked out by gas company. Unable to test gas water heater. Visual inspection of components only.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

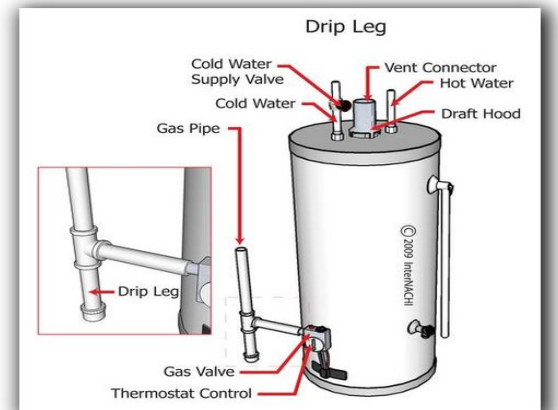
Water heaters installed directly in front of where a vehicle pulls up should be protected by a metal post or bollard.



Missing dielectric union connectors on water line. Excessive corrosion was observed.



No drip leg/sediment trap before gas entrance to unit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rust on burners and in the burn chamber.



Misc.



Specific limitations for water heaters.

The inspector is not required to:

- 1) Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes.
- 2) Operate the temperature and pressure relief valve if the operation of the valve may, in the inspectors reasonable judgment, cause damage to persons or property.
- 3) Determine the efficiency or adequacy of the unit.

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances
Location of gas meter: Rear Exterior Wall



Type of gas distribution piping material: Galvanized and Black Steel



Comments:
Unable to locate a bonding wire on the gas pipe.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific limitations for plumbing systems.

The inspector is not required to:

1) Operate any main, branch, or shut-off valves.

2) Operate or inspect sump pumps or waste ejector pumps.

3) **Inspect:**

A) Any system that has been winterized, shut down or other wise secured.

B) 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.

C) The inaccessible gas supply system for leaks.

D) Sewer clean-outs.

E) The presence or operation of private sewage disposal systems.

4) **Determine:**

A) Quality, potability, or volume of the water supply.

B) Effectiveness of back flow or anti-siphon devices.

5) **Verify:**

A) The functionality of clothes washing drains or floor drains.

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher was nonfunctional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Racks were rusting through the plastic coating.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

B. Food Waste Disposers

Comments:

Recommend unit be replaced.

Unit was nonfunctional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Unit was rusted and leaking from the bottom.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

C. Range Hood and Exhaust Systems

Comments:

Hood vent and lights were nonfunctional.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

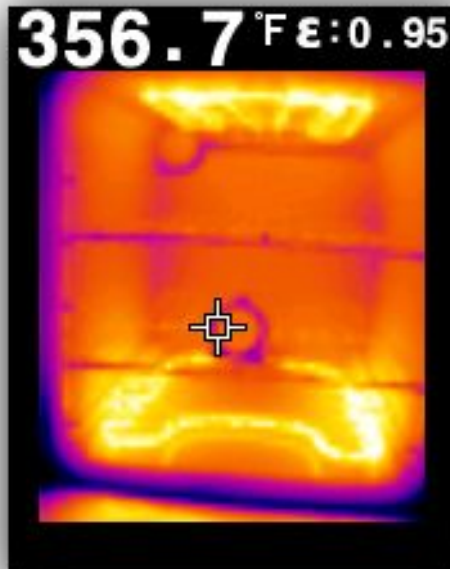
Comments:

Rust was on the interior finish of both ovens.



Ovens are within the required 25 degrees plus or minus when set at 350 as required by TREC standards.

Upper Oven Temperature



I=Inspected

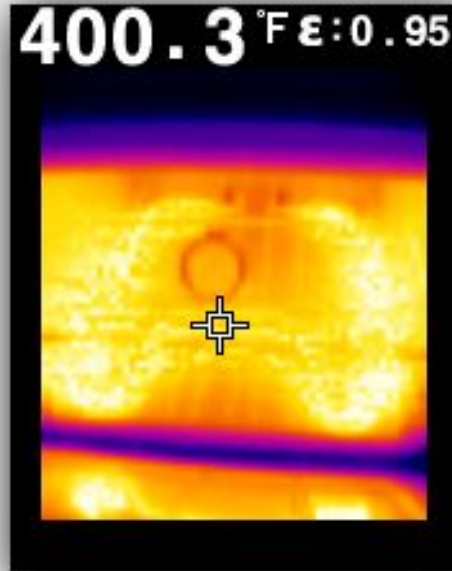
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Lower Oven Temperature Exceeded Allowable Range:



Damaged controls and panel on cooktop.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

E. Microwave Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Both units were nonfunctional.



Mechanical exhaust systems and bathroom heaters.

The inspector shall report as Deficient:

- 1) inoperative units;
- 2) deficiencies in performance or mounting;
- 3) missing or damaged components;
- 4) ducts that do not terminate outside the building; and
- 5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

-

G. Garage Door Operators

Comments:

Unit was disabled.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage door operators.

The inspector shall report as Deficient:

- 1) inoperative units;
- 2) deficiencies in performance or mounting;
- 3) missing or damaged components;
- 4) installed photoelectric sensors located more than six inches above the garage floor;
- 5) door locks or side ropes that have not been removed or disabled.

H. Dryer Exhaust Systems

Comments:

No exclusion device was present at the dryer vent termination.



Dryer exhaust systems.

The inspector shall report as Deficient:

- 1) missing or damaged components;
- 2) the absence of a dryer exhaust system when provisions are present for a dryer;
- 3) ducts that do not terminate to the outside of the building;
- 4) screened terminations;
- 5) ducts that are not made of metal with a smooth interior finish.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Construction Types

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

E. Private Sewage Disposal Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Summary

ADDITIONAL INFO PROVIDED BY INSPECTOR

- ◆ Gas was locked out at the meter by the utility company.
- ◆ There was a black substance near or under multiple plumbing fixtures. Determining the reason or nature of this condition is outside the scope of a home inspection.
- ◆ Wood to ground contact is a conducive condition for termites.
- ◆ Heavy foliage is a conducive condition for Termites.
- ◆ Excessive moisture is a conducive condition for termites.
- ◆ High soil is a conducive condition for Termites.

FOUNDATIONS

- ◆ Multiple areas of the foundation were not visible due to high soil and/or heavy foliage.
- ◆ Multiple cracks in garage floor. Did not detect any displacement. Recommend these be monitored.
- ◆ Observed uneven flooring in multiple areas.
- ◆ Mature tree within 10 ft of foundation.

GRADING AND DRAINAGE

- ◆ Soil levels were noted to be high in multiple areas. Soil levels against the face of the foundation promotes water penetration of the structure and insect infestation. It is generally accepted that a brick veneer house should have about 4 to 6 inches of clearance.
- ◆ Negative drainage observed in multiple areas.
- ◆ Gutters should be cleaned for proper drainage.
- ◆ Rain gutters should drain minimum of 6' from the foundation (splash diverters needed).

ROOF COVERING MATERIALS

- ◆ Recommend a roofing professional to evaluate.
- ◆ Shingles are damaged and worn in multiple areas. Roof should be considered to be in the end of its useful life.
- ◆ Uneven roof decking was observed in the rear of the house.
- ◆ Drip edge and flashing's were loose, rusted and/or showed evidence of prior water penetration underneath the installation.
- ◆ Gutters had granules indicating some de-granulation of shingles.
- ◆ Where the roof terminates at siding there should be kick-out flashing to direct water away from the wall.
- ◆ Unsealed nail penetrations were observed at flashing's and/or ridge shingles. Unsealed nail heads can allow water to penetrate past the roof covering over time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

- ◆ Multiple vent flashing's are rusted. Recommend these be painted with a rust inhibiting paint.
- ◆ Satellite dishes are not flashed under the shingles as is desirable with all roofing and flashing. If the equipment is no longer in use it should be removed because it is reliant on sealant not leak, which will eventually fail.

ROOF STRUCTURES AND ATTICS

- ◆ Some areas had less than 4" of insulation. It is recommended to have a minimum of 8" to 10".
- ◆ Attic had limited access and multiple sections were not visible.
- ◆ Light was visible from the outside in multiple locations.
- ◆ Evidence of prior water penetration in multiple locations.
- ◆ Batt insulation had fallen down from vertical attic walls. Recommend this be replaced.

WALLS (INTERIOR AND EXTERIOR)

- ◆ Multiple exterior boards and trim have water damage, deteriorated bare wood, and assorted other damage.
- ◆ Evidence of excessive moisture in multiple areas. And siding should be cleaned to prevent deterioration.
- ◆ Expansion joint in brick veneer needs to be re-caulked.
- ◆ Areas around openings should be sealed to prevent moisture or insect intrusion.
- ◆ Settlement cracks in exterior brick walls.
- ◆ Recommend vegetation be kept away from the exterior walls. These hold moisture to the walls and can cause damage to the finish.
- ◆ Multiple cabinets were missing parts and/or damaged.

CEILINGS AND FLOORS

- ◆ Sheet rock is missing/damaged in ceiling of garage. The garage must be separated from the living area of the structure by a fire break that includes the ceiling of the garage.
- ◆ Multiple areas showed evidence of prior water penetration and at least 2, appear active based on moisture readings.
- ◆ Observed uneven flooring in multiple areas.

DOORS (INTERIOR AND EXTERIOR)

- ◆ Doors between the house and an attached garage should have self closing hinges.
- ◆ Doors between house and garage rated 20 minute or 1 3/8" solid core or honeycomb core steel.

- ◆ Overhead garage door has multiple dents/damage in panels.
- ◆ Overhead garage door was not flush to the frame and was missing weather stripping at the bottom.
- ◆ Overhead garage door frame shows evidence of prior water penetration and should be sealed to the bricks.
- ◆ Multiple doors would not latch, were damaged, and/or were missing hardware.
- ◆ Rear screen door was damaged and nonfunctional.
- ◆ Multiple doors were missing door stops.

WINDOWS

- ◆ Multiple windows have missing and/or torn screens.
- ◆ Multiple windows need re-caulking to brick.
- ◆ Some windows needed lintels repainted.
- ◆ Multiple windows sills show evidence of prior water penetration. Although tested sills were within tolerance. Some had moisture levels at the higher end of the range.
- ◆ Damage to pane in dining room window.

FIREPLACES AND CHIMNEYS

- ◆ Gas was locked out at the meter by the utility company. Visual inspection of components only.
- ◆ It is a gas fireplace and it did not have a damper block.
- ◆ Missing chimney cap, no exclusion devise.
- ◆ Metal chimney cap needs to be painted with a heat resistant rust inhibiting paint.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- ◆ Driveway has multiple cracks.
- ◆ Front sidewalk/walkway had cracking resulting in possible tripping hazards.
- ◆ Shrinkage crack in porches. Shrinkage cracks are nonstructural.

SERVICE ENTRANCE AND PANELS

- ◆ *Service Wire Type:* Aluminum, and an anti-oxidant coating was not present.
- ◆ Zinsco breaker panels are known to not trip in the presence of an over-current or short circuit condition. Due to the type of aluminum used, Zinsco breakers also can melt and fuse to the bus bar. Replacement is recommended.
- ◆ Unable to locate a grounding rod or supplemental grounding source.
- ◆ Rust on connections can cause poor contact and should be removed.
- ◆ Meter box should be secured and meter box and breaker box should be sealed to the exterior wall on the top and sides to prevent water penetration.
- ◆ Service box has rust.
- ◆ Dead front not secure, missing screws.
- ◆ White wires used as hot wires should be marked with black tape or black marks to identify them as hot wires.

- ◆ Did not observe any AFCI (Arc Fault Circuit Interrupt) devices installed, as required by current building standards.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ Carbon Monoxide detectors are required outside sleeping areas in new dwellings with fuel fired appliances or with attached garages. Not Present
- ◆ Smoke detectors should be in each bedroom and on each floor and interconnected. Not Present
- ◆ GFCI outlets were missing in multiple locations. These should be in all bathrooms, kitchens, garages and outdoors.
- ◆ Outlet on front porch had no power.
- ◆ Weather proof covers are required on exterior outlets.
- ◆ Outlet in hallway bathroom would not accept plugs.
- ◆ 220 Outlet in laundry closet was loose.
- ◆ Multiple fixtures/lights were missing and/or nonfunctional.

HEATING EQUIPMENT

- ◆ Gas was locked out at the meter by the utility company. Visual inspection of components only.
- ◆ No drip leg/sediment trap before gas entrance into unit.

COOLING EQUIPMENT

- ◆ Unit is 20 years old. Average life span for these units is 12-15 years. Replacement in the near future should be expected.
- ◆ Recommend evaluation and repair by a HVAC professional.
- ◆ 14 to 21 degree differential between intake and exchange allowed in Texas. Recorded only an 11 degree difference (73 to 62).
- ◆ The fins of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.
- ◆ Note that unit uses R22 refrigerant. This type refrigerant is no longer being produced and is in the process of being phased out.
- ◆ Condenser should be on a pad elevated 3 inches above the grade.
- ◆ Unable to determine if unit was on correct size breaker as the service box was not labeled.
- ◆ Recommend a float type cut off switch be installed on emergency drain pan.

DUCT SYSTEMS, CHASES, AND VENTS

- ◆ Torn/worn protective cover over duct insulation.
- ◆ Ducts not supported above attic floor. This is common for a house of this age and is an as built condition.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ◆ Galvanized pipe rusts from the interior, can develop pin hole leaks, and can restrict flow causing low pressure.
- ◆ Anti-siphon devices missing. These devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply.
- ◆ A dark foreign material was observed in the water when the primary bathtub was tested.
- ◆ Water pipes in attics should be insulated.
- ◆ Both toilets were nonfunctional.
- ◆ Water was leaking from both exterior faucets and left was missing the control handle.
- ◆ Damage to the finish of multiple fixtures.
- ◆ Kitchen sink fixtures were loose.
- ◆ No water at bar sink.

DRAINS, WASTES, AND VENTS

- ◆ Recommend a plumber to correct.
- ◆ Slow drain at multiple fixtures.
- ◆ Multiple fixtures were missing drain stops.
- ◆ Areas under multiple fixtures showed evidence of prior water penetration.

WATER HEATING EQUIPMENT

- ◆ Unit was 22 years old. Average life expectancy for these items is generally 12-15 years. Replacement in the near future should be expected.
- ◆ Gas was locked out by gas company. Unable to test gas water heater. Visual inspection of components only.
- ◆ Water heaters installed directly in front of where a vehicle pulls up should to be protected by a metal post or bollard.
- ◆ Missing dielectric union connectors on water line. Excessive corrosion was observed.
- ◆ No drip leg/sediment trap before gas entrance to unit.
- ◆ Rust on burners and in the burn chamber.

GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- ◆ Unable to locate a bonding wire on the gas pipe.

DISHWASHERS

- ◆ Dishwasher was nonfunctional.
- ◆ Racks were rusting through the plastic coating.

FOOD WASTE DISPOSERS

- ◆ Recommend unit be replaced.
- ◆ Unit was nonfunctional.
- ◆ Unit was rusted and leaking from the bottom.

RANGE HOOD AND EXHAUST SYSTEMS

- ◆ Hood vent and lights were nonfunctional.

RANGES, COOKTOPS, AND OVENS

- ◆ Rust was on the interior finish of both ovens.
- ◆ Ovens are within the required 25 degrees plus or minus when set at 350 as required by TREC standards.
- ◆ Lower Oven Temperature Exceeded Allowable Range
- ◆ Damaged controls and panel on cooktop.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- ◆ Both units were nonfunctional.

GARAGE DOOR OPERATORS

- ◆ Unit was disabled.

DRYER EXHAUST SYSTEMS

- ◆ No exclusion device was present at the dryer vent termination.