

Duke's Home Inspections, PLLC

Property Inspection Report



121 Coral Ct, Conroe, TX 77304
Inspection prepared for: Marianne Bergfield
Real Estate Agent: Sherry Fulton - Coldwell Banker United, Willis

Date of Inspection: 7/6/2023 Time: 10:00 AM
Age of Home: 1991 Size: 2421
Weather: Sunny and 84 degrees.
Home faces East.
Pre inspection.
Home was furnished.
Agent present.

Inspector: James Duke
TREC #21718

Email: dukesinspections@yahoo.com



PROPERTY INSPECTION REPORT FORM

Marianne Bergfield

Name of Client

7/6/2023

Date of Inspection

121 Coral Ct, Conroe, TX 77304

Address of Inspected Property

James Duke

Name of Inspector

TREC #21718

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 (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

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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 licensees 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.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

- Slab foundation
- Comments:
 - In the inspectors opinion the foundation was performing as intended. If buyer has any concerns they should have a professional home leveler further evaluate it.

B. Grading and Drainage

- Comments:
 - Satisfactory at time of inspection.

C. Roof Covering Materials

- Asphalt composition shingles noted.
- Viewed roofing system from the ground.
- Comments:
 - Recommend all nails,penetrations,flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality,installation and maintenance. Metal roofs tend to have { 25-35} year life.
 - Inspector could not access the roof due to either roofing material damage,rainy weather, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level and or eve with ladder. Also with homes being so close together is makes it hard to see ares of the roofing systems. If buyer has any concerns they should have a professional roofer further evaluate the system.
 - Repairs noted.
 - Flashing is rusty and should be painted.
 - Damaged or missing shingles were noticed.
 - Some moss covered areas were observed on the roof from possible shade bearing tree branches which may promote acidity and shorten shingle life.

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I	NI	NP	D
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Some moss covered areas were observed on the roof from possible shade bearing tree branches which may promote acidity and shorten shingle life.



Flashing is rusty and should be painted.



Repairs noted.



Damaged or missing shingles were noticed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

- Interior of the attic
 - Blown-in insulation was noted at 10" plus
- Comments:
- Evidence of past or present leaks, dry at time of the inspection.

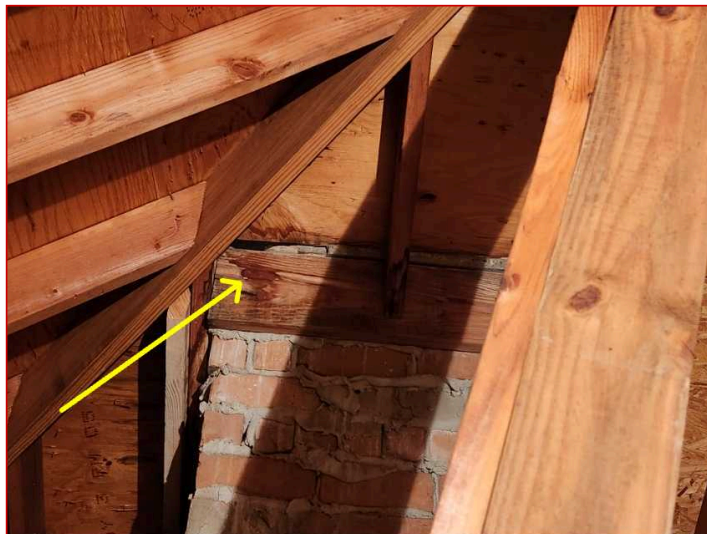
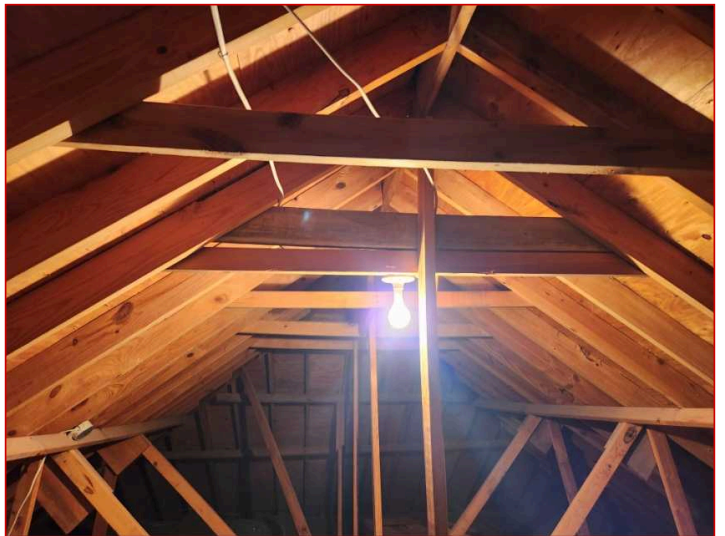
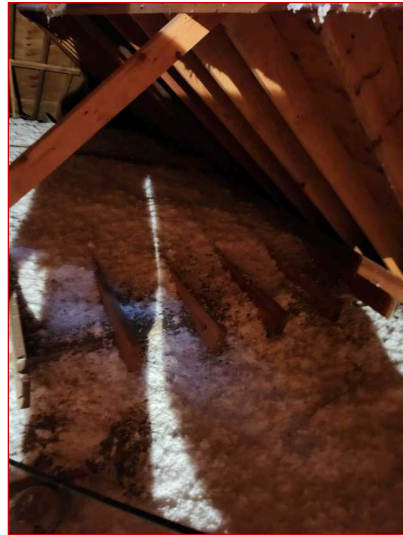
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Evidence of past or present leaks, dry at time of the inspection.

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E. Walls (Interior and Exterior)

- Exterior brick veneer and/or structural walls noted

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance)
- Bushes should be trimmed back.
- Caulking needed at one or more places around the home/building. This is common maintenance.
- Retaining wall was leaning and is in need of repairs.



Bushes should be trimmed back.



Retaining wall was leaning and is in need of repairs.



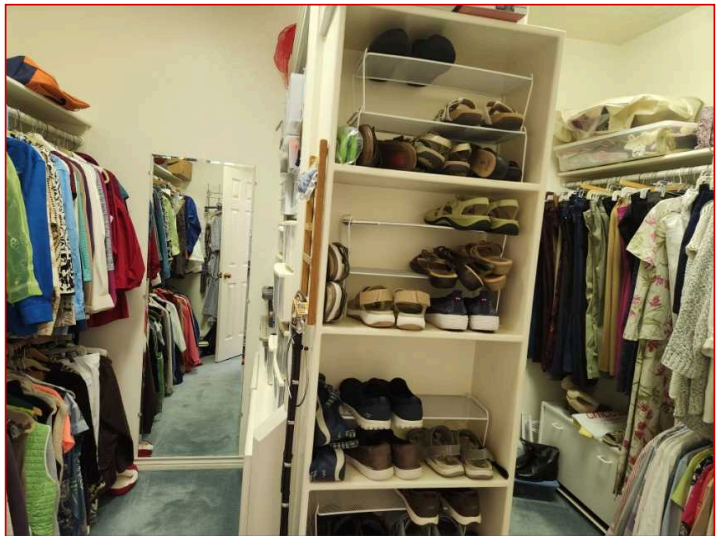
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*Caulking needed at one or more places around the home/building.
This is common maintenance.*



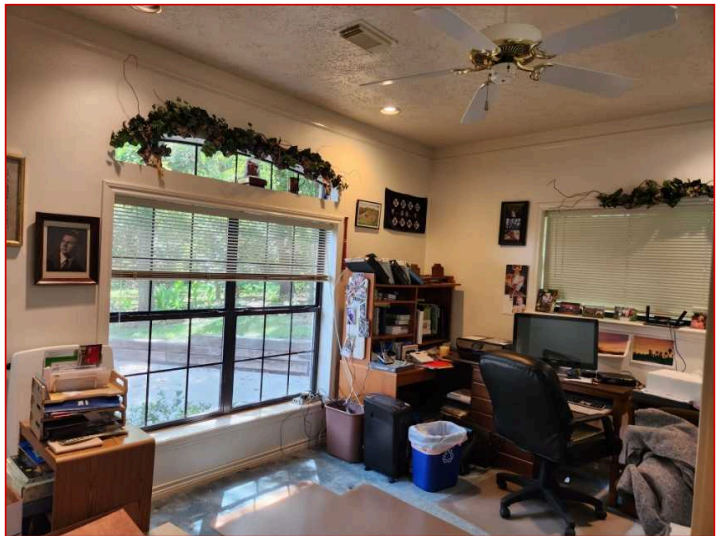
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F. Ceilings and Floors

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas
- Floors are cover with wood

Comments:

- Satisfactory at time of inspection

G. Doors (Interior and Exterior)

Comments:

- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.



H. Windows

- Windows are made of aluminum

Comments:

- Window screens were observed to be damaged or missing.
- Cracked and/or broken glass was observed on one or more windows.
- Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.
- Broken latch(s)

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I	NI	NP	D
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Window screens were observed to be damaged or missing.



Broken latch(s)



Cracked and/or broken glass was observed on one or more windows.



Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.

I. Stairways (Interior and Exterior)

Comments:

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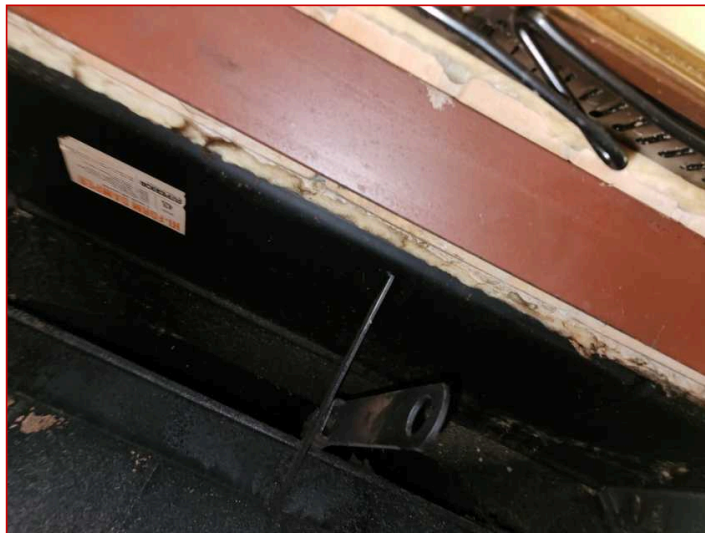
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J. Fireplaces and Chimneys

- Living room
 - Wood burning and or gas
- Comments:
- Chimney cap and or rain cap is rusty



Chimney cap and or rain cap is rusty



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

- Comments:
- Wood to ground contact

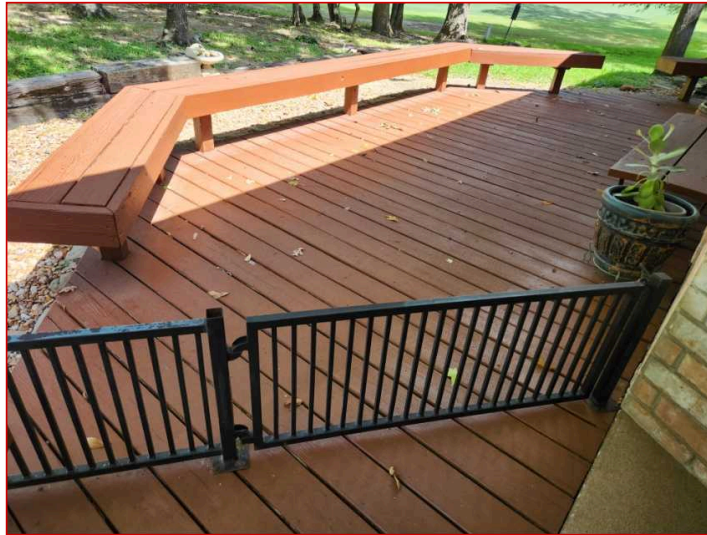
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Wood to ground contact

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Panel is located in the garage.

- 200 amp service.

Comments:

- **Panel should be labeled.**

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I	NI	NP	D
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Panel should be labeled.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

- Copper wiring

Comments:

- Recommend **GFCI** protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.
- GFCI receptacles not working.
- Open ground(s) noticed at one or more locations around the home.
- One or more ceiling fans were in bad condition.
- Light cover missing in guest bathroom.

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I	NI	NP	D
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Open ground(s) noticed at one or more locations around the home.



One or more ceiling fans were in bad condition.



Light cover missing in guest bathroom.

C. Other

Comments:

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Central forced air furnace
- The furnace is gas powered

Comments:

- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed.

- **The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.**



The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.

B. Cooling Equipment

- Central forced air furnace

Comments:

- Satisfactory at the time of inspection
- As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on many mechanical device is virtually impossible.

- **Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater**

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Supply temp 56.8 degrees.



Return temp 73.4 degrees.

C. Duct Systems, Chases, and Vents

Comments:
 • Satisfactory at time of inspection

D. Other

Comments:

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

- Front of structure

- At the meter

Comments:

- Home was supplied with pex.
- Home was supplied with copper.
- Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- Faucets are out dated and need replaced
- Hot and cold water lines are reversed
- Master bathtub faucet was leaking.



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Master bathtub faucet was leaking.



Hot and cold water lines are reversed



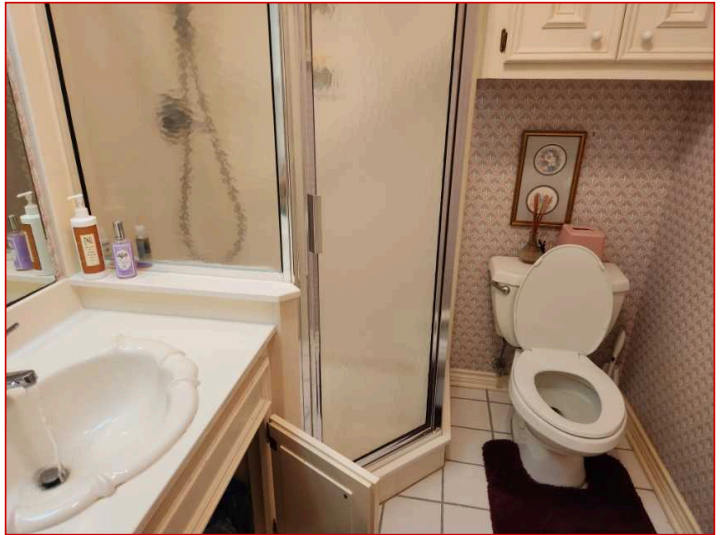
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B. Drains, Wastes, and Vents

Comments:

- Plastic Drain pipes were present.
- Metal drain pipes were seen.
- Satisfactory. No issues were noted at time of inspection

C. Water Heating Equipment

- Water heater is gas fired
- Water heater is a tankless unit
- Located in the attic

Comments:

- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance.
- No sediment trap on gas line.
- Drain pan was rusty.

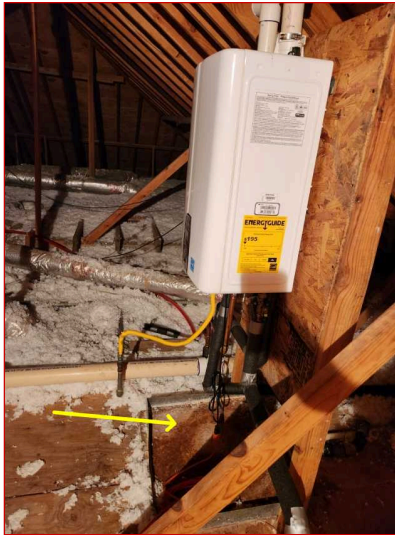
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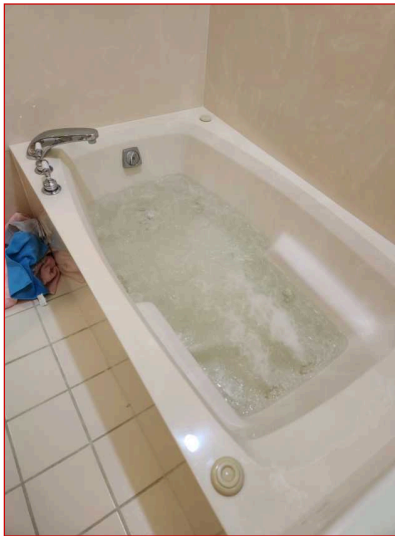
Drain pan was rusty.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

- Satisfactory at the time of the inspection.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Gas Distribution and Gas Appliances

- Natural gas supplies the home.

- East side of the home.

Comments:

- Black pipe.
- Plug missing at end of gas line in attic.

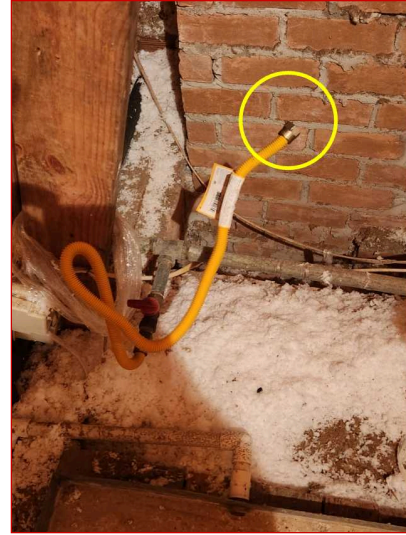
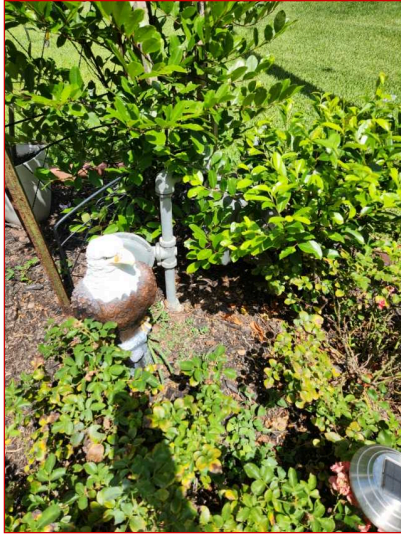
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Plug missing at end of gas line in attic.

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- Dishwasher was operational at the time of inspection.



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I	NI	NP	D
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B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

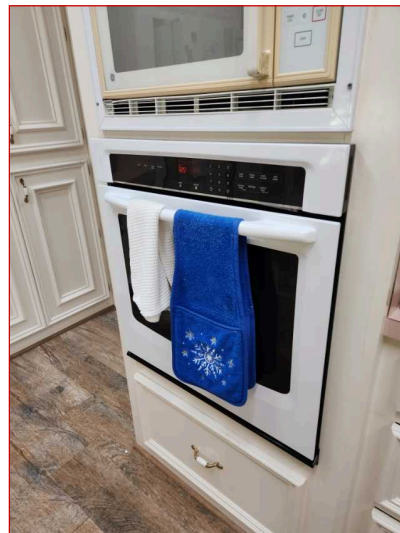
- The range venting system was functional at the time of the inspection



D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Oven(s) was functional at the time of the inspection



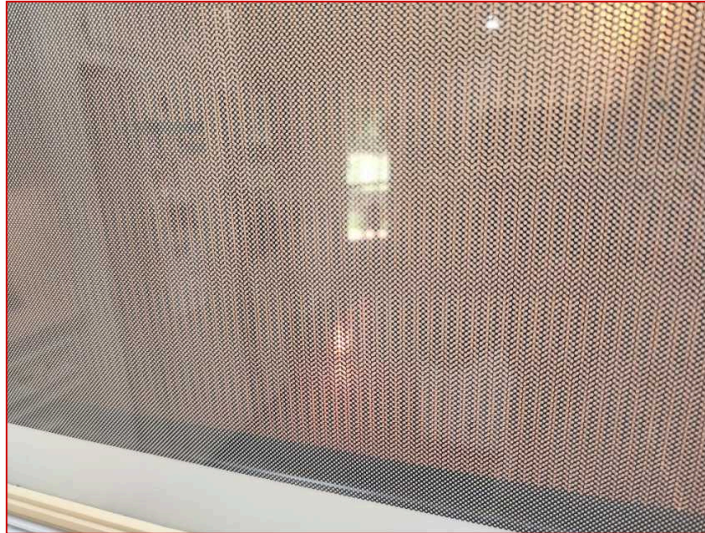
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E. Microwave Ovens

Comments:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

- Two doors were noted
- Steel door(s)

Comments:

- No garage door openers present at time of the inspection.
- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years
- The garage door sensors should be installed within {6"} of the finished floor

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I	NI	NP	D
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The garage door sensors should be installed within {6"} of the finished floor

H. Dryer Exhaust Systems

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- The dryer vent has either a damaged and/or missing exterior cover

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I	NI	NP	D
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The dryer vent has either a damaged and/or missing exterior cover

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Observations:

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventors
- Sprinkler system appeared functional and was tested in the manual setting only

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The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventors

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

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal Systems

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Observations:

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Flashing is rusty and should be painted. • Damaged or missing shingles were noticed. • Some moss covered areas were observed on the roof from possible shade bearing tree branches which may promote acidity and shorten shingle life.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Evidence of past or present leaks, dry at time of the inspection.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Bushes should be trimmed back. • Caulking needed at one or more places around the home/building. This is common maintenance. • Retaining wall was leaning and is in need of repairs.
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.
Page 11 Item: H	Windows	<ul style="list-style-type: none"> • Window screens were observed to be damaged or missing. • Cracked and/or broken glass was observed on one or more windows. • Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods. • Broken latch(s)
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Chimney cap and or rain cap is rusty
Page 13 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Wood to ground contact

ELECTRICAL SYSTEMS

Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Panel should be labeled.
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Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Recommend GFCI protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors. • GFCI receptacles not working. • Open ground(s) noticed at one or more locations around the home. • One or more ceiling fans were in bad condition. • Light cover missing in guest bathroom.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 17 Item: A	Heating Equipment	<ul style="list-style-type: none"> • The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.
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PLUMBING SYSTEMS

Page 19 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Hot and cold water lines are reversed • Master bathtub faucet was leaking.
Page 21 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • No sediment trap on gas line. • Drain pan was rusty.
Page 22 Item: E	Gas Distribution and Gas Appliances	<ul style="list-style-type: none"> • Plug missing at end of gas line in attic.

APPLIANCES

Page 25 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door sensors should be installed within {6"} of the finished floor
Page 26 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • The dryer vent has either a damaged and/or missing exterior cover