

**E S P**



**HOME  
INSPECTION**



**This Professional Inspection Report Has Been Prepared Exclusively For:**

**Susan Skinner  
12800 Melville Dr Unit #B110  
Montgomery, TX 77356  
September 29, 2021**

Inspected By: Erik Placker TREC # 21184

**N.A.W.T. # 12580ITC  
Technician # 0715869**

# ESP Home Inspection

335 Beech Creek Rd  
Livingston, TX 77351

Phone 936-355-0191  
esplacker@gmail.com

TREC 21184

# INVOICE

<b>SOLD TO:</b>
Susan Skinner
TX

<b>INVOICE NUMBER</b>	210929-02EP
<b>INVOICE DATE</b>	09/29/2021
<b>LOCATION</b>	12800 Melville Dr Unit #B110
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$350.00	\$350.00
	<b>SUBTOTAL</b>	\$350.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$350.00
	<b>BALANCE DUE</b>	<b>\$350.00</b>

## THANK YOU FOR YOUR BUSINESS!

Please make checks payable to ESP Home Inspection. You can also pay with credit card by calling 936-355-0191.

## PROPERTY INSPECTION REPORT

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**Prepared For:** Susan Skinner  
(Name of Client)

**Concerning:** 12800 Melville Dr Unit #B110, Montgomery, TX 77356  
(Address or Other Identification of Inspected Property)

**By:** Erik Placker, Lic #21184 09/29/2021  
(Name and License Number of Inspector) (Date)

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

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### 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.

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time Started: **7:45 am** Time Finished: **10:15 am**  
Property was: **Occupied** at the time of Inspection:  
(When a property is Occupied during an Inspection various areas and items that are blocked from the Inspectors view)  
Building Orientation (For Purpose Of This Report Front Faces): **North**  
Weather Conditions during Inspection: **Cloudy Overcast & Raining**  
Outside temperature during inspection: **70 to 80 Degrees**  
Parties that were present during the inspection: **No other parties present during inspection.**

**THIS REPORT IS PAID AND PREPARED FOR THE PERSONNEL, PRIVATE AND EXCLUSIVE USE BY Susan Skinner. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED.**  
**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.**

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**SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

**GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed within these standards of practice;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems;
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
  - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION and GENERAL LIMITATIONS included in this inspection report.**

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

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I=Inspected

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D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Condo Building/Slab/Parking Garage Below

**Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Proper foundation management requires knowledge of soil type which has not been determined; If needed we recommend having a soil and/or foundation specialists inspect structure. The opinions expressed are one's of apparent conditions and not absolute fact and are only good on 09/29/2021 .**

**It is the Inspector's opinion that the foundation appeared to be in performing as intended at the time of the inspection.**

B. Grading and Drainage

All components were found to be performing and in satisfactory condition on the day of the inspection.

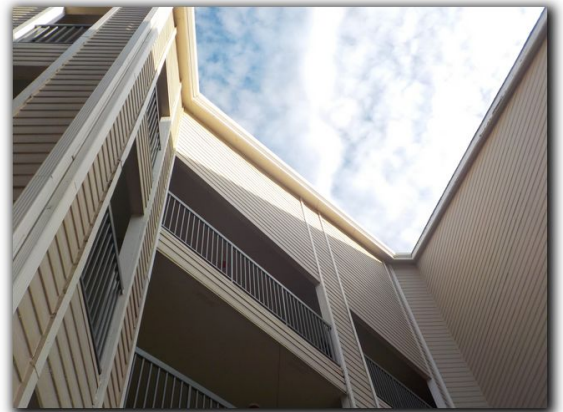
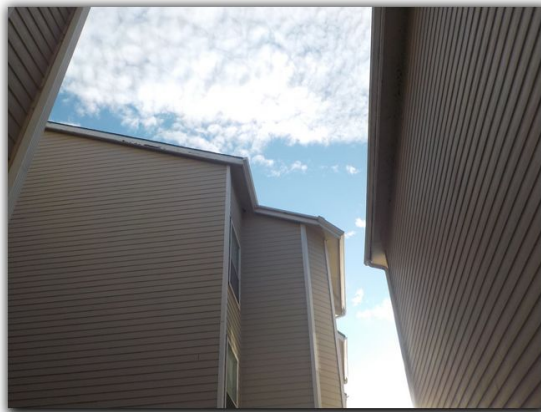
C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: The roof was observed from ground level with binoculars. The multi-level structure roof level does not have readable safe access.

Type of Decking: Unknown

This structure has a 25 - 30 year type Roof. Unknown Condition





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**D. Roof Structures and Attics**

**Viewed From: No attic space. Bottom unit of Condo Structure**  
**Approximate Average Depth of Insulation: Unable to determine**  
**Insulation Type: Unable To Determine**  
**Description of Roof Structure: Unable to Determine**  
**Attic Accessibility: None**  
**Roof ventilation** was being provided by **Unable to Determine**

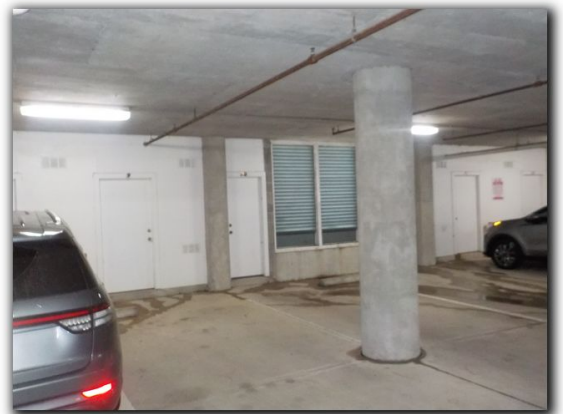
**E. Walls (Interior and Exterior)**

**Description of Interior Walls: Gypsum board type**

**The following observations, deficiencies and/or exceptions if any associated with the interior walls that were observed on this structure are noted below:**

Property was occupied at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed certain signs may be revealed..However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property

There appears to be a storage room for each unit located in the lower parking garage. This door was locked and no key was found. Unknown defects and/or deficiencies may be present.



**Description of Exterior Cladding: Fiber Cement Board**

**The following observations, deficiencies and/or exceptions if any associated with the exterior walls that were observed on this structure are noted below:**

Evidence of moisture damage was noted at the porch area. Water damaged materials are considered a conducive condition for water penetration and insect infestation.



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I	NI	NP	D
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**F. Ceilings and Floors**

**Interior ceilings:**

**The following observations, deficiencies and/or exceptions if any associated with the interior ceilings that were observed on this structure are noted below:**

Less than professional repairs was observed at the porch area.



**Interior floors:**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

**The following observations, deficiencies and/or exceptions if any associated with the doors that were observed on this structure are noted below**

Rust was noted on the metal storage room door. Repairs and/or replacement may be needed in the near future.

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I NI NP D



**H. Windows**

**The following observations, deficiencies and/or exceptions if any associated with the windows that were observed on this structure are noted below:**

One or more of the window screens were observed to be missing.



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

**J. Fireplaces and Chimneys**

**Type of Fireplace: Electric**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I NI NP D



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

**The following observations, deficiencies and/or exceptions if any associated with the porches that were observed on this structure are noted below:**

The transition flashing at the tile floor covering is showing signs of rusting. Recommend cleaning and painting the flashing to help prevent pre-mature damage and/or deterioration.



**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

The main service conductors entered this structure from **Underground and were tied to a 200 amp meter**, and was located on the **exterior** of the structure. The wires from meter to main panel box **appearing** to be **Copper** wiring.

A grounding conductor **was applied and appeared to be properly connected**. All boxes and conduit **appeared to be bonded properly**.

**Main Panel Box Rating : 200 amps    Box Location: East Side of Complex**  
**Main Disconnect Rating: 150 amps    Cabinet Manufacturer: Power Master**



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I	NI	NP	D
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Meter Number: **AM10644634**

All components were found to be performing and in satisfactory condition on the day of the inspection.

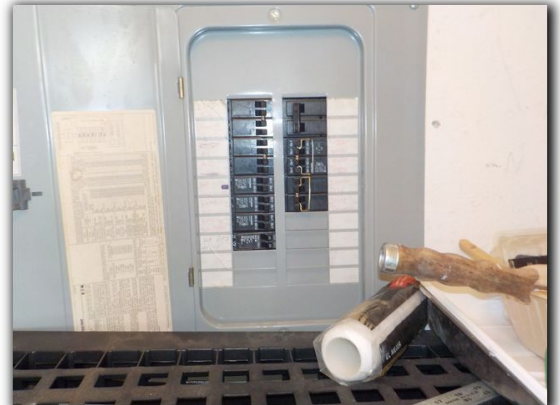
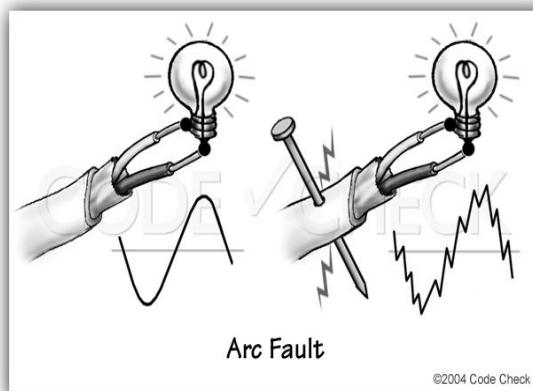


**Sub Panel #1 Box Rating : 200 amps**  
**Box Location: Exterior Storage Room**  
**Cabinet Manufacturer: Power Master**

**The following observations, deficiencies and/or exceptions if any associated with the Main Electrical System that were observed on this structure are noted below:**

**Arc Fault Breakers were not installed.**

Buyer Advisory Notice Note: Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. **Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient.** Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I  
**Arc-Fault Circuit Interrupter Protection (AFCI)**



The panel box should not be obstructed by shelving and/ or storage items.

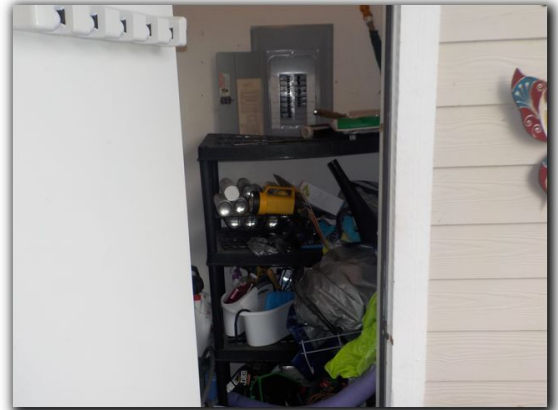
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One or more of the cabinet cover plate screws are missing and need to be replaced.



**B. Branch Circuits, Connected Devices, and Fixtures**  
**Type of Wiring: Copper**

**The following observations, deficiencies and/or exceptions if any associated with the Branch Electrical Circuits that were observed on this structure are noted below:**

Wires that were improperly spliced or terminated were noted in the HVAC closet. Wire ends or splices are recommended to be in junction boxes that are properly mounted and covered. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.

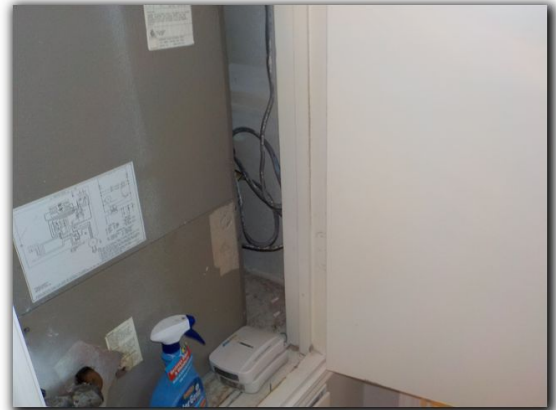
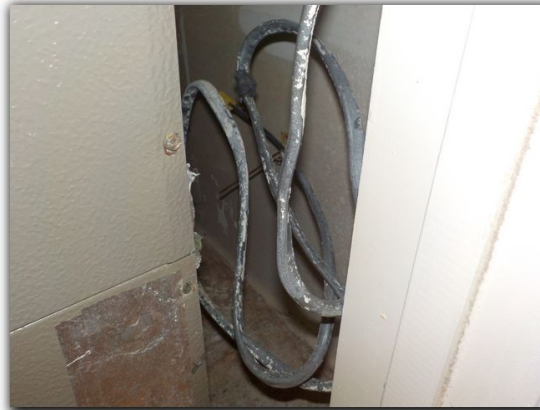
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Not all of the bathroom receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.



Two of the switches appear to be damaged and do not operate properly. The switch to the sconce light and the recessed lights in the living room did not operate.





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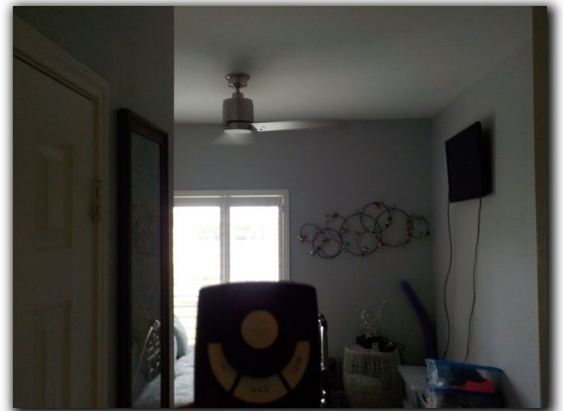
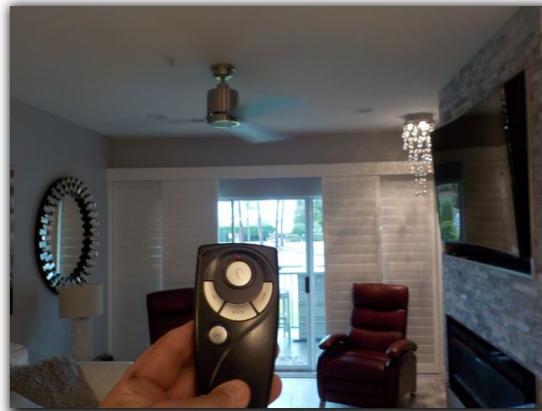
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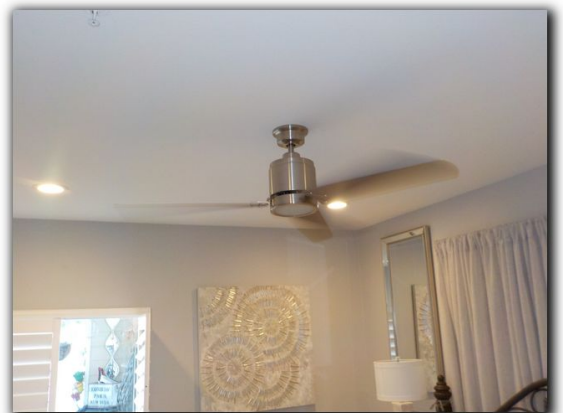
I	NI	NP	D
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It appears that the ceiling fan remote for the living also operates the ceiling fan in the west bedroom. Both fixtures turn off and/or on when the remote is operated. The remote for the west bedroom did not operate properly.



The remote for the ceiling fan fixture in the east bedroom did not operate.



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



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

**Type of System: Main House Central**  
**Energy Source: Electric**

**Brand Name: Goodman**

**Today's Avg Temperature Reading: 93 Degrees**

**Model Number A36-10 Serial Number 9605019178**

**Approximate System Age: 1996**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



**The following observations, deficiencies and/or exceptions if any associated with the HVAC System that were observed on this structure:**

**Additional Notice from the Inspector:** It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The service disconnect box is loose inside the closet and needs to be properly secured.



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I NI NP D

**B. Cooling Equipment**

**Type of System: Main House Central**

**Today's Temperature Differential (Delta-T): 21 Degrees** (normal range 14° - 23°).

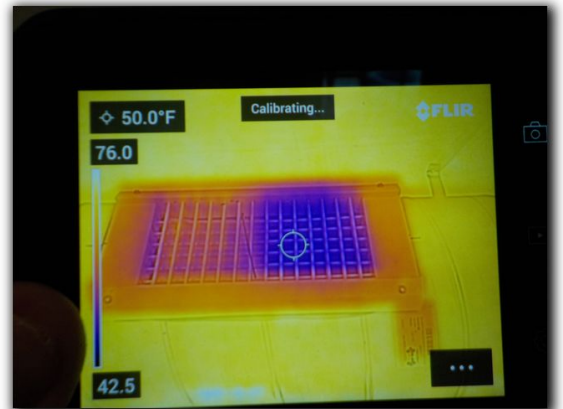
**Approximate System Age: Unable To Determine**

**Approximate System Size: Unable To Determine**

**Brand Name: Unable To Determine**

**Model Number ? Serial Number ?**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



**The following observations, deficiencies and/or exceptions if any associated with the HVAC System that were observed on this structure:**

The outside condenser appears to be installed at the roof level and could not be inspected at this time. The door at the upper level of the complex that leads to the rooftop was locked and could not be accessed. Another tenant told the inspector where the maintenance office was located. The inspector was not successful in locating a maintenance person at the office. Unknown defects may be present.

The indoor coils were observed to be dirty and require cleaning. Recommend having a licensed HVAC company service and clean the unit.



***Clients Notice: These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.***

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C. Duct Systems, Chases, and Vents

**Filter Size: 20 x 20 Location(s): Interior Wall Mounted**

All components were found to be performing and in satisfactory condition on the day of the inspection.

#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

**Location of water meter: I was unable to locate the main water meter.**

**Location of main water supply valve: Exterior Storage Room**

**Static water pressure reading: 65 to 70 psi**

**Type of water supply piping: Copper**



**TREC LIMITATIONS:** The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps; not required to inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, solar water heating systems, water conditioning equipment, filter systems or fire sprinkler systems; the inaccessible gas supply system for leaks; not required to determine quality, potability or volume of the water supply; or effectiveness of back flow or anti-siphon devices or verify the functionality of clothes washing drains or floor drains.

**The following deficiencies, observations and/or exceptions if any associated with the Plumbing Supply System that was observed on this structure:**

##### **West Bathroom**

The commode appears to be loose at the floor mount. This condition should be further evaluated and corrected as necessary.



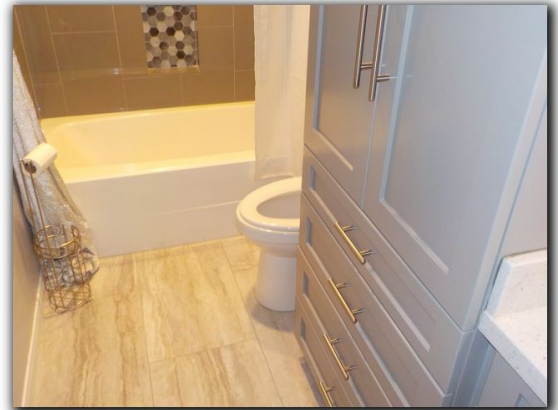
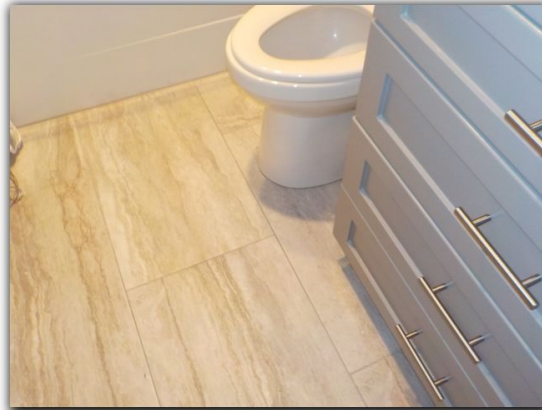
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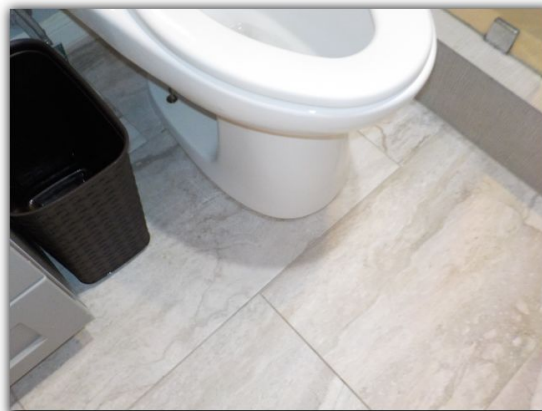


The bathtub stopper is damaged. Be sure to caulk any gaps that may appear between the hardware & shower enclosures. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



**East Bathroom**

The commode appears to be loose at the floor mount. This condition should be further evaluated and corrected as necessary.



The sink stopper does not appear to be functioning properly.

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D=Deficient

I NI NP D



The design of the shower surround allows some water to splash outside the shower area. Improvements may be desired.



**Laundry Connections**

This area was obstructed by the washer and dryer and could not be inspected at this time.



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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents

Type of Drain Pipes: PVC  
Clean Outs Location: Not Located  
Functional Drain Flow: Yes

6 Cold and/or Hot water faucets, were ran for approximately 20 minutes at a rate of 1 gallon per minute per drain for a total estimate of 120 gallons that flowed through the drains.

All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Water Heating Equipment

Energy Source: Electric  
Capacity: 50 Gallons

Mfg. Unit 1: Rheem

Model Number: XE50T06ST45U1

Location: Exterior Utility Closet

Avg. Hot Water Temperature: 114°

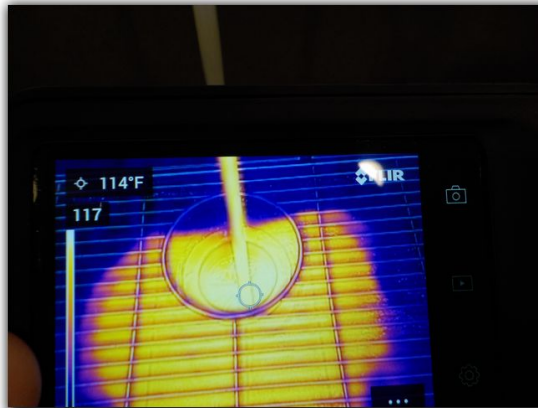
Approximate Age: 2020

Serial Number: Q322017868

Safety Pan: Yes

Recommended Hot Water is between 115 – 120°

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



**The following observations, deficiencies and/or exceptions if any associated with Water Heating System that was observed on this structure::**

The electrical wiring to the water heater is exposed and should be enclosed in conduit.



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I NI NP D



D. Hydro-Massage Therapy Equipment

## V. APPLIANCES

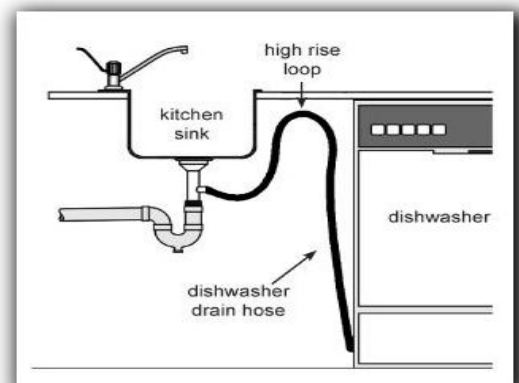
A. Dishwashers

Manufacturer: **Kitchen Aid**

This component appears to be performing adequately at the time of this inspection.

**The following observations, deficiencies and/or exceptions if any associated with the Dishwasher that was observed in this structure:**

The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



One of the dishwasher racks is missing.



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I	NI	NP	D
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**B. Food Waste Disposers**

**Manufacturer: American Standard**

This component appears to be performing adequately at the time of this inspection.

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**C. Range Hood and Exhaust Systems**

**Manufacturer: Samsung Type: Recirculating, microwave vent a hood**

This component appears to be performing adequately at the time of this inspection.

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

**Manufacturer: Samsung**

**Energy Source: Electric**

**The following observations, deficiencies and/or exceptions if any associated with the Range, Cook top or Ovens that was observed in this structure:**

The temperature of the oven was checked at 350 degrees. The temperature rose too 250 degrees and held that temperature. The oven was not operating as intended at this time.

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I NI NP D



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**E. Microwave Ovens**

**Manufacturer: Samsung**

This component appears to be performing adequately at the time of this inspection.



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

This component appears to be performing adequately at the time of this inspection.

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**G. Garage Door Operators**

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**H. Dryer Exhaust Systems**

**The following observations, deficiencies and/or exceptions if any associated with the Dryer Vent System that was observed in this structure:**

The back draft damper should close completely when the dryer is not being used.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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