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Associate Member of Houston Association of Realtors

18603 Canyon Cove Dr.

Crosby, TX 77532

Prepared for: Emmalee Webster

Date: 07/12/2023

Table of Contents

<u>TOC</u>	2
<u>Additional Info Provided By Inspector</u>	3
<u>Structural Systems</u>	8
<u>Foundations</u>	8
<u>Grading and Drainage</u>	9
<u>Roof Covering Materials</u>	10
<u>Roof Structures and Attics</u>	14
<u>Walls (Interior and Exterior)</u>	16
<u>Ceilings and Floors</u>	20
<u>Doors (Interior and Exterior)</u>	22
<u>Windows</u>	25
<u>Stairways (Interior and Exterior)</u>	27
<u>Fireplaces and Chimneys</u>	27
<u>Porches, Balconies, Decks, and Carports</u>	27
<u>Other</u>	28
<u>Electrical Systems</u>	28
<u>Service Entrance and Panels</u>	28
<u>Branch Circuits, Connected Devices, and Fixtures</u>	31
<u>Heating, Ventilation and Air Conditioning Systems</u>	34
<u>Heating Equipment</u>	34
<u>Cooling Equipment</u>	35
<u>Duct Systems, Chases, and Vents</u>	37
<u>Plumbing Systems</u>	38
<u>Plumbing Supply, Distribution Systems and Fixtures</u>	38
<u>Drains, Wastes, and Vents</u>	40
<u>Water Heating Equipment</u>	41
<u>Hydro-Massage Therapy Equipment</u>	41
<u>Gas Distribution Systems and Gas Appliances</u>	42
<u>Other</u>	42
<u>Appliances</u>	42
<u>Dishwashers</u>	42
<u>Food Waste Disposers</u>	42
<u>Range Hood and Exhaust Systems</u>	43
<u>Ranges, Cooktops, and Ovens</u>	43
<u>Microwave Ovens</u>	44
<u>Mechanical Exhaust Vents and Bathroom Heaters</u>	44
<u>Garage Door Operators</u>	44
<u>Dryer Exhaust Systems</u>	44
<u>Other</u>	44



PROPERTY INSPECTION REPORT FORM

Emmalee Webster

Name of Client

07/12/2023

Date of Inspection

18603 Canyon Cove Dr., Crosby, TX 77532

Address of Inspected Property

Sam Hestand

Name of Inspector

24118

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

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

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

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

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

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

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

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

Systems and Topic Headings:

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

Note:

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

Deficiencies:

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

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

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

Conditions at the time of inspection:

Present at Inspection: Buyer Buyers Agent Listing Agent Occupant

Other

Building Status: Vacant Owner Occupied Tenant Occupied Other

Weather Conditions: Cloudy

87 Outside Temperature 71% Humidity

Hard Rain in last 3 days: Most likely not Yes

Utilities On: Yes No Water No Electricity No Gas

House Faces: east

Special Notes: .

Inaccessible or obstructed areas:

Sub Flooring

Attic Space is Limited - Viewed from Accessible Areas

Floors Covered from the moisture meter.

Plumbing Areas - Only Visible Plumbing Inspected with assistance

Walls/Ceilings Covered or Freshly Painted

Siding Over Older Existing Siding

Behind/Under Furniture and/or Stored Items

Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.

THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.



TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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



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

TREC Form No. OP-1

Some of the Equipment Used During the Inspection

Tramex Moisture Meter

Relative Moisture Meter Reading Range

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

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

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

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

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

Foundation Performance Opinion:

On the basis of today's observations, it is the inspector's opinion that the foundation is functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

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

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

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

Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

Foundation Deficiencies:

EXPOSURE:



Exposed or deteriorated slab reinforcing or rebar observed

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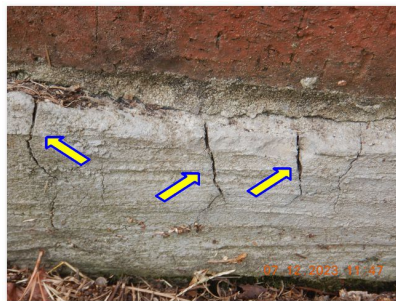
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CORNER FRACTURES:



Corner fractures (possible insect penetration)

SLAB CRACKS:



Hairline cracks observed at the slab perimeter.

B. Grading and Drainage

Comments:

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

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

Grading and Drainage Deficiencies:

GRADING:



Evidence of ponding water was noted.

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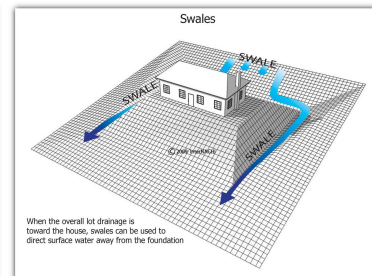
I NI NP D



Insect activity was noted at some exterior locations.



High soil levels exposed under brick surfaces.



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

C. Roof Covering Materials

Comments:

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: The lower surface of the roof was walked. The upper surface of the roof was not accessible to this inspector and was viewed from the ground with binoculars. Some areas of the roof could not be seen because of the trees and or angle/height of the roof. This level of inspection should not be considered to be a representative inspection of the condition of the roof covering materials. A roofing contractor with ladders capable of reaching the surface of the top of the roof should be contacted to perform a proper inspection of the roof covering materials.

Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an

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exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

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

Roof Performance Opinion:

- The roof covering is experiencing normal wear.

Roof Covering Deficiencies:

SHINGLES:



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



- Scuffed and/or damaged shingles were noted.



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

Information: All shingles are required to have a minimum of four fasteners per shingle, six

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fasteners in high wind zones.

RIDGE CAP SHINGLES:



Excessive aggregate loss observed at ridge cap shingles was noted.

FLASHINGS:



Kickout flashing missing and or inadequate at some locations.



Caulking is deteriorated at some of the roof flashing locations.



Some of the flashing has come up from the roof surface and should be re-secured.

ROOF JACKS:

I=Inspected

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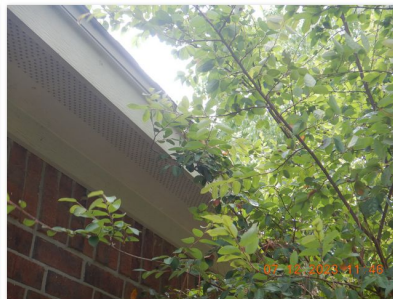
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The house is old enough to require the boot jacks to be re caulked due to deterioration at the seal or possibly changed.

TREES:



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

DECK SURFACE:



Note: Satellite dish has been installed on the roof. Some satellite dishes and/or mounting brackets have been abandoned. These penetrations should be caulked at the fasteners.

DRIP EDGE FLASHING



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

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I	NI	NP	D
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D. Roof Structures and Attics

Comments:

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

Approximate Average Depth of Insulation: 0 to 8 inches

Insulation Type: Batts

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

Insulation Deficiencies:



- There were areas that appear to be open between the attic floor and ceiling below.



- Clear insulation from around the recessed light fixtures at the attic.

Ventilation Deficiencies:

No indications of defects observed at the time of inspection.

Attic Framing Deficiencies:



I=Inspected

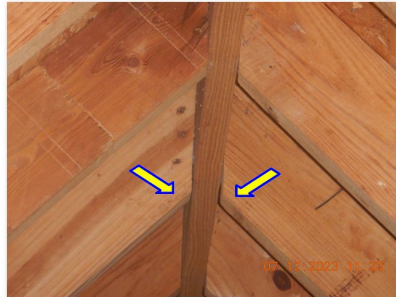
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- ☑ Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on one side, the appropriate number on the other.



- ☑ Purlins at the attic are undersized. The purlins should be the same size as the roof rafters.



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

Attic Moisture Deficiencies:



- ☑ Evidence of moisture stains was noted.

Attic Access Ladder Deficiencies:



- ☑ Disappearing attic access ladder is not sealing properly at the attic. There is no weather strip installed at this location.

Attic Service Access Deficiencies:

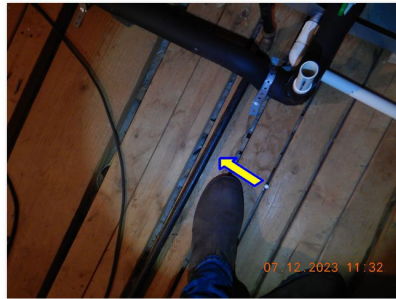
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Gas pipes and/or wires and/or water lines are crossing directly over the top of the attic service walkway.

Other Attic Deficiencies:



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



Evidence of rodent activity observed at the attic. Further evaluation by a licensed pest control company is recommended.

E. Walls (Interior and Exterior)

Comments:

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

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

Interior Wall Deficiencies:

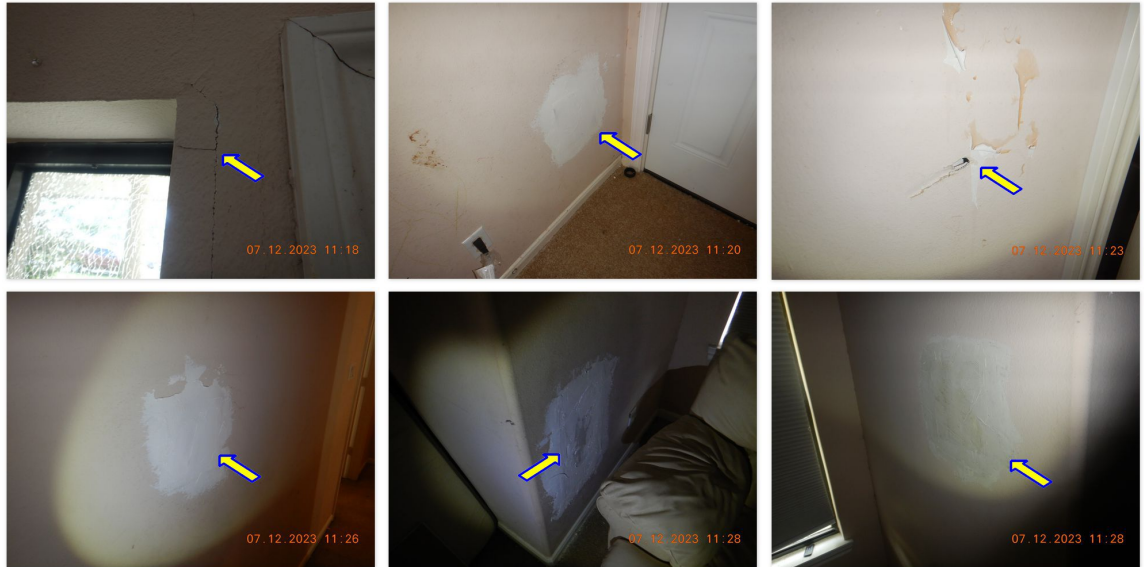
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Cracks/damage/repairs in the drywall observed.

Exterior Wall Materials:

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

Exterior Wall Deficiencies:

BRICK/STONE



Mortar is missing at some areas of the stone/brick work.



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

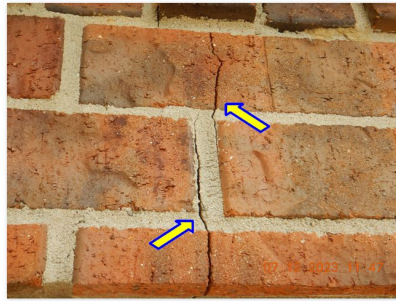
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Cracks observed in the brick veneer and/or mortar were noted.

SIDING:



Vegetation should be trimmed away from the exterior.



Siding at the patio is in direct contact with the flatwork. Water that accumulates at this location can cause the siding to rot/deteriorate.



Cement board siding and/or trim damage was noted.

Nails in the siding should be pitted and caulked over.

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Exterior siding is in contact with the roof. Separation between the siding and roof covering will minimize moisture entrapment and deterioration of the siding.



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



Cement board siding damaged at corner fasteners.

CAULKING:



Areas where siding was over cut should be caulked.

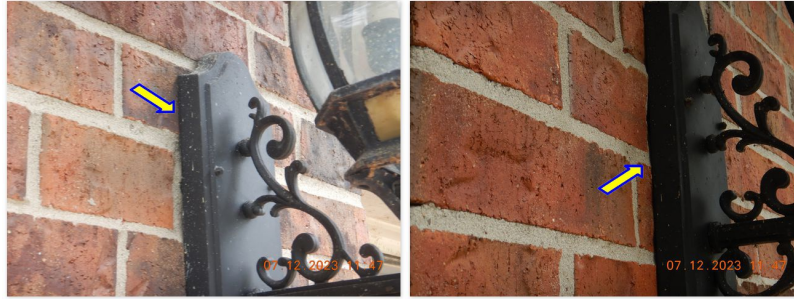
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Caulking/sealant is missing around the exterior light fixtures where missing/deteriorated.



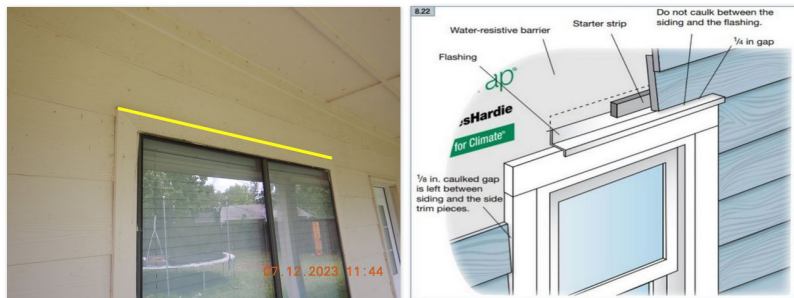
Vertical trim caulking missing or deteriorated.

LINTELS:



Metal lintels are rusting above the doors and windows.

FLASHING



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

F. Ceilings and Floors

Comments:

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

Ceiling Deficiencies:



Evidence of moisture stains observed. Some Examples: Garage, Master bedroom, Master bathroom, 2nd floor stair landing.



Cracks/damage/repairs in the ceiling drywall observed.



Ceiling trim is separated at some locations.



Nail pops in the ceiling drywall were noted.

Floor Deficiencies:

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I	NI	NP	D
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Flooring members are separated at some locations.

G. Doors (Interior and Exterior)

Comments:

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

Interior Door Deficiencies:

Doors do not properly latch at the following locations: 2nd floor back left bedroom closet, 2nd floor front left bedroom.



Door frame is cracked at the 2nd floor front left bedroom.



Door miter joints are separated at some locations.

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I	NI	NP	D
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Door damaged at the following locations: 2nd floor back left bedroom.



Door stop springs are missing at some locations.



Door stop spring rubber covers are missing at some locations.

Door missing at the following locations: Laundry room.



Door sweep screw covers are missing at some locations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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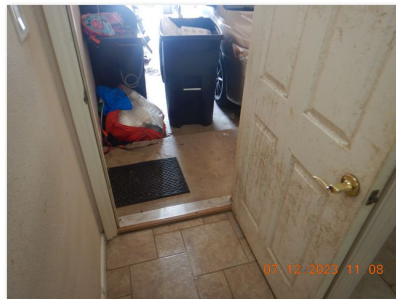
- Door hinge fasteners missing at some locations.
- Door knobs are loose at some locations.



- Door strike plate missing at the following locations: 2nd floor front left bedroom.

Exterior Doors Deficiencies:

- Weather strip not sealing properly, light visible around the door, was noted. Some Examples: Back patio, Front entry.



- Self closing hinges not properly tensioned at the garage entry door.



- Caulking around the door missing or deteriorated. Some Examples: Back patio, Front entry.

Garage Doors Deficiencies:

Type of Door(s): Metal Wood Fiberglass

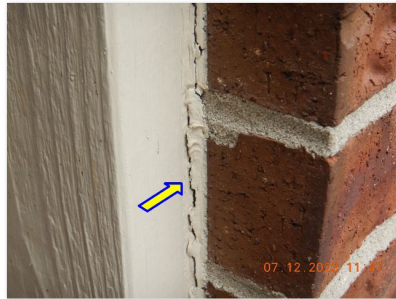
I=Inspected

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D=Deficient

I NI NP D



Caulking is deteriorated at the garage door trim.



Garage door panels bent at some locations.

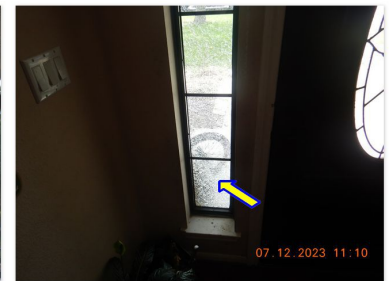
H. Windows

Comments:

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

Window Deficiencies:

INTERIOR:



Broken windows observed at the following locations: Front entry, Master bedroom, 2nd floor front right bedroom, 2nd floor back left bedroom.

MOISTURE

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I	NI	NP	D
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Signs of moisture staining on the window sills were present on the windows at the time of the inspection.

EXTERIOR:



Window brick ledges are not properly sloped to shed water. The brick ledge should be installed with a 3/4" slope or at least a 15 degree angle.



Caulking around exterior windows deteriorating.



Exterior plastic window strips are damaged at some locations.

Window screens missing at some locations.

DRAINAGE:

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I NI NP D



Window drainage ports obstructed with dirt and debris. Window drainage ports and other components should be cleaned on an annual basis. Otherwise, drainage ports can be blocked allowing water to back up into the wall area below the windows.

I. Stairways (Interior and Exterior)

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

Stairway Deficiencies:

No indications of defects observed at the time of inspection.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Built

Flue penetration accessible at the attic: Yes

Gas Valve Location: Right

Gas Key Present: Yes

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Fireplace Deficiencies



The top fireplace cover is loose/detached.

K. Porches, Balconies, Decks, and Carports

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony,

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I NI NP D

deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

FLATWORK:



Settlement cracks observed at the flatwork at the following locations: Garage, Front patio, Back patio, Garage.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

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

Service-Entrance Type: Below Ground

Service-Entrance Deficiencies:

No indications of defects observed at the time of inspection.

Service Equipment Disconnecting Means Enclosure: Cutler Hammer Load Center

Service Equipment Main Breaker Installed: 200 Amps

Service Equipment Disconnecting Means Deficiencies:



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

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D=Deficient

I	NI	NP	D
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- ☑ The service equipment disconnecting means panel board dead front cover is missing one or more set screws.



- ☑ The service equipment disconnecting means panel board dead front cover is rusted.

INTERIOR PANEL BOARD:



- ☑ Debris observed at the interior of the service equipment disconnecting means panel board enclosure.

NEUTRALS/GROUNDS:



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

CIRCUIT BREAKERS:

- ☑ Arc fault breakers are not installed at the required locations.
- ☑ No surge protector is installed at the panel. The new NEC changes state that a surge protector is required in new constructions.
- ☑ The breaker installed for the clothes dryer is not GFCI protected.

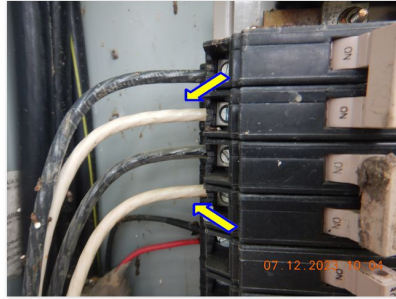
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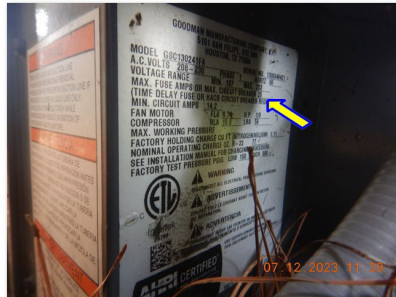
NP=Not Present

D=Deficient

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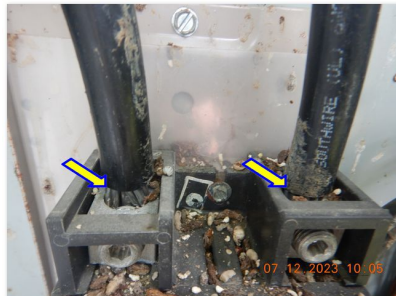


☑ The white wire connected to the 240 volt circuit breakers should be marked with a color (red or black).



☑ Circuit breaker installed at A/C condensing unit circuit is too large per manufactures specifications. 40 amp installed and 25 amp is required per manufactures specifications.

ANTI-OXIDANT:



☑ No anti-oxidant solution installed at the aluminum service-entrance conductors termination lugs.

Service-Entrance Equipment Grounding and Bonding:

Grounding and Bonding Deficiencies:



☑ The grounding electrodes should be driven to below top surface of the soil.

I=Inspected

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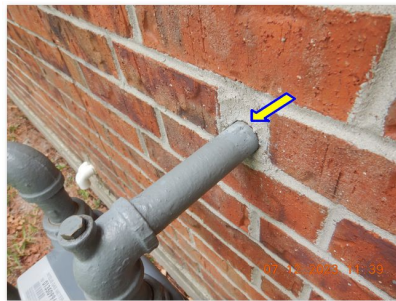
D=Deficient

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The grounding electrode conductor connected to the grounding electrode is not protected from physical damage.

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



The metal gas distribution pipe entering the building should be bonded to the electrical system. The metal gas pipe is not bonded or could not be verified at the time of inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper Wiring

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

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

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

Branch Circuit Deficiencies:

GFCI:

Information and recommendations: From 2002-2008 it became mandatory for all new construction

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

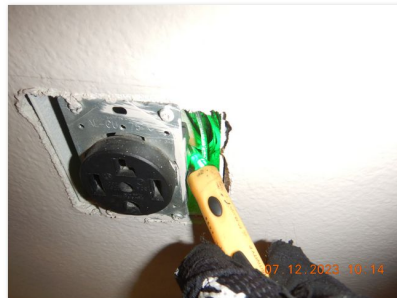
Outlets are not GFCI protected at the following required locations: Laundry room, Back patio, Some kitchen outlets.

RECEPTACLES:



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

Receptacles have an open ground at the following locations: 2nd floor back left bedroom.



The 220V dryer outlet did not have electrical current at the time of inspection.

Loose receptacles were noted at various locations.

Label all GFCI protected outlets where missing.

SWITCHES:

Switch cover plates observed broken at the following locations: Living room, 2nd floor stair landing, 2nd floor front left bedroom.

Switch cover plates observed missing at the following locations: Master closet.

Switch cover plate set screws missing at the following locations: Living room, Master bedroom.

LIGHTS:

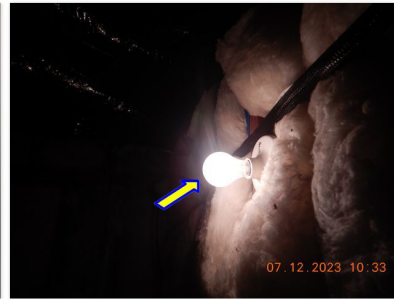
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- Light fixture globes missing at the following locations: 2nd floor front left bedroom closet, Garage, Master bathroom, Attic.
- Light inoperable, possible bulb, at the following locations: Garage, Garage exterior, Dining room, Front entry, Front office, Living room, Back exterior, Stairwell, 2nd floor hallway, 2nd floor front bathroom, 2nd floor front left bedroom, 2nd floor back left bedroom, 2nd floor back bathroom, Master bedroom Master bathroom.
- Ceiling fans are out of balance at the following locations: 2nd floor front right bedroom, 2nd floor front left bedroom.
- The living room ceiling fan was not responding to controls.
- A light switch at the garage is installed upside down.

WIRING AND CONDUIT:



- Switch and plug are installed at a prohibited location at the kitchen.



- Singe marks were observed around multiple electrical fixtures.

Smoke and Fire Alarms Deficiencies:

I=Inspected

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



Smoke alarms missing at some locations.

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

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Type of System: Central

Energy Source: Natural Gas

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

Heating Equipment Deficiencies:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

No indications of defects observed at the time of inspection.

PERFORMANCE:

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

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

B. Cooling Equipment

Comments:

Type of System: Central

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

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

Temperature Differential:

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

Downstairs Temperature Differential							
Supply Temp		56.1	Return Temp		79.3	Difference	23.2

Cooling Equipment Deficiencies:

PERFORMANCE:

The temperature drop was insufficient on the 2nd floor air conditioning unit. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

AUXILIARY DRAIN PAN:

I=Inspected

NI=Not Inspected

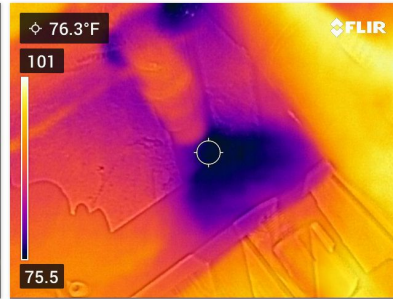
NP=Not Present

D=Deficient

I NI NP D



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



Condensate observed standing in the A/C auxiliary drain pan. Further evaluation by a licensed HVAC technician is recommended.

INSULATION:



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

DRAIN LINES:

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

EVAPORATOR:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Debris should be cleared from the top of the HVAC equipment.

CONDENSING UNIT:



Condensing unit not properly leveled.



Condensing unit is not installed the proper distance above grade.

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

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flexible Duct

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

Duct System, Chases, and Vents Deficiencies:

DUCTWORK:

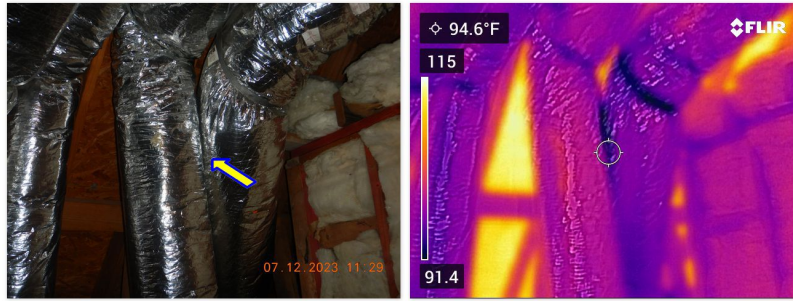
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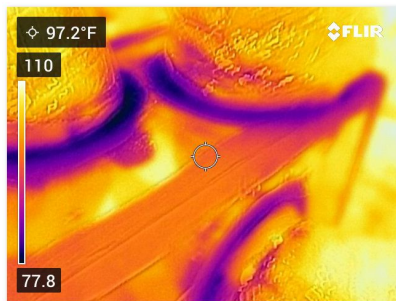
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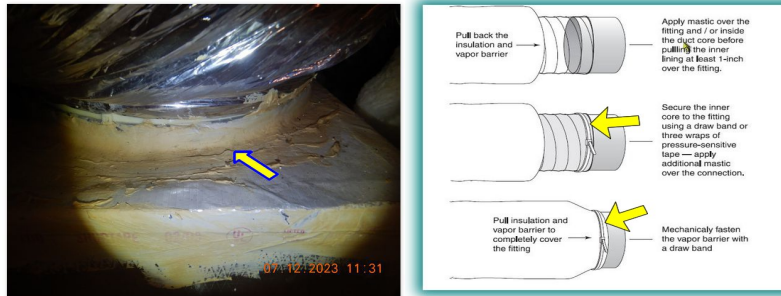


☑ Separate ductwork where touching at attic to prevent thermal bridging. Thermal bridging causes condensation to form between the duct lines and can drip into the attic.

LEAKS and AIR FLOW:



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



☑ Mastic has been applied to the outside of the ductwork. Normally, the inner ductwork liner should be sandwiched between two layers of mastic.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: Front Exterior

Location of main water supply valve: Right Exterior

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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Static water pressure reading: 60 PSI (40-80 PSI is an acceptable static water pressure)

Type of Water Piping System: Copper

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

Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

EXTERIOR:



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

SINKS:

- Sinks do not have overflow protection at the following locations: Master bathroom, 2nd floor bathroom, 2nd floor back bathroom.
- The sink faucet mount is loose at the following locations: Kitchen.



- Cracks at the base of the sink observed at the following locations: Master bathroom.

I=Inspected

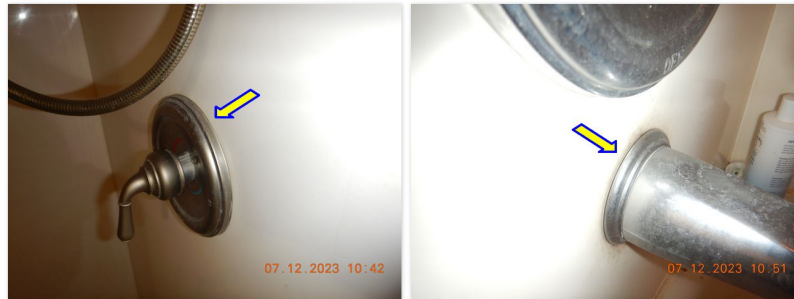
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NP=Not Present

D=Deficient

I NI NP D

TUBS/SHOWERS:



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

COMMODE:

- The bathroom commode is loose at the floor mount at the following locations: 2nd floor front bathroom.
- The bathroom commode seat is loose at the floor mount at the following locations: 1st floor water closet.
- The bathroom commode tank missing 1" air gap between the water supply and overflow pipe at the 2nd floor back bathroom.
- The water was off at the 2nd floor front bathroom commode so the fixture could not tested.

B. Drains, Wastes, and Vents

Comments:

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

Drains, Wastes and Vents Deficiencies:

SINKS:

- The bathroom sink drain stopper is not functioning properly or improperly installed at the following fixtures: 2nd floor front bathroom, 2nd floor back bathroom.



- Moisture damage was noted at the kitchen sink cabinet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

TUBS:

The bathroom tub drain stopper is not functioning properly or improperly installed at the following fixtures: 2nd floor front bathroom.

C. Water Heating Equipment

Comments:

Energy Source: Natural Gas

Capacity: 50 gallon tank

Note: The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.

Water Heater Equipment Deficiencies:

T&P DRAIN:



The water heater temperature and pressure relief drain line should terminate within 6 inches of grade at the exterior.

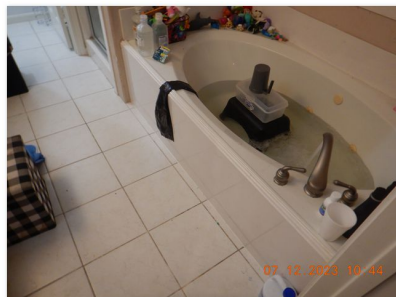
D. Hydro-Massage Therapy Equipment

Comments:

Note: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Hydro-Massage Therapy Equipment Deficiencies:

The hydro-massage therapy tub pump equipment did not respond to controls when tested.



The hydro-massage therapy tub at the master bathroom is not installed with an easily accessible inspection panel. The circulation lines and pump/motor could not be visually inspected at the time of inspection. A panel is present but the equipment is not accessible.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

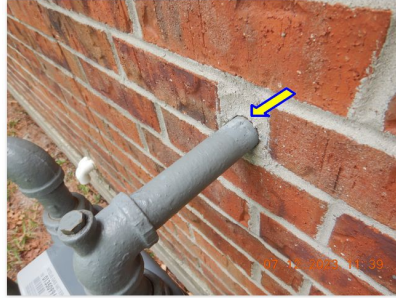
Comments:

Gas Supply, Distribution Systems and Fixtures Deficiencies:

Gas Meter Location: Left Exterior

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

Type of gas distribution piping material: Black Stainless Steel



The gas lines are not properly sleeved or wrapped with PVC plumbing tape where passing through the exterior veneer at the following locations: Left exterior hose bib.

F. Other

Comments:

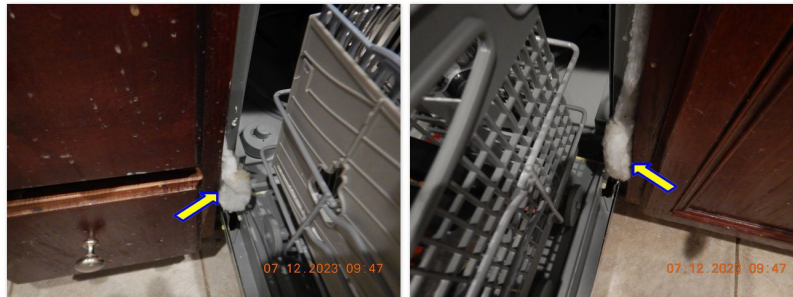
V. APPLIANCES

A. Dishwashers

Comments:

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

Dishwasher Deficiencies:



Insulation is sticking out of the sides of the dishwasher compartment.

B. Food Waste Disposers

Comments:

Food Waste Disposal Deficiencies:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



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

C. Range Hood and Exhaust Systems

Comments:

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

Range Exhaust Vent Deficiencies:



- Filter for range hood is dirty or blocked with debris.

D. Ranges, Cooktops, and Ovens

Comments:

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

Ranges, Cooktops, and Ovens Deficiencies:

OVEN:

- Oven did not respond to controls when tested at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Oven light cover is missing.

E. Microwave Ovens

Comments:



Note: The original microwave has been removed and a smaller microwave is in place.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

The bathroom exhaust fan motor is inoperable at the following locations: 1st floor water closet.

G. Garage Door Operators

Comments:

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

Garage Door Operator(s) Deficiencies:

Disable or remove the garage door manual lock.

H. Dryer Exhaust Systems

Comments:

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

Dryer Vents Deficiencies:

The dryer's vent should be cleaned out completely This includes the termination point of the vent system. This material is very flammable.

I. Other

Comments: