



1907 Foxtail Creek Ct  
Crosby, TX 77532

Inspection Date:  
10/04/2023

Prepared for:  
Derek and Davis Laws



Prepared By:  
Mike Hartley  
MPH Real Estate Inspections  
TREC Professional License #23335  
(832) 986-9789  
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mphrei.com

# MPH Real Estate Inspections

# INVOICE

Kingwood, TX 77339

Phone (832)986-9789  
mphhomeinspections@gmail.com

TREC 23335

**SOLD TO:**  
  
Derek & Davis Laws  
1907 Foxtail Creek Ct  
Crosby, TX 77532

**INVOICE NUMBER** 20231004-01  
**INVOICE DATE** 10/04/2023  
  
**LOCATION** 1907 Foxtail Creek Ct  
  
**REALTOR**

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$325.00	\$325.00
10/4/2023 Paid	(\$325.00)	(\$325.00)
	<b>SUBTOTAL</b>	\$325.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$325.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**



# PROPERTY INSPECTION REPORT FORM

Derek & Davis Laws <i>Name of Client</i>	10/04/2023 <i>Date of Inspection</i>
1907 Foxtail Creek Ct, Crosby, TX 77532 <i>Address of Inspected Property</i>	
Mike Hartley <i>Name of Inspector</i>	23335 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

### 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### Scope of Inspection:

All components designated for inspection in the TREC Standards of Practice are inspected, except as may be noted in the "Inaccessible or obstructed areas" section above or "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements can or will be identified during this inspection. Unexpected repairs should be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The inspection is intended to be a snapshot of the condition of the house on the day of the inspection only.

The pictures shown are representative, not exhaustive.

Electrical evaluation or repairs should be conducted by a licensed electrician.

Plumbing evaluation or repairs should be conducted by a licensed plumber.

HVAC evaluation or repairs should be conducted by a licensed HVAC technician.

Main entrance faces: West

State of Occupancy: New Build

Building Type: Single Family Residence  
3 Bedrooms, 2 Bathrooms

Weather Conditions: Temp: 82°

Recent Rain: Yes, during the inspection.

Ground Cover: Wet

Approximate Age: 2023

Sq/ft: 1,600

Asking price: N/K

Present at Inspection:  Buyer     Buyers Agent     Listing Agent     Workers

Utilities On:             Yes     No Water     No Electricity     No Gas

Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring
  - Floors Covered
  - Attic Space is Limited - Viewed from Accessible Area
  - Plumbing Areas - Only Visible Plumbing Inspected
  - Siding Over Older Existing Siding
  - Walls/Ceilings Covered or Freshly Painted
  - 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.

Note: The client may notice that two boxes have been selected in some sections. For instance, if "D" is selected "I" will also be selected indicating that the item was inspected and found deficient. If "NI" and "NP" are both selected it indicates that the item was not present thus not inspected.

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**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.**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Inspected 10/04/2023, no issues noted.

#### Performance Opinion:

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The 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.

The foundation appears to be performing the function intended

**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. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

### B. Grading and Drainage

Comments:

Not completed yet as shown.

Recommend monitoring during the next rainstorm. If standing water is noted 48 hours after the rain has stopped improvements may be necessary.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.



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I NI NP D



**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* The roof is wet, not walked. Inspected from the ground with binoculars.

*Comments:*

Inspected 10/04/2023, no issues noted.

Note: Recommend having the roof evaluated every 3-4 years for typical maintenance (i.e. sealing penetrations and nail heads, securing flashing etc.)



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I	NI	NP	D
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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 13"

*Approximate Average Thickness of Vertical Insulation:* N/A

*Comments:*

- Inspected 10/04/2023, no issues noted.





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I NI NP D

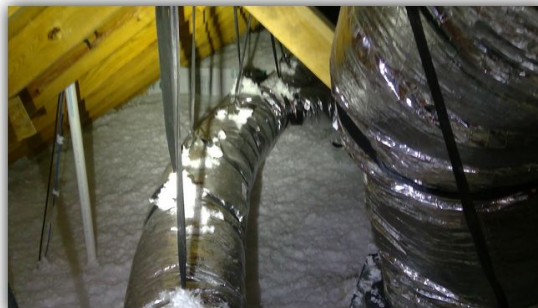


Company Name: 713-837-7980

Inspected By (sign if required):

Date:

OPEN ATIC APPLICATION		MAXIMUM ROOF COVERING	MINIMUM ROOF COVERING	MINIMUM INSULATION THICKNESS	MINIMUM INSULATION THICKNESS
TRUSSES	NO. RAFTERS PER TRUSS	NUMBER OF RAFTERS COVERED FROM TRUSS (NO. TR)	WEIGHT PER SQ. FT. OF INSULATION ALLOWED (NOT TO EXCEED 15 LBS. PER SQ. FT.)	INSULATION ALLOWED (NOT TO EXCEED 15 LBS. PER SQ. FT.)	INSULATION ALLOWED (NOT TO EXCEED 15 LBS. PER SQ. FT.)
To obtain thermal resistance (R) of:	Number of Rafters	36.0	0.967	21.75	21.75
10	36.0	42.0	0.727	16.50	16.50
20	36.0	48.0	0.545	12.00	12.00
30	36.0	54.0	0.409	8.25	8.25
40	36.0	60.0	0.273	4.50	4.50
50	36.0	66.0	0.137	0.75	0.75
60	36.0	72.0	0.000	0.00	0.00
70	36.0	78.0	0.000	0.00	0.00
80	36.0	84.0	0.000	0.00	0.00
90	36.0	90.0	0.000	0.00	0.00
100	36.0	96.0	0.000	0.00	0.00
110	36.0	102.0	0.000	0.00	0.00
120	36.0	108.0	0.000	0.00	0.00
130	36.0	114.0	0.000	0.00	0.00
140	36.0	120.0	0.000	0.00	0.00
150	36.0	126.0	0.000	0.00	0.00
160	36.0	132.0	0.000	0.00	0.00
170	36.0	138.0	0.000	0.00	0.00
180	36.0	144.0	0.000	0.00	0.00
190	36.0	150.0	0.000	0.00	0.00
200	36.0	156.0	0.000	0.00	0.00



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

Comments:

**Interior Walls:**

Minor cosmetic issues, typical of a house at this stage of construction.

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I NI NP D

Note: Pictures are representative, not exhaustive. This is an indication of what to look for during the blue tape walkthrough.



**Exterior Walls:**

- Siding Materials:  Brick    Stone    Wood    Wood byproducts    Stucco  
 Vinyl    Aluminum    Asbestos    Cement Board    Other

Inspected 10/04/2023, no issues noted.

**F. Ceilings and Floors**

*Comments:*

Inspected 10/04/2023, no issues noted.

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

*Comments:*

**Interior Doors**

Minor cosmetic issues, typical of a house at this stage of construction.

Note: Pictures are representative, not exhaustive. This is an indication of what to look for during the blue tape walkthrough.

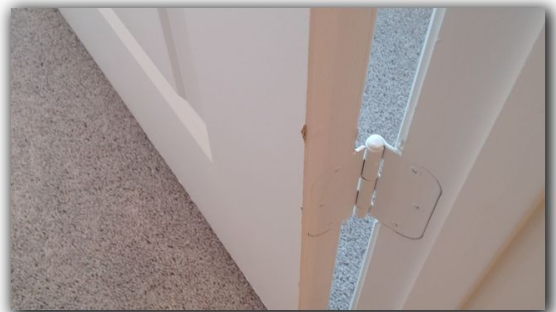
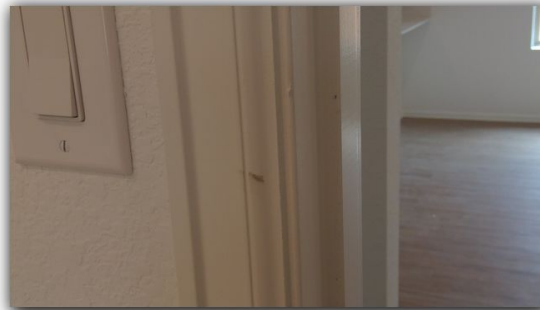
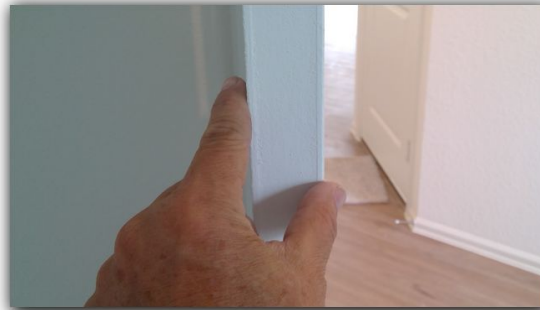
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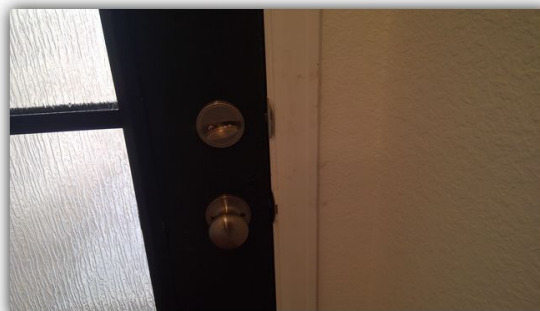
D=Deficient

I	NI	NP	D
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**Exterior Doors**

Minor cosmetic issues, typical of a house at this stage of construction.



**Garage Doors**

Type:  Metal    Wood    Fiberglass    Doors / panels are damaged

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I	NI	NP	D
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Inspected 10/04/2023, no issues noted.

**H. Windows**

*Comments:*

Minor caulking issues, typical of a house at this stage of construction.



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

*Comments:*

Not present, no comments.

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

Not present, no comments.

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

*Comments:*

Not present, no comments.

**L. Other**

*Comments:*

Not present, no comments.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

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I NI NP D

Inspected 10/04/2023, no issues noted.

Overhead Service     Underground Service



Service size: 125 amps



Main Disconnect Panel:

Type of Wire:                       Copper                       Aluminum



ARC Fault Circuit Interrupt Safety Protection. Required by the State of Texas.

Kitchen:     Yes     No     Partial    Dining:     Yes     No     Partial

Bedroom:     Yes     No     Partial    Living:     Yes     No     Partial

I=Inspected

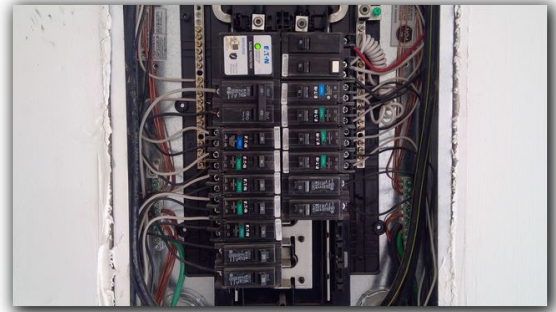
NI=Not Inspected

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D=Deficient

I NI NP D

Other common areas:  Yes  No  Partial



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

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

Comments:

Inspected 10/04/2023, no issues noted.

**Outlet and Switches:**

GFCI protection. This is considered a recognized safety hazard.

Kitchen:  Yes  No  Partial Bathrooms:  Yes  No  Partial

Garage:  Yes  No  Partial Exterior:  Yes  No  Partial

Laundry:  Yes  No  Partial

**Fixtures:**

Inspected, no issues noted.

**Alarms: smoke/fire/security:**

Inspected, no issues noted.

**Other Electrical System Components:**

N/A

**C. Other**

Comments:

Not present, no comments.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Heating Equipment**

*Type of System:* Forced Air / Central

*Energy Source:* Gas

*Comments:*

- Inspected 10/04/2023, no issues noted.



- Unit #1:  
Supply Air Temp: 122 °F



- 

**B. Cooling Equipment**

*Type of System:* Central - Air Conditioner

*Comments:*

- Inspected 10/04/2023, no issues noted.

Monitor the secondary A/C drain line, shown below. If water is seen dripping a licensed HVAC tech should be asked to evaluate, the primary drain is likely blocked.

1 cup of bleach should be poured down the primary A/C drain line every 3-4 months to prevent blockage.

Note: Recommend annual servicing to avoid deferred maintenance and potential costly repairs.

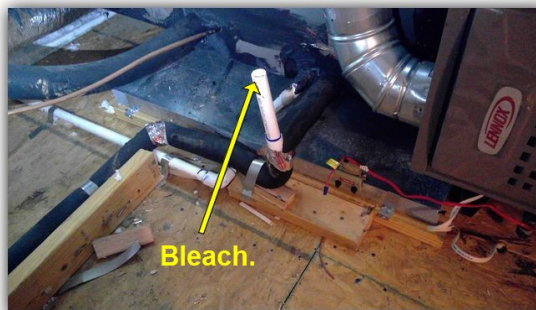
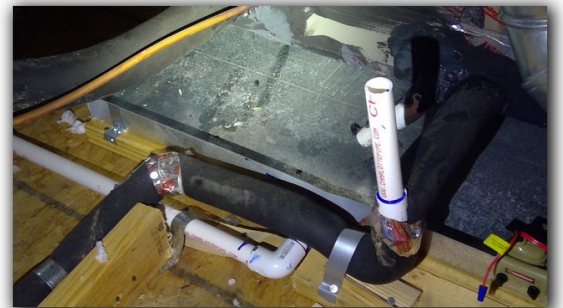
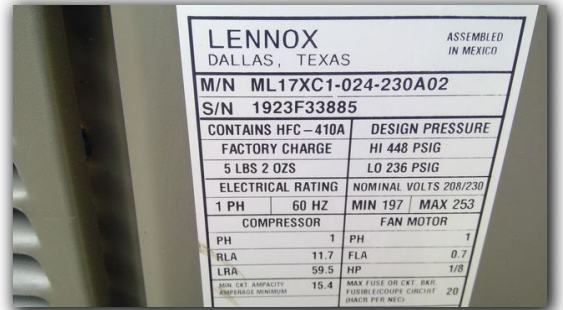
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I NI NP D



Unit #1:  
 Supply Air Temp: 60 °F    Return Air Temp: 78 °F    Temp. Differential: 18 °F



C. Duct Systems, Chases, and Vents

Comments:



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D=Deficient

I	NI	NP	D
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Inspected 10/04/2023, no issues noted.

**Type of Ducting:**     Flex Ducting     Duct Board     Metal

Note: Whole house filters should be checked on a monthly basis and changed as necessary (at least every 6-9 months) avoid deferred maintenance and potentially expensive repairs.



**D. Other**

*Comments:*

Not present, no comments.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Within 5' of the sidewalk.     Functional Flow Inadequate

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I	NI	NP	D
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Location of main water supply valve: Inside the garage



Static water pressure reading: 64 psi     below 40 psi     above 80 psi  
 Lack of reducing valve over 80 psi

Type of supply piping material: PVC

Comments:

Inspected 10/04/2023, no issues noted.

Type of piping: PEX

Water Source:  Public     Private

Sewer Type:     Public     Private

**Sinks**

Comments: \_\_\_\_\_

Inspected, no issues noted.

**Bathtubs and Showers**

Comments: \_\_\_\_\_

Inspected, no issues noted.

**Commodes**

Comments: \_\_\_\_\_

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I	NI	NP	D
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Inspected, no issues noted.

Note: Every 4 months put 15 drops of red food die in the cisterns and check the toilet bowl in 15 minutes. If no signs of red water is seen check every 15 minutes for 1 hour. If red is seen in the bowl the flapper valve should be replaced, the #1 source of water leakage.

**Washing Machine Connections**

**Comments:** \_\_\_\_\_

Visually inspected, no issues noted.



**Exterior Plumbing**

**Comments:** \_\_\_\_\_

Inspected, no issues noted.

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

*Type of drain piping material:* PVC

*Comments:*

Inspected 10/04/2023, no issues noted.

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**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 50 gallons

*Comments:*

Recommend monitoring the TPR and drain pan lines at least every 4 months for leakage. If water is dripping a plumber should be contacted.

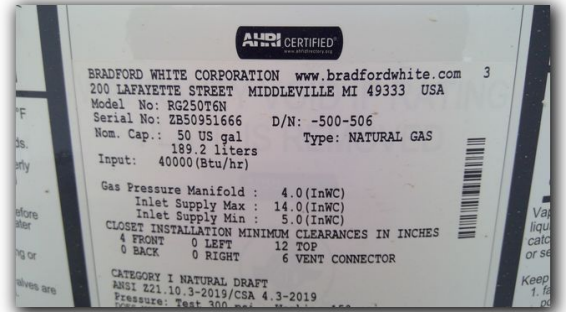
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I NI NP D



Water temperature: 138°F (Maximum recommended temp is 120°F.) This is considered as safety hazard, particularly with young children. Recommend adjustment.



**D. Hydro-Massage Therapy Equipment**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Not present, no comments.

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* South exterior wall.



*Type of gas distribution piping material:* Black Iron



*Comments:*

Inspected 10/04/2023, no issues noted.

Note: There is no gas valve in the laundry room.



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NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Other**

*Comments:*

Not present, no comments.

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

The dishwasher was not run, the water is turned off.

**B. Food Waste Disposers**

*Comments:*

Inspected 10/04/2023, no issues noted.

**C. Range Hood and Exhaust Systems**

*Comments:*

Inspected 10/04/2023, no issues noted.

The exhaust vents to the exterior, recommend running it on low if cooking for an extended amount of time to remove carbon monoxide produced by the gas range.



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NP=Not Present

D=Deficient

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

*Comments:*

Inspected 10/04/2023, no issues noted.

**Range Type:**     Electric         Gas



**Oven(s):**

Unit #1:  Electric         Gas

Set to 350°F    Temperature reading: 343 °F



**E. Microwave Ovens**

*Comments:*

Inspected 10/04/2023, no issues noted.

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

*Comments:*

Inspected 10/04/2023, no issues noted.

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*

Inspected 10/04/2023, no issues noted.

**H. Dryer Exhaust Systems**

*Comments:*

Inspected 10/04/2023, no issues noted.

Note: Dryer vents should be cleaned out on an annual basis.



**I. Other**

*Comments:*

Not present, no comments.

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

Not present, no comments.

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

*Type of Construction:* N/A

*Comments:*

Not present, no comments.

**C. Outbuildings**

*Comments:*



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I	NI	NP	D
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Not present, no comments.

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

Type of Pump: N/A

Type of Storage Equipment: N/A

Proximity To Known Septic System: \_\_\_\_\_

Comments:

Not present, no comments.

**E. Private Sewage Disposal Systems**

Type of System: N/A

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: \_\_\_\_\_

Comments:

Not present, no comments.

**F. Other Built-in Appliances**

Comments:

Not present, no comments.

**G. Other**

Comments:

Not present, no comments.

## Summary

### FOUNDATIONS

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Inspected 10/04/2023, no issues noted.

### GRADING AND DRAINAGE

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Not completed yet as shown.

### ROOF COVERING MATERIALS

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Inspected 10/04/2023, no issues noted.

### ROOF STRUCTURES AND ATTICS

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Inspected 10/04/2023, no issues noted.

### WALLS (INTERIOR AND EXTERIOR)

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Minor cosmetic issues, typical of a house at this stage of construction.

### CEILINGS AND FLOORS

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Inspected 10/04/2023, no issues noted.

### DOORS (INTERIOR AND EXTERIOR)

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Minor cosmetic issues, typical of a house at this stage of construction.

### WINDOWS

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Minor caulking issues, typical of a house at this stage of construction.

### SERVICE ENTRANCE AND PANELS

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Inspected 10/04/2023, no issues noted.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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Inspected 10/04/2023, no issues noted.

## HEATING EQUIPMENT

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Inspected 10/04/2023, no issues noted.

## COOLING EQUIPMENT

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Inspected 10/04/2023, no issues noted.

## DUCT SYSTEMS, CHASES, AND VENTS

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Inspected 10/04/2023, no issues noted.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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Inspected 10/04/2023, no issues noted.

## DRAINS, WASTES, AND VENTS

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Inspected 10/04/2023, no issues noted.

## WATER HEATING EQUIPMENT

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Water temperature: 138°F (Maximum recommended temp is 120°F.) This is considered as safety hazard, particularly with young children. Recommend adjustment.

## GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

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Inspected 10/04/2023, no issues noted.

## DISHWASHERS

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The dishwasher was not run, the water is turned off.

## FOOD WASTE DISPOSERS

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Inspected 10/04/2023, no issues noted.

## **RANGE HOOD AND EXHAUST SYSTEMS**

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Inspected 10/04/2023, no issues noted.

## **RANGES, COOKTOPS, AND OVENS**

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Inspected 10/04/2023, no issues noted.

## **MICROWAVE OVENS**

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Inspected 10/04/2023, no issues noted.

## **MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS**

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Inspected 10/04/2023, no issues noted.

## **GARAGE DOOR OPERATORS**

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Inspected 10/04/2023, no issues noted.

## **DRYER EXHAUST SYSTEMS**

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Inspected 10/04/2023, no issues noted.