



San Antonio 210-404-0720  
Houston 713 -568-2534  
Austin 512-623-7707

[office@guaranteedinspectionsservices.com](mailto:office@guaranteedinspectionsservices.com)  
[www.guaranteedinspectionsservices.com](http://www.guaranteedinspectionsservices.com)

## PROPERTY INSPECTION REPORT

---

**Prepared For:** Brittene Wilson  
(Name of Client)

**Concerning:** 4529 Rosemont St, Houston, TX 77051  
(Address or Other Identification of Inspected Property)

**By:** Marc Gessner, Lic #6033 05/08/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

---

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

---

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188  
(512) 936-3000  
<http://www.trec.texas.gov>.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **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, bathroom, 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 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.

**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**



---

**NOTICE: THIS REPORT IS CONFIDENTIAL, FOR THE CLIENT'S USE ONLY. THANK YOU FOR CHOOSING GUARANTEED.**

---

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Comments:*

**Performance Opinion:** (An opinion on performance is mandatory) : Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Vantage point:

"NOTE: Only portions of crawl space could be observed due to headroom of less than 18", access opening width of less than 24", health, and/or safety considerations.

Limited access under house due to wet and possibly unsafe conditions. Recommend repair source of moisture, dry out under house for full access.

The topography slopes toward the structure - Left, Rear, Right.

Ponding occurs near the foundation- Left, Rear, Right.

Left



Left



Pier(s) leaning at Right, middle left. Repair or replacement needed at these areas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

right side



right side



middle left



Debris in crawlspace - cast iron pipes, galvanized pipes and wood.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**B. Grading and Drainage**

*Comments:*

Improper drainage noted from foundation due to inadequate grading -Left, Rear, Right.

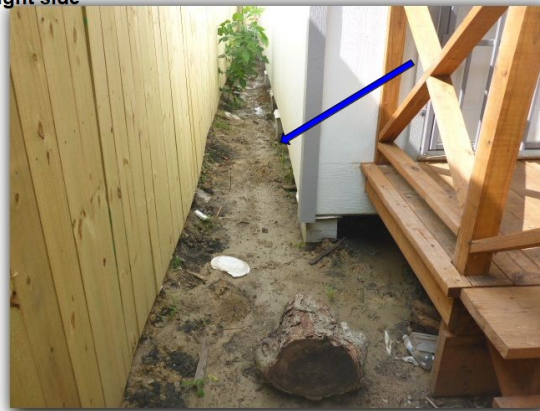
left



rear



right side



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition and/or fiberglass shingles. Note: Average life expectancy under normal installation/conditions is between 10-14 years.

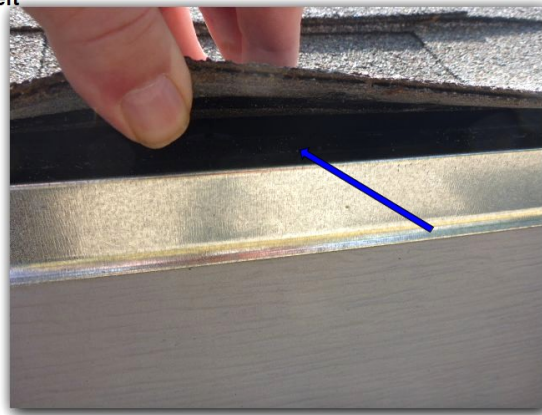
*Viewed From:* Roof level- observed by walking upon it.

*Comments:*

Approximate age of roof: 1-5 years

**ROOF COVERING OBSERVATIONS:**

The roofing felt is installed incorrectly under the drip edge on a downward slope. left



**ROOF JACKS, FLASHING, & COUNTER FLASHING OBSERVATIONS-**

No problems noted at time of inspection.

**GUTTER OBSERVATIONS-**

Consider adding gutters around structure to control drainage from roof.

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 10-12 inches

*Approximate Average Thickness of Vertical Insulation:* Wall voids not visible at time of inspection.

*Comments:*

**INSULATION OBSERVATIONS –**

Insulation level appears to be 10 to 12" in accessible areas. This appears appropriate for this structure.

**ATTIC OBSERVATIONS-** Conventional framing

The attic access stairs framing is installed improperly with drywall screws. Add 16D nails



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

as per manufacturer.



Areas of walk boards/ work platforms are missing to service water heater.



**ROOF STRUCTURE OBSERVATIONS-**

Ridge beam and rafters are too shallow/undersized. This was common in older construction. Additional support has been added. Structure appears to be performing adequately.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**ATTIC VENTILATION OBSERVATIONS -**

No problems noted at time of inspection.

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

*Comments:*

**Interior Walls:**

No problems observed during this inspection period.

Note: Limited access to 2nd unit due to stored/personal belongings.

**Exterior Walls:**

*Comments:*

No problems noted at time of inspection.

**F. Ceilings and Floors**

*Comments:*

**CEILING OBSERVATIONS-**

No problems observed during this inspection period.

**FLOOR OBSERVATIONS-**

*Comments:*

No problems observed during this inspection period

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

*Comments:*

**Interior Doors**

No problems observed during this inspection period.

**Exterior Doors**

*Comments:*

Security door - missing key to check operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**H. Windows**

*Comments:*

No problems observed during this inspection period.

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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

PORCH OBSERVATIONS

No problems observed during inspection period.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Service is underground.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Main Disconnect Panel Comments:**

**Main panel location:** Exterior Brand: Eaton

Circuit breakers are provided.

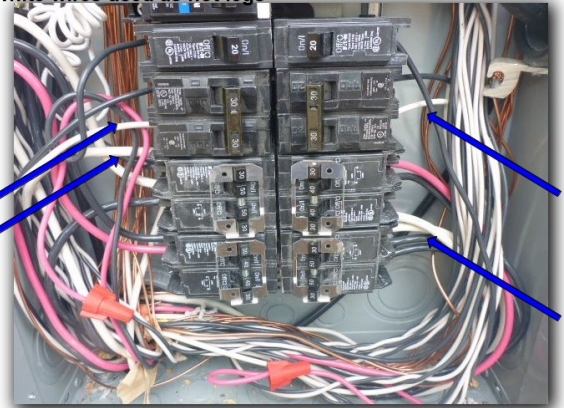
Aluminum termination points not treated with anti-oxidation paste.

White wires (or colors other than red and black) are being used as hot legs in the panel.

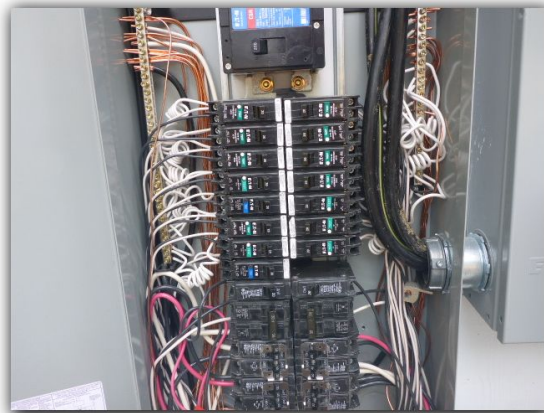
These wires need to be labeled as hots (marked with red or black).

missing anti-oxidant compound

white wires used as hot legs



GFCI/AFCI Breakers Present Number of breakers:3  
Arc Fault Breakers Present Number of Breakers: 13



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

Type of Wiring: **Copper**

Comments:

Grounded type branch wiring present.

Light and ceiling fan deficiencies -

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Light fixture(s) failed to operate -attic.

**Smoke Detectors:**

3 in each unit

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

**A. Heating Equipment**

**Unit #1**

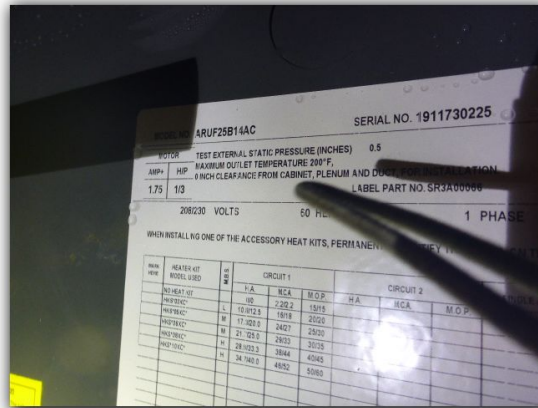
Type of Systems: Forced Air

Energy Sources: Electric

Comments:

Coverage Area: left side of structure

Brand : Goodman



Approximate: 1-2 years

Location: attic

The heating system operated correctly at the time of the inspection.

**Unit # 2**

Type of System: Forced Air

Energy Source: Electric

Comments:

Coverage Area: right side of structure

Brand : Goodman



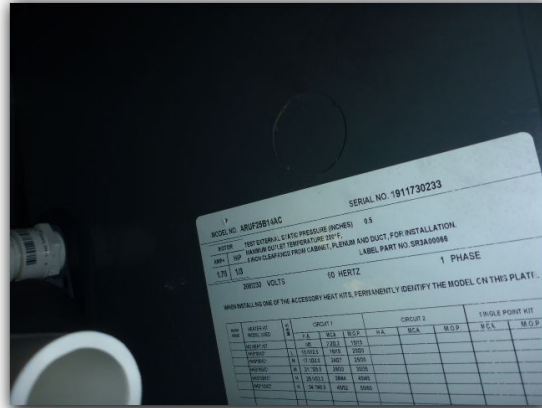
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Approximate: 1-2 years  
Location: attic

The heating system operated correctly at the time of the inspection.

- 
- 
- 
- 

**B. Cooling Equipment**

**Unit #1**

*Type of Systems:* Central - Air Conditioner

*Comments:*

Energy Source: Electric

Est. Size: 1 1/2 ton

Coverage Area : left side of structure

**AIR TEMPERATURE DIFFERENTIAL:**

Evaporator coils are icing over at time of inspection, in need of repairs.

**Evaporator #1 (Interior) unit observations:**

Location: attic

Brand : Goodman

Approximate Age: 1-2 years

Evaporator coils are icing over at time of inspection, in need of repairs.

**Condenser #1 (Exterior) unit observations:**

Location: exterior rear

Brand : Goodman

Approximate Age: 1-2 years

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Evaporator coils are icing over at time of inspection, in need of repairs.



Disconnect - White wires used as hot legs need to be labeled as hot with black or red markings.



Incorrectly sized breaker - Unit recommends maximum 15 amp breaker and oversized 30 amp breaker is installed. Change to proper size as per manufacturer. Extend condensate drainline 3 to 5' away from foundation of house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Thermostat Observations:**

No problems noted at the time of inspection.

**Unit #2**

Type of System : Central - Air Conditioner

Comments:

Energy Source: Electric

Est. Size: 1 1/2 ton

Coverage Area : right side of structure

**AIR TEMPERATURE DIFFERENTIAL:**

Air Temperature Deficiencies- Temperature drop/differential observed was less than 15 degrees. Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage.

**Evaporator #2 (Interior) unit observations:**

Location: attic

Brand : Goodman

Approximate Age: 1-2 years

No problems noted at the time of inspection.

**Condenser #2 (Exterior) unit observations:**

Location: exterior rear

Brand : Goodman

Approximate Age: 1-2 years

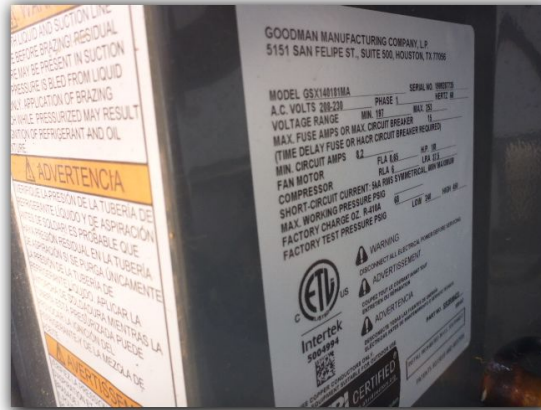
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Disconnect is blocked at unit.



Incorrectly sized breaker -

Unit recommends maximum 15 amp breaker and oversized 30 amp breaker is installed. Change to proper size as per manufacturer.

Extend condensate drainline 3 to 5' away from foundation of house.

**Thermostat Observations:**

No problems noted at the time of inspection.

- 
- 
- 
- 

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

*Comments:*

**Type of Ducting:** Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout.

**Observations:**

No problems observed during this inspection period.

**Filter Observations:**

Location: Hall

**Filter #1 Type & Size:** 1" Poly or Fiberglass Size: H: 20 W:14

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Location: Hall

**Filter #2 Type & Size:** 1" Poly or Fiberglass Size: H: 20 W:14

No problems observed during this inspection period

1" and 2" System filters should be either cleaned or changed out at least monthly (more often under dusty conditions) for maximum system efficiency and protection.

#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Front of property.

*Location of main water supply valve:* Right Exterior

*Static water pressure reading:* Water pressure was checked at an exterior hose bib.

Water pressure was between 40 to 80 pounds per square inch which is considered within normal/acceptable range.

*Comments:*

**Water Source:**

Municipal service is primary water source.

**SUPPLY PIPING TYPE-** Plastic/ PEX

**POTABLE WATER LINE OBSERVATIONS-** Appears serviceable

**EXTERIOR PLUMBING-**

No anti-siphon protection observed on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Comments:*

**TYPE-** PVC plastic

**SEWER PIPE OBSERVATIONS:**

Cleanout cover is removed and sewage is coming up through cleanout. Main line appears blocked and needs repair.



**SOIL VENT PIPE OBSERVATIONS:**

No problems observed during this inspection period.

**C. Water Heating Equipment**

**Unit #1**

*Energy Sources:* Electric

*Capacity:* There is an energy efficient tankless unit installed.

*Comments:*

**Brand :** RHEEM



Age: 1-2 years

Water heater is located in the: Attic

Comments:

Unit is undersized to service 2 units.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The Temperature & Pressure relief valve was not tested due to the possibility that damage to the water heater or surrounding area(s) may occur.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

Location:Kitchen

Brand:Electrolux



No problems observed during limited test run of appliance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

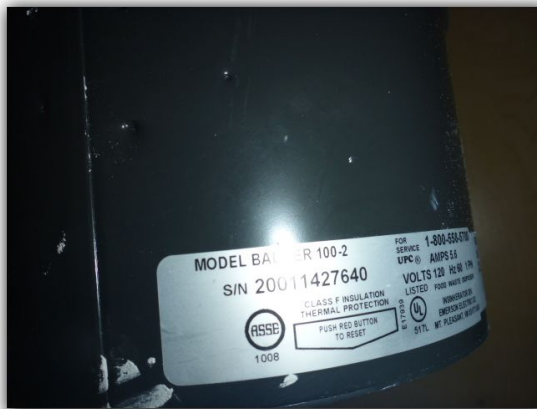
2nd Dishwasher  
Comments:  
Location:Kitchen  
Brand:Frigidaire



No problems observed during limited test run of appliance.

**B. Food Waste Disposers**

Comments:  
Location:Kitchen Sink  
Brand:Emerson



No problems observed during limited test run of appliance.

Disposal #2  
Comments:  
Location:Kitchen  
Brand:Emerson

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



No problems observed during limited test run of appliance.

- 
- 
- 
- 

**C. Range Hood and Exhaust Systems**

*Comments:*

Location:Kitchen

Brand:GE

Grease filter missing.



*Comments:*

Location:Kitchen

Brand:GE

Grease filter missing.

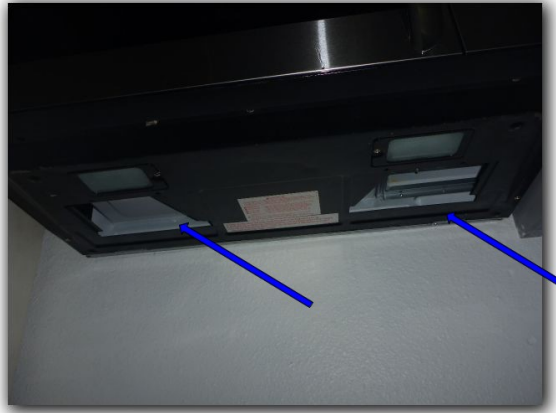
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



- 
- 
- 
- 

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

*Comments:*

Electric Range

Location:Kitchen



No problems observed during this inspection period.

*Comments:*

Electric Range

Location:Kitchen



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



No problems observed during this inspection period.

**E. Microwave Ovens**

Comments:

Location:Kitchen

Brand:GE



No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period.

Comments:

Location:Kitchen

Brand:Frigidaire

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period.

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

*Comments:*

No problems observed during limited test run of appliance.

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

No dryer vent in either unit.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

**I. Other**

*Comments:*

## Summary Of Deficiencies

Check the report for more detailed information and pictures of these items.

### Foundations

- ◆ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.
- ◆ "NOTE: Only portions of crawl space could be observed due to headroom of less than 18"', access opening width of less than 24"', health, and/or safety considerations.  
Limited access under house due to wet and possibly unsafe conditions. Recommend repair source of moisture, dry out under house for full access.
- ◆ The topography slopes toward the structure - Left, Rear, Right.
- ◆ Ponding occurs near the foundation- Left, Rear, Right.
- ◆ Pier(s) leaning at Right, middle left. Repair or replacement needed at these areas.
- ◆ Debris in crawlspace - cast iron pipes, galvanized pipes and wood.

### Grading and Drainage

- ◆ Improper drainage noted from foundation due to inadequate grading -Left, Rear, Right.

### Roof Covering Materials

- ◆ The roofing felt is installed incorrectly under the drip edge on a downward slope.
- ◆ Consider adding gutters around structure to control drainage from roof.

### Roof Structures and Attics

- ◆ The attic access stairs framing is installed improperly with drywall screws. Add 16D nails as per manufacturer.
- ◆ Areas of walk boards/ work platforms are missing to service water heater.

### Doors (Interior and Exterior)

- ◆ Security door - missing key to check operation.

### Service Entrance and Panels

- ◆ Aluminum termination points not treated with anti-oxidation paste.  
White wires (or colors other than red and black) are being used as hot legs in the panel. These wires need to be labeled as hots (marked with red or black).

### Branch Circuits, Connected Devices, and Fixtures

- ◆ Light fixture(s) failed to operate -attic.

### Cooling Equipment

- ◆ Evaporator coils are icing over at time of inspection, in need of repairs.
- ◆ Evaporator coils are icing over at time of inspection, in need of repairs.
- ◆ Evaporator coils are icing over at time of inspection, in need of repairs.
- ◆ Disconnect - White wires used as hot legs need to be labeled as hot with black or red markings.
- ◆ Incorrectly sized breaker -

Unit recommends maximum \_\_15\_\_ amp breaker and oversized \_\_30\_\_ amp breaker is installed. Change to proper size as per manufacturer.

Extend condensate drainline 3 to 5' away from foundation of house.

- ◆ Air Temperature Deficiencies- Temperature drop/differential observed was less than 15 degrees.  
Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage.

- ◆ Disconnect is blocked at unit.

- ◆ Incorrectly sized breaker -

Unit recommends maximum \_\_15\_\_ amp breaker and oversized \_\_30\_\_ amp breaker is installed. Change to proper size as per manufacturer.

Extend condensate drainline 3 to 5' away from foundation of house.

### **Plumbing Supply, Distribution Systems and Fixtures**

- ◆ No anti-siphon protection observed on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.

### **Drains, Wastes, and Vents**

- ◆ Cleanout cover is removed and sewage is coming up through cleanout. Main line appears blocked and needs repair.

### **Water Heating Equipment**

- ◆ Unit is undersized to service 2 units.

### **Range Hood and Exhaust Systems**

- ◆ Grease filter missing.
- ◆ Grease filter missing.

### **Dryer Exhaust Systems**

- ◆ No dryer vent in either unit.