

# *Duke's Home Inspections, PLLC*

## Property Inspection Report



23910 Arrowhead Point, New Caney, TX 77357  
Inspection prepared for: Greg Moon  
Real Estate Agent: Cory Kammerdiener - New Home Programs

Date of Inspection: 9/2/2022 Time: 10:00 AM  
Age of Home: 2009 Size: 4000  
Weather: Sunny and 83 degrees.  
Pre inspection.  
Home faces North.  
Owner present.

Inspector: James Duke  
TREC# 21718

Email: [dukesinspections@yahoo.com](mailto:dukesinspections@yahoo.com)



# PROPERTY INSPECTION REPORT FORM

Greg Moon

Name of Client

9/2/2022

Date of Inspection

23910 Arrowhead Point, New Caney, TX 77357

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.

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### **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**

- Combination beam/slab

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.
- Unable to see all of the foundation due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone, 6 inches for wood and 8 inches for stucco.
- Inspected from one or more opening(s) around the building.



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I	NI	NP	D
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### B. Grading and Drainage

Comments:

- Satisfactory at time of inspection.
- Recommend gutter system. It helps wick water away from home and helps prevent erosion.

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**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 it makes it hard to see areas of the roofing systems. If buyer has any concerns they should have a professional roofer further evaluate the system.
- Debris should be removed from the roof covering and/or gutter system.
- Trees need cutting back at one or more locations.



*Trees need cutting back at one or more locations.*

**D. Roof Structure and Attics**

- Interior of the attic
- Access hole
- Blown-in insulation was noted at 10" plus

Comments:

- Satisfactory at time of inspection. Could not see everything due to framing, insulation, ductwork, personal stored items, etc.



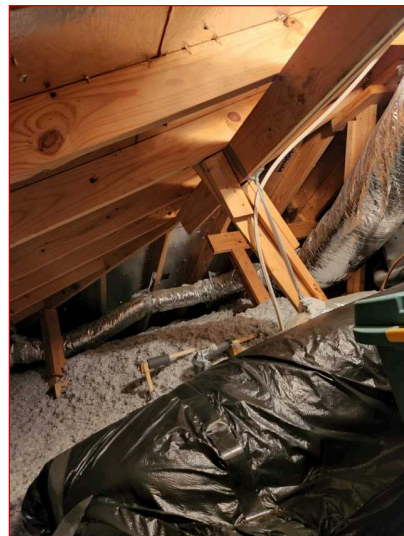
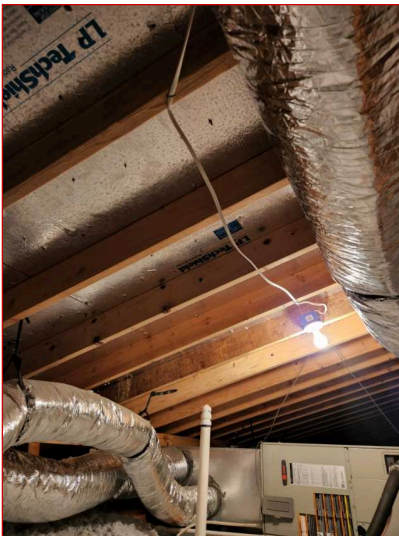
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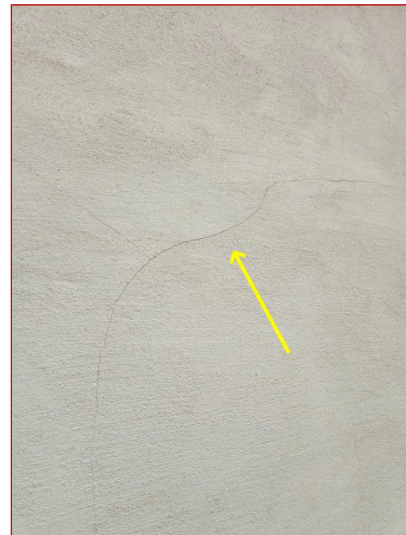
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**E. Walls (Interior and Exterior)**

- Exterior Hardiboard like {fiber cement} siding noted
- Exterior walls noted as stucco

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 )
- Cracks were noted.
- Mildew was noted on exterior wall(s)
- Caulking needed at one or more places around the home/building. This is common maintenance.
- Walls need resurfacing in more than one area around the home.
- Cracks noted and should have larger trim board between walls.
- Repairs needed at one or more areas around the home.



*Walls need resurfacing in more than one area around the home.*

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*Cracks were noted.*



*Cracks noted and should have larger trim board between walls.*



*Repairs needed at one or more areas around the home.*



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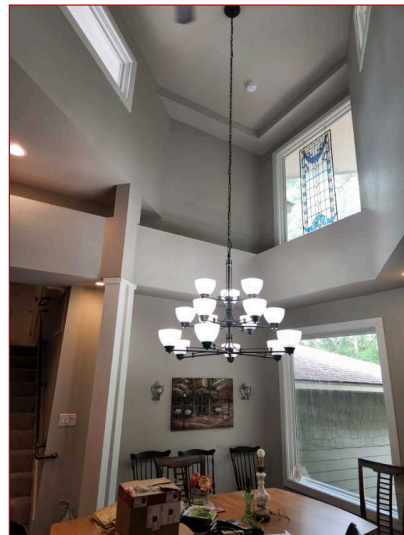
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*Damaged areas noted*



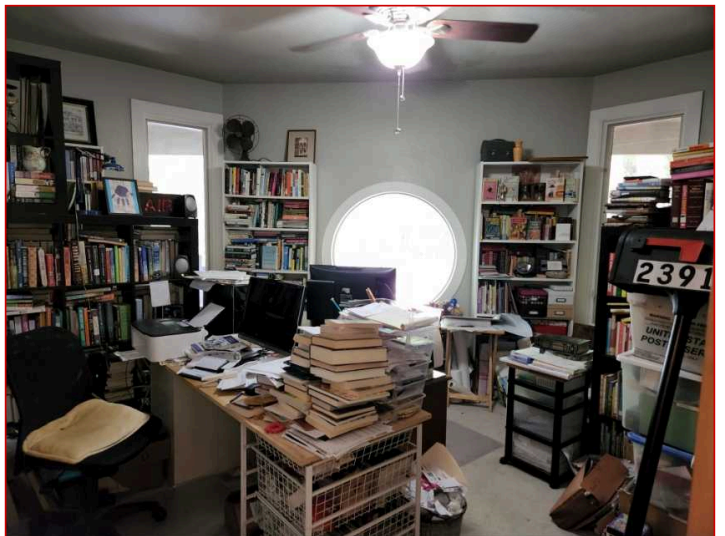
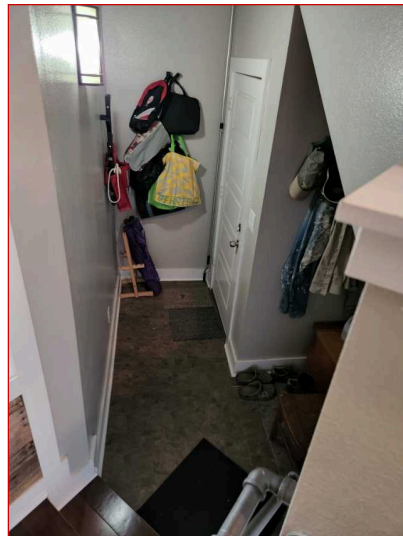
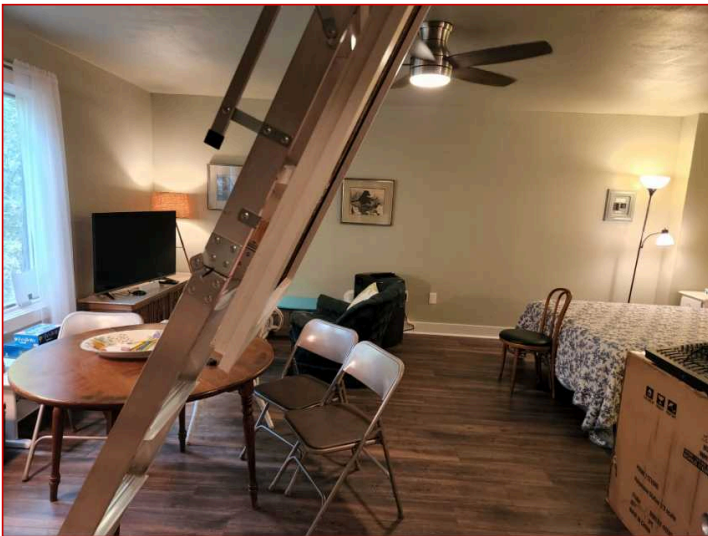
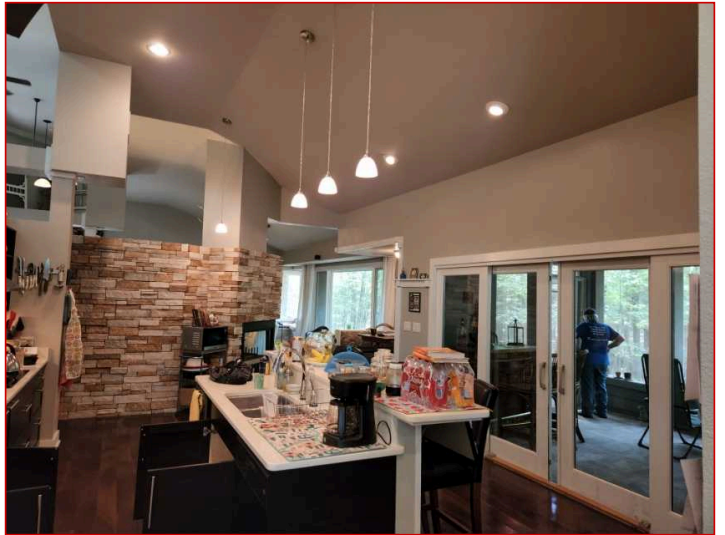
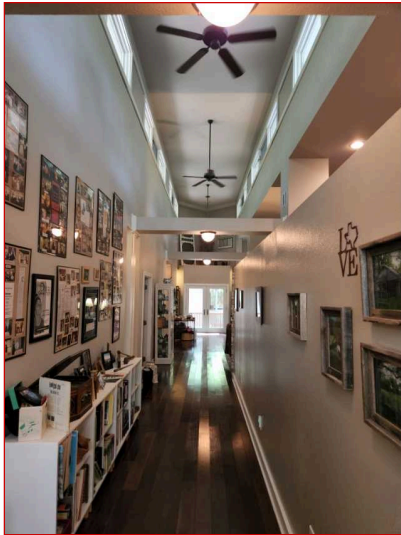
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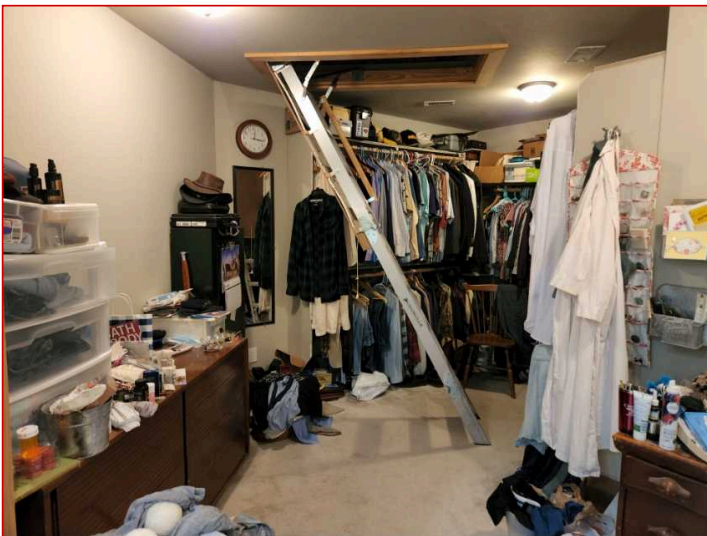
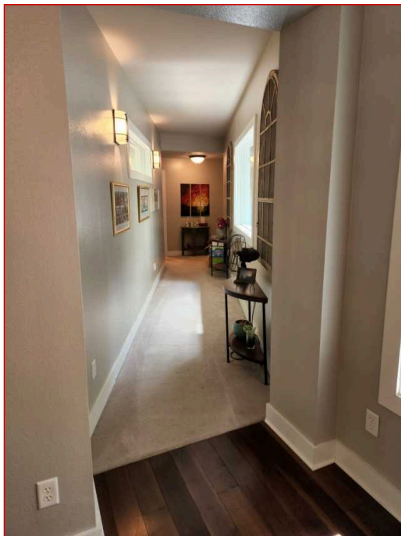
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**F. Ceilings and Floors**

- 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:

- Carpet was stained in more than one area around the home.



*Carpet was stained in more than one area around the home.*

**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. Not uncommon in older homes.

**H. Windows**

- Windows are made of aluminum

Comments:

- Satisfactory condition at the time of the inspection.

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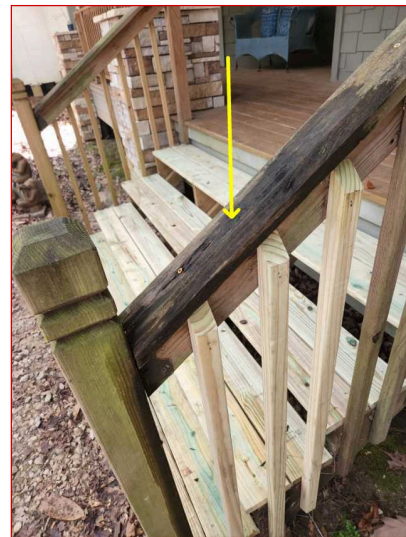
**I. Stairways (Interior and Exterior)**

Comments:

- **Stringer needs replaced at front steps.**
- **Handrail needed replaced at front steps.**



*Stringer needs replaced at front steps.*



*Handrail needed replaced at front steps.*



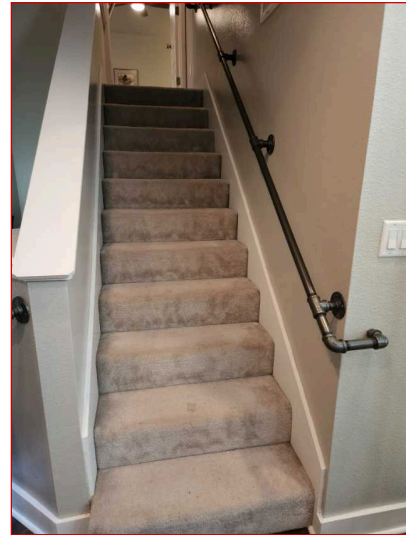
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**J. Fireplaces and Chimneys**

- Living room
  - Wood burning and or gas
- Comments:
- Satisfactory condition at the time of the inspection



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

Comments:

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**L. Other**

Comments:

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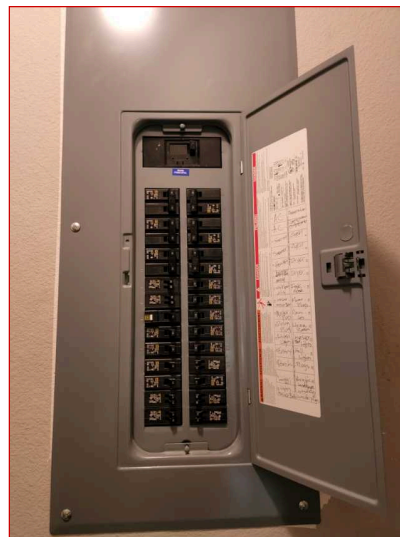
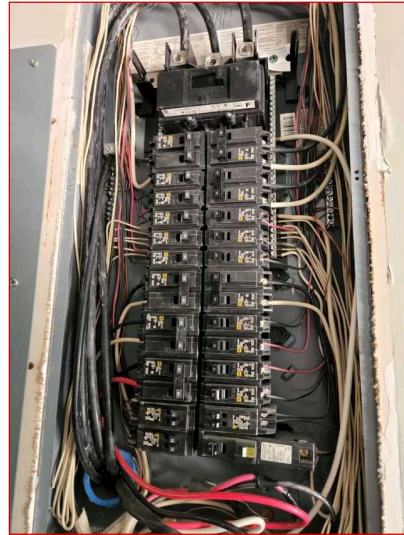
## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

- Panel is located in the garage.
  - 200 amp service.
- Comments:
- Satisfactory at time of inspection
  - Subpanel upstairs.



*Subpanel upstairs.*



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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.

- One or more lights not working around the home. Could be burnt out light bulbs.
- GFCI receptacles not working in laundry room.
- Ceiling fan not working.



*Ceiling fan not working.*

**C. Other**

Comments:

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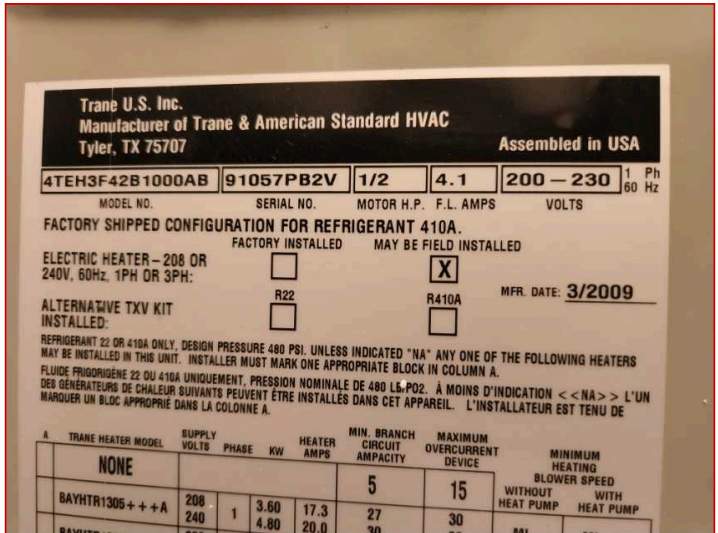
### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

- Central forced air furnace
- The furnace is electrically 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.



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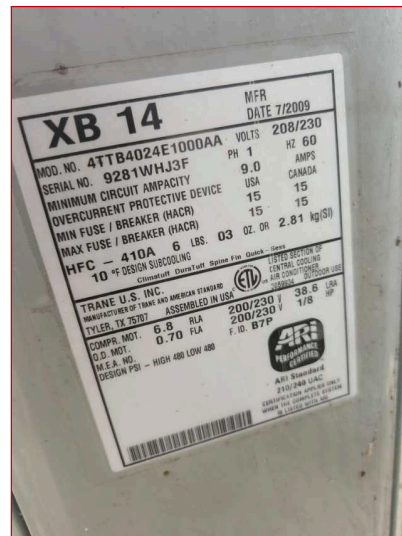
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**B. Cooling Equipment**

- Central forced air furnace

Comments:

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater
- Recommend a licensed HVAC tech to look at the system. Due to high supply temp. Main part of home.
- The outside unit out-of-level
- The condenser unit had dirty and/or damaged fins
- Vegetation in the vicinity of the outdoor unit should be cut back to at least 12 inches



*Vegetation in the vicinity of the outdoor unit should be cut back to at least 12 inches*



*The outside unit out-of-level*

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Supply temp 57.9 degrees. North side.



Return temp 73.6 degrees.



Supply temp 61.5 degrees. Main part of home.

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Return temp 69.8 degrees. Main part of home.



Supply temp 51.4 degrees. Master bedroom area.



Return temp 61.9 degrees. Master bedroom area.

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

Comments:  
 • Satisfactory at time of inspection

**D. Other**

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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 perform 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
- Water pressure was 48 psi
- Shower or tub area needs caulking





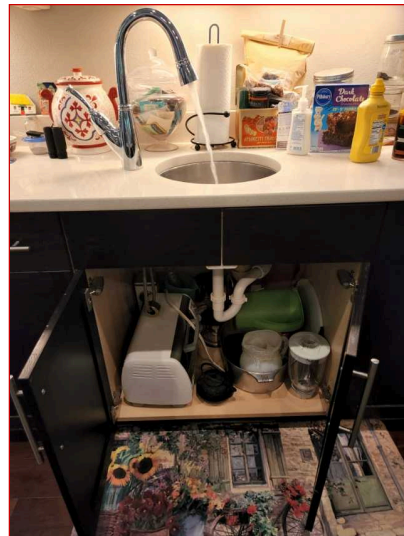
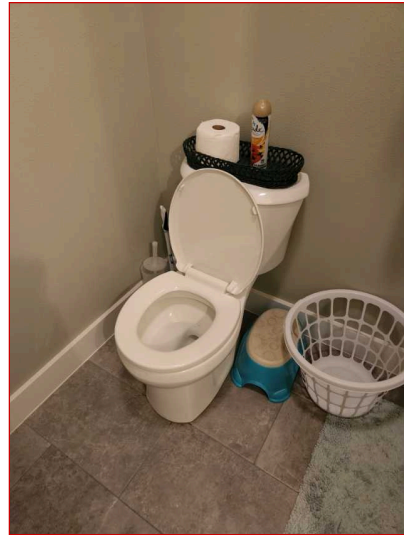
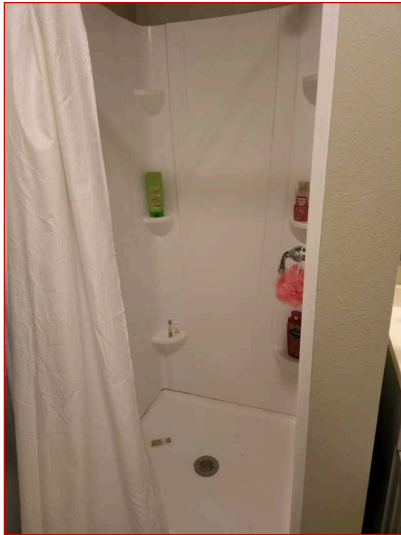
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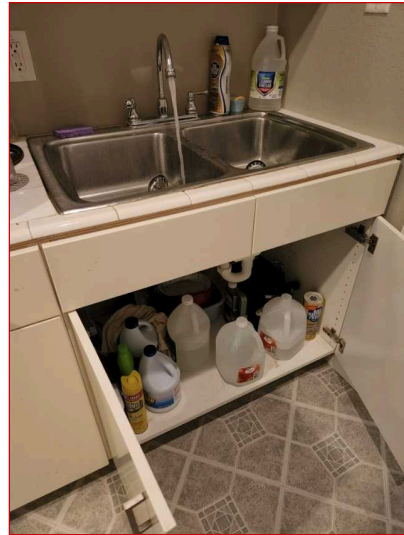
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*Tub and or shower area needs caulking*



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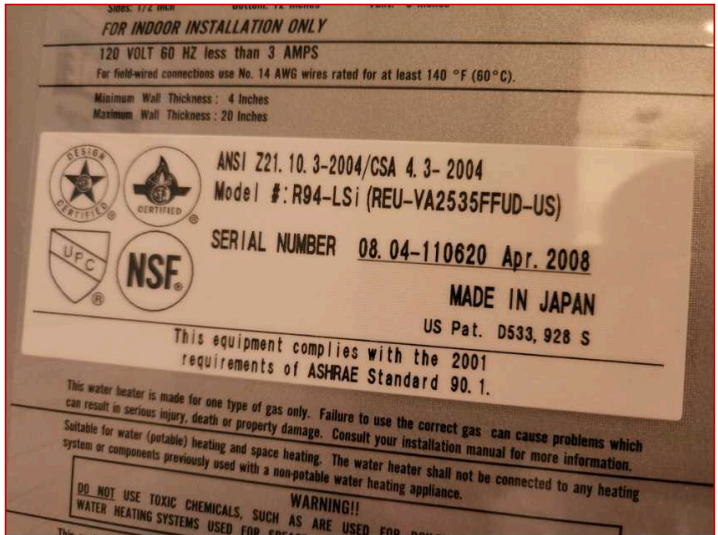
**B. Drains, Wastes, and Vents**

- Comments:
- Plastic Drain pipes were present.
  - 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 closet near front door.

- Comments:
- Water heater was not equipped with a corrosion resistant drain pan



*Water heater was not equipped with a corrosion resistant drain pan*

**D. Hydro-Massage Therapy Equipment**

- Comments:
- Satisfactory at the time of the inspection.

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**E. Gas Distribution and Gas Appliances**

- Propane gas supplies the home.
  - North side of the home.
- Comments:
- Copper pipping.



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**F. Other**

Comments:

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V. APPLIANCES

**A. Dishwashers**

Comments:

- Dishwasher did not operate properly when tested.



*Dishwasher did not operate properly when tested.*

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**

Comments:

- One or more of the lights not working

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One or more of the lights not working.

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

Comments:

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



**E. Microwave Ovens**

Comments:

- Counter top type and was not tested.

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

Comments:

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

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### G. Garage Door Operators

- Two doors were noted
- Steel door(s)

Comments:

- Garage door {s} were functional at the time of the inspection.

- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years







### H. Dryer Exhaust Systems

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- Satisfactory at time of inspection



*Recommend dryer duct to be cleaned periodically to keep it clear of lint.*

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**I. Other**

Observations:

VI. OPTIONAL SYSTEMS

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

Comments:

**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**

- Aerobic septic system

Comments:



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I	NI	NP	D
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**F. Other Built-in Appliances**

Comments:

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**G. Other**

Observations:

## Report Summary

**STRUCTURAL SYSTEMS**

Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Debris should be removed from the roof covering and/or gutter system.</li> <li>• Trees need cutting back at one or more locations.</li> </ul>
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Cracks were noted.</li> <li>• Mildew was noted on exterior wall(s)</li> <li>• Caulking needed at one or more places around the home/building. This is common maintenance.</li> <li>• Walls need resurfacing in more than one area around the home.</li> <li>• Cracks noted and should have larger trim board between walls.</li> <li>• Repairs needed at one or more areas around the home.</li> </ul>
Page 14 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Carpet was stained in more than one area around the home.</li> </ul>
Page 14 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes.</li> </ul>
Page 15 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Stringer needs replaced at front steps.</li> <li>• Handrail needed replaced at front steps.</li> </ul>

**ELECTRICAL SYSTEMS**

Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• One or more lights not working around the home. Could be burnt out light bulbs.</li> <li>• <b>GFCI</b> receptacles not working in laundry room.</li> <li>• Ceiling fan not working.</li> </ul>
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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Recommend a licensed HVAC tech to look at the system. Due to high supply temp. Main part of home.</li> <li>• The outside unit out-of-level</li> <li>• The condenser unit had dirty and/or damaged fins</li> <li>• Vegetation in the vicinity of the outdoor unit should be cut back to at least 12 inches</li> </ul>
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**PLUMBING SYSTEMS**

Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Shower or tub area needs caulking</li> </ul>
Page 26 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Water heater was not equipped with a corrosion resistant drain pan</li> </ul>

**APPLIANCES**

Page 28 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>• Dishwasher did not operate properly when tested.</li> </ul>
Page 28 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• One or more of the lights not working</li> </ul>