



YOUR HOME INSPECTION

7483 Tiffany Meadows Ln
Fort Worth TX 76140

Jason Chen
AUGUST 15, 2018



Inspector
Bill Sallade
Certified Professional Inspector TREC # 102
4696670923
inspections@thesallades.com



Agent
Kenneth (KC) McKeown
(509) 551-4884
kenneth.mckeown@exprealty.com



PROPERTY INSPECTION REPORT

Prepared For: Jason Chen

(Name of Client)

Concerning: 7483 Tiffany Meadows Ln, Fort Worth TX 76140

(Address or Other Identification of Inspected Property)

By: Bill Sallade - Certified Professional Inspector TREC # 10276 08/15/2018 1:45 pm

(Name and License Number of Inspector)

(Date)

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.

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require 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

Type of Building: Duplex

Occupancy: Occupied

In Attendance: Tennant

Weather Conditions: Clear

Temp (approx): Over 90

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade
Crawl space viewed from: No crawl space
Comments::

- Any foundation deficiencies listed below in this section should be further evaluated by a Licensed Engineer of your choosing. Any deficiencies with regard to exposed cables or drainage problems should be further evaluated and corrected as necessary by a qualified contractor.

Performance Opinion:
Client Notice:

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

- Foundation inspections are limited to observation of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions include but are not limited to paint, repairs, surfaces hidden by floor or wall coverings, furnishings, foliage, and masonry.

1: **Visual Needs Further Evaluation

☹ Minor or Cosmetic Deficiencies

In **my opinion**, the slopes in the foundation are above acceptable tolerance for slope in a foundation and or the stress indicators (Cracks etc...) appear to be more than normal.. **Further evaluation is recommended.**

Recommendations:

- It is recommended that the foundation be **evaluated by a Licensed engineer** and repaired if necessary per the engineers recommendations by a qualified foundation contractor.
- It is recommended that a **sub-surface drain leak test** be performed by a **licensed plumbing contractor**. If a leak is found it is recommended that the leak be fixed.
- **Maintain a watering program** throughout the year to prevent the soil around the home from drying and cracking. If soaker hoses are used, place the soaker hoses 1' 2' away from the foundation and run for 30 60 minutes every other day as needed. Do not over water the foundation; this can be as detrimental as under watering.

The following observations if noted, would support the rendering of this opinion.

- Brick/Mortar cracks observed in the exterior veneer.
- Misalignment of interior doors.
- Interior door(s) stick and/or not closing.
- Separations of the exterior veneer and window / door frames.
- Frieze board separations.
- Cracks in the floor / foundation.
- Floor slopes and/or not level.
- Stress crack(s) in the exterior foundation perimeter beam.
- Interior drywall cracks or stress indicators.
- Other indicators as noted by Inspector.

Recommendation: Contact a qualified professional.



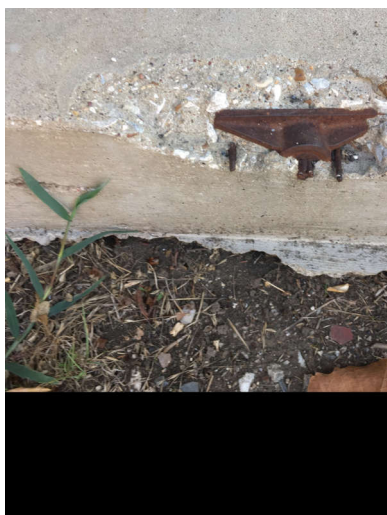
2: Exposed Cable Ends

☹ Minor or Cosmetic Deficiencies

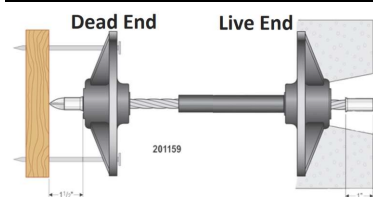
Left side & right side & back

- **Exposed post tension cable ends** were observed at the exterior of the home. It is recommended that the metal cables be painted (rust inhibiting paint) and then the slab should be patched. The slab patch / mortar should be used in conjunction with a bonding agent that helps it bond to the old concrete.

Recommendation: Contact a qualified concrete contractor.



Example Picture of an Exposed Post Tension Cable (Live End)



Post Tension Cable Illustration

Illustration About Post Tension Cables

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

B. Grading and Drainage

Comments:

- Any grade or drainage deficiencies listed below in this section should be further evaluated and corrected as necessary by a qualified contractor.

**Drainage:*

- Proper grading and drainage are required to maintain proper foundation performance and prevent water penetration, which is a conducive condition for wood rot, wood destroying insect intrusion and possible mold growth.

Marginal Site Drainage:

- Marginal site drainage was observed. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

7483 back



Method:

- General lot drainage and slope is inspected by visual means only (no measuring devices are used-such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Inspection of the homes grading and drainage is done by a visual observation of the site around the structure, including surface grade, rain gutters and down spouts, etc. Any visible conditions or symptoms that may indicate a situation that may adversely affect the foundation or indicate water penetration are noted. No soil, topographical or flood plain studies are performed.

1: Negative Grading

🟡 Minor or Cosmetic Deficiencies

7485 back

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified grading contractor.



☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Composition

Viewed From: Roof

Water Penetrations: Present

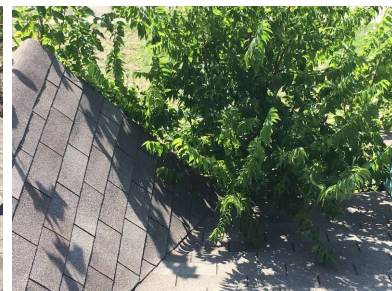
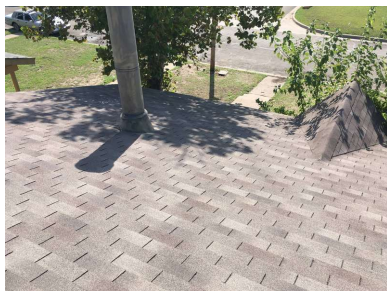
Prior Repairs: Present

Comments:

- Any roof covering deficiencies listed below in this section should be further evaluated the homeowners insurance company and or a qualified roofing contractor; and any necessary repairs should be corrected as necessary by a qualified roofing contractor.

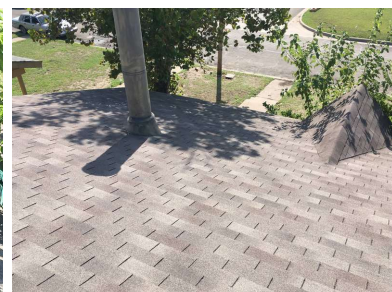
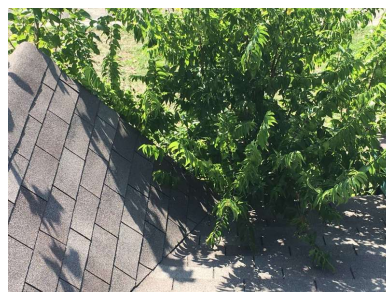
Pics for reference:

Pictures of the roof covering for reference.



Trim Trees (too close):

- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.



Limitation:

Roof inspections are limited to visual observations of the accessible surfaces. The roof is inspected from the roof level, only if in the opinion of the inspector it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, improper installation etc) may not be apparent during the visual inspection. As such the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. **If deficiencies are noted and/or you have concerns about life expectancy, insurability or potential for future problems, we Highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.**

Life Expectancy:

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

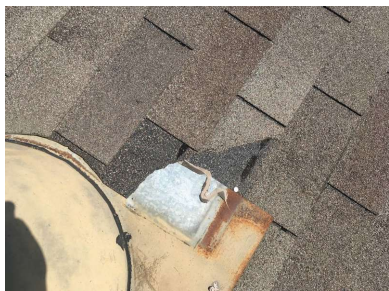
1: Damaged shingles

🟡 **Minor or Cosmetic Deficiencies**

front

- Damaged shingles were observed at the time of inspection. All damaged shingles should be replaced.

Recommendation: Contact a qualified roofing professional.



2: Evidence of leaks

🟡 Minor or Cosmetic Deficiencies

IN the front bedroom of 7483 and the hallway bathroom of 7483

- Visible evidence of leaks were observed. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



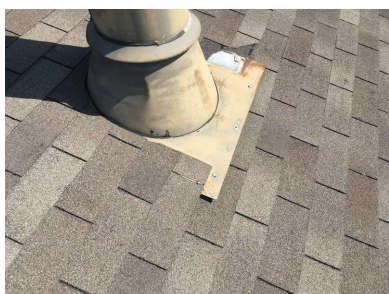
3: Lifted Shingles

🟡 Minor or Cosmetic Deficiencies

Near the left chimney

The roofing material observed to have loose and/or lifting shingles in various locations. The damage may have been caused by a previous wind storm and should be further evaluated.

Recommendation: Contact a qualified roofing professional.



4: Decking Soft / Crackling

🟡 Minor or Cosmetic Deficiencies

- The decking was observed to make crackling noises when walking on the roof. When the decking starts to make those types of noises the decking has become weaker. It is recommended that the buyer budget for new decking the next time the roof is replaced. *When I walked the roof I tried to stay of the rafters for safety reasons.*

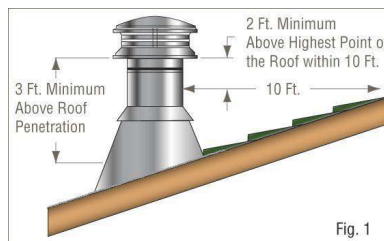
Recommendation: Contact a qualified roofing professional.

5: Wrong type of roof caps

Minor or Cosmetic Deficiencies

The roof caps for the dryer vents, water heaters or bathroom exhaust fans are no longer approved as vent caps the gaps around the cap are too large and could allow pests to enter the vent. This type of cap was allowed years ago but no longer. it is recommended that a appoved cap be installed at all vecessay vents.

Recommendation: Contact a qualified roofing professional.



☒ ☐ ☐ ☐ D. Roof Structure & Attic

Viewed From: MAster closet of both units but only 7483 was accessible, From the scuttle opening

Average Attic Floor Insulation Depth: 7-10, Unknown

Water Penetrations: Present

Comments:

- Any roof structure, Attic ladder, ventilation, insulation, gutters or soffit & fascia deficiencies listed below in this section should be further evaluated corrected as necessary by a qualified contractor.

Framing Type: No access

Vertical Insulation Thickness: Not visible (one story)

Insulation Types: Unable to determine

Roof structure good.:

- The roof structural components appeared to be in satisfactory condition at the time of this inspection. No corrective actions are recommended at this time.





Roof Structure Limitations:

- Inspection of the roof structure and attic is performed by a visual observation of areas and components which can be reasonably and safely accessed. Areas where insulation is covering joists and no visible pathway could be identified will not be traversed

1: Soffit damaged

🟡 Minor or Cosmetic Deficiencies

front, rear left side and right side

- Damage to the soffit or fascia of the home was observed at the time of this inspection. It is recommended that the damaged soffit / fascia board be replaced, resealed and properly painted.

Recommendation: Contact a qualified professional.



2: No access

🟡 Minor or Cosmetic Deficiencies

Unit 7485

There was no access to the attic at the time of inspection. Belongings or storage were in the way.

Recommendation: Recommended DIY Project



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

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

Comments:

Material: Brick

Method:

The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing details (e.g. doors, windows, brick ledges, etc.) are not accessible and beyond the scope of the inspection. Home furnishings, artwork, stored goods, heavy foliage, etc. can obscure damage, water stains, previous repairs, etc., and preclude assessment of these conditions.

As a matter of general home maintenance, it is recommended that all deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.)

Needs Paint:

The exterior wood surfaces need a fresh coat of paint. Proper care of exterior wood can play a significant role in preventing damage.

General Limitations:

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

In the event the residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

1: Seal Penetrations

🟡 Minor or Cosmetic Deficiencies

The area between the exterior veneer and any wall penetration needs to be properly sealed.

It is recommended to use elastomeric caulking.

Recommendation: Contact a handyman or DIY project



2: Seal Transition

☹ Minor or Cosmetic Deficiencies

The transition from wood veneer to brick veneer needs to be better sealed.

Recommendation: Contact a handyman or DIY project



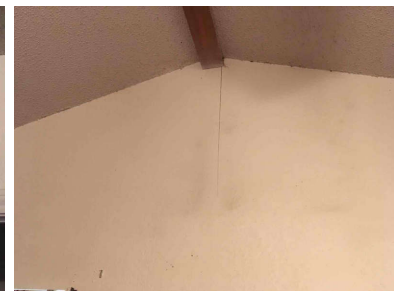
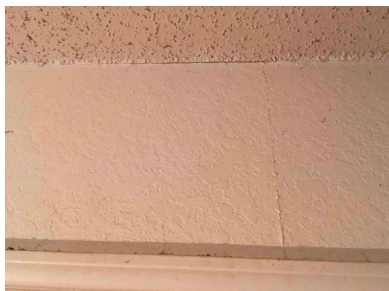
3: Drywall Cracks

☹ Minor or Cosmetic Deficiencies

7485- front entry & livingroom & 7483 front bedroom, family room and master bedroom

There are a number of cracks in the interior walls that are considered to be cosmetic and average for the age of the home. . No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior. These deficiencies should be repaired the next time the interior is painted.

Recommendation: Contact a qualified painter.



4: Water Stain on Wall

🟡 Minor or Cosmetic Deficiencies

Water stains were observed on the walls. The cause and remedy should be further evaluated and corrected as necessary. All water damaged building materials should be replaced.

Recommendation: Contact a qualified drywall contractor.

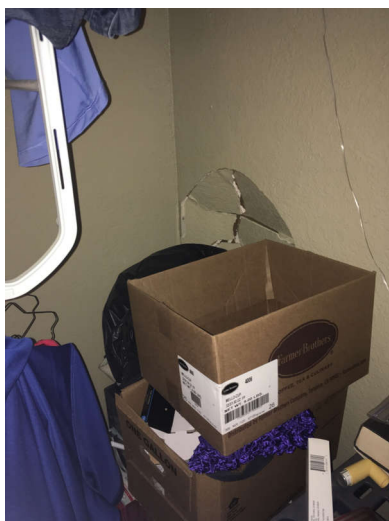


5: Holes in wall

🟡 Minor or Cosmetic Deficiencies

Holes in the wall should be repaired by a qualified contractor.

Recommendation: Contact a qualified professional.



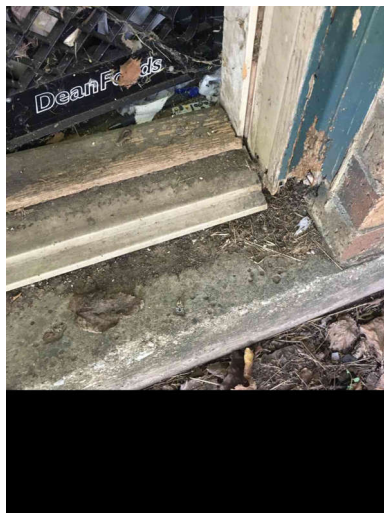
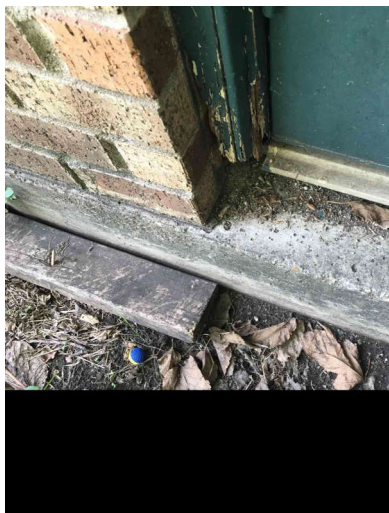
6: Wood destroying insects damage

🔴 Essential Items (Licensed Professionals & Safety)

7485 &

- Apparent damage from wood destroying insects was observed. All damaged wood should be replaced and the home should be checked by a wood destroying insect specialist and treated as necessary.

Recommendation: Contact a qualified professional.



7: Sound coat paint

🟡 Minor or Cosmetic Deficiencies

- Exterior wood surfaces need caulking at joints and a sound coat of paint. All deteriorated wood should be replaced.

Recommendation: Contact a qualified professional.



8: Door boarded up

🟡 Minor or Cosmetic Deficiencies

the back yard closet door was missing and boarded up with plywood. I could not see into the closet and check for damage.

Recommendation: Contact a qualified professional.

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



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Ceiling Type: Drywall

Floor Type: Vinyl, Carpet

Signs of Prior Repairs:

Signs of previous paint or texture touch ups were observed on the ceilings.

7483 front bedroom



Ceiling and Floor Limitations:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and are beyond the scope of an inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, previous repairs, etc., and prevent assessment in these areas.

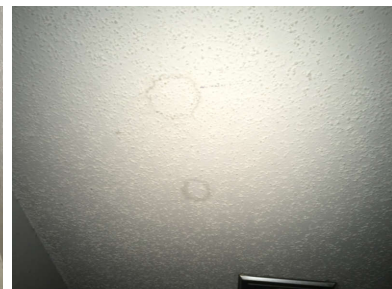
1: Water Stain

🟡 **Minor or Cosmetic Deficiencies**

7483 front bedroom closet & hallbath

Water stains were observed on the ceiling finish. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation: Contact a handyman or DIY project



2: Worn Floor Covering

⊖ Minor or Cosmetic Deficiencies

7485 kitchen & master bath

The floor covering is noticeably worn and/or damaged in one or more locations of the home.

Recommendation: Contact a qualified flooring contractor

3: Carpet stain

⊖ Minor or Cosmetic Deficiencies

7485 throughout home

carpet was observed to be stained at the time of inspection and should be cleaned as necessary.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

Comments:

Method of Inspection:

The interior and exterior doors are inspected for proper function including latches and locking mechanisms. Garage doors are inspected for proper operation.

1: Door Sticks

⊖ Minor or Cosmetic Deficiencies

7483 front bedroom & 7483 front bedroom closet & 7485 front entry & back yard closet &

The door is sticking.

Recommendation: Contact a qualified door repair/installation contractor.

2: Surface Damage

⊖ Minor or Cosmetic Deficiencies

7485 master bedroom, master closet

The door has some surface damage.

Recommendation: Contact a qualified door repair/installation contractor.



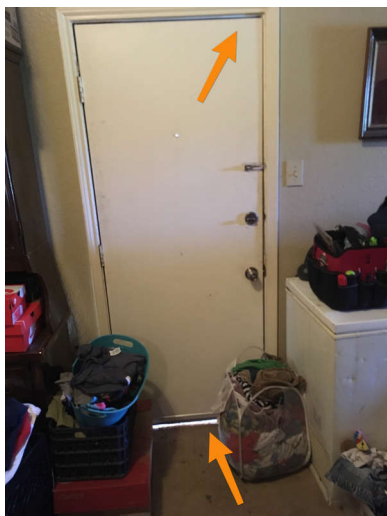
3: Light visible.

🟡 Minor or Cosmetic Deficiencies

Right side exterior door 7485

Light was observed to be visible between the door jamb and the exterior door. The weatherstripping should be adjusted or replaced.

Recommendation: Contact a qualified professional.



4: Forced entry

🟡 Minor or Cosmetic Deficiencies

- Signs of forced entry were observed at one or more doors. The door should be replaced.

Recommendation: Contact a qualified professional.



5: Wood rot

🟡 Minor or Cosmetic Deficiencies

7485 back and right side

Wood rot observed at one of the exterior doors. All deteriorated components should be replaced.

Recommendation: Contact a qualified professional.



6: Loose hardware

🟡 Minor or Cosmetic Deficiencies

7483 side door

- Door handle loose and should be resecured.

Recommendation: Contact a qualified professional.

7: Delaminating

🟡 Minor or Cosmetic Deficiencies

7483 masterbedroom

One of the doors was delaminating and needs to be replaced.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒

H. Windows

Comments:

Method:

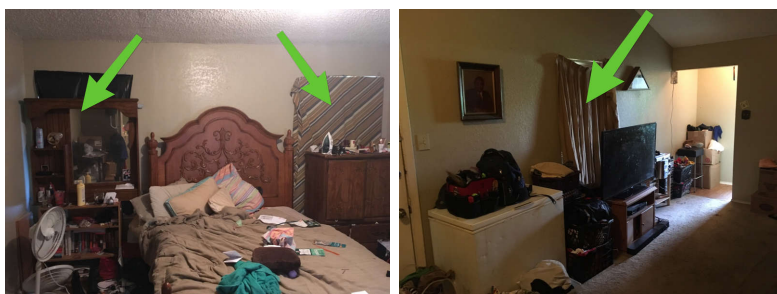
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Windows, where accessible, are inspected for proper function including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues safety glass in required locations and egress issues in sleeping areas are noted.

Occupied:

I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.



Dirty:

windows were dirty at the time of inspection. It is more difficult to find fogged windows when windows are dirty.

1: Window Stiff

⊖ Minor or Cosmetic Deficiencies

Front bedroom

One or more of the windows were observed to be stiff and hard to operate.

Recommendation: Contact a qualified window repair/installation contractor.

2: Missing / Damaged Screen

⊖ Minor or Cosmetic Deficiencies

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

Recommendation: Contact a qualified window repair/installation contractor.

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

Comments:

Method:

The inspection of the stairways is a visual observation of the required component's and focuses on handrails, spindles, railings, and guards etc. The inspector does not exhaustively measure every stairway component.

☒ ☒ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

Flue OK:

The visible portion of the flue appeared to be in satisfactory condition at the time of this inspection.

7483

Fireplace OK:

Picture of the fireplace during operation. The fireplace appeared to be performing properly at the time of this inspection.

7483



General:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

1: Furniture in the way

⊖ Minor or Cosmetic Deficiencies

7485

The fireplace could not be inspected because furniture was in the way

Recommendation: Contact a qualified professional.

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

Comments:

Method:

Porches, decks, driveways and carport's are visually inspected for structural defects and safety related deficiencies (e.g. cracks, trip hazards, negative slope towards the structure, differential movement, etc.).

1: Major Driveway Cracks

⊖ Minor or Cosmetic Deficiencies

Larger than typical cracks and/or deficiencies were observed in the driveway. Any areas where the cracks present a trip hazard should be replaced sfor safety reasons.

Recommendation: Contact a qualified concrete contractor.



☒ ☐ ☐ ☒ **L. Other**

1: Fence post damage

⊖ Minor or Cosmetic Deficiencies

Some deterioration and/or damage was observed on the fence support posts.

Recommendation: Contact a qualified fencing contractor



2: Fence Rail damage

⊖ Minor or Cosmetic Deficiencies

Some deteriorate and/or damage was observed on the fence rails.

Recommendation: Contact a qualified fencing contractor

3: Fence board damage

⊖ Minor or Cosmetic Deficiencies

Some deterioration and/or damage was observed on the fence boards.

Recommendation: Contact a qualified fencing contractor

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

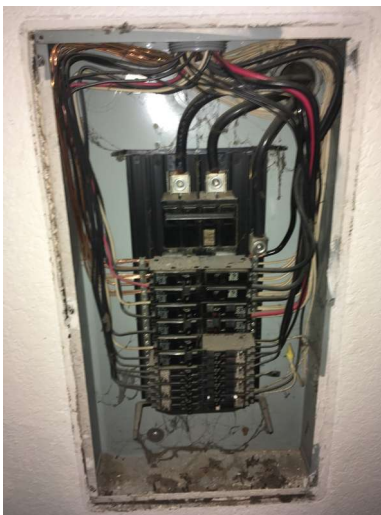
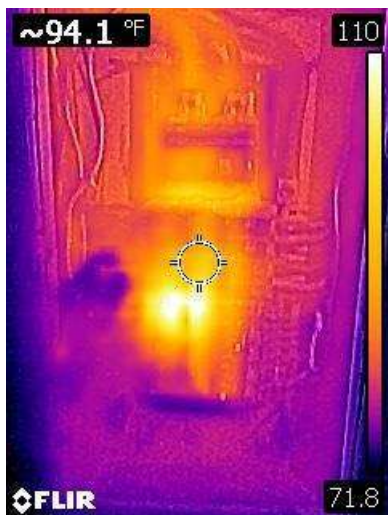
Comments:

Electric Panel Rating: 150

Electric Panel location: Master bedroom

3 Pics for Reference::

- Picture of the panel with the cover on for reference.
- Picture of the electrical service panel with the cover removed for reference.
- I checked the electrical service panel with an IR (InfraRed) camera looking for any overheating components in the panel.



3 Pics for Reference::

- Picture of the panel with the cover on for reference.
- Picture of the electrical service panel with the cover removed for reference.
- I checked the electrical service panel with an IR (InfraRed) camera looking for any overheating components in the panel.

7485



General:

Not all electrical components are visible to the inspector. The inspector will report deficiencies that are visible at the time of the inspection. If deficiencies are noted, or if there are any questions or concerns you are advised to have a licensed electrician fully evaluate the homes electrical system prior to the expiration of any warranty or option period.

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

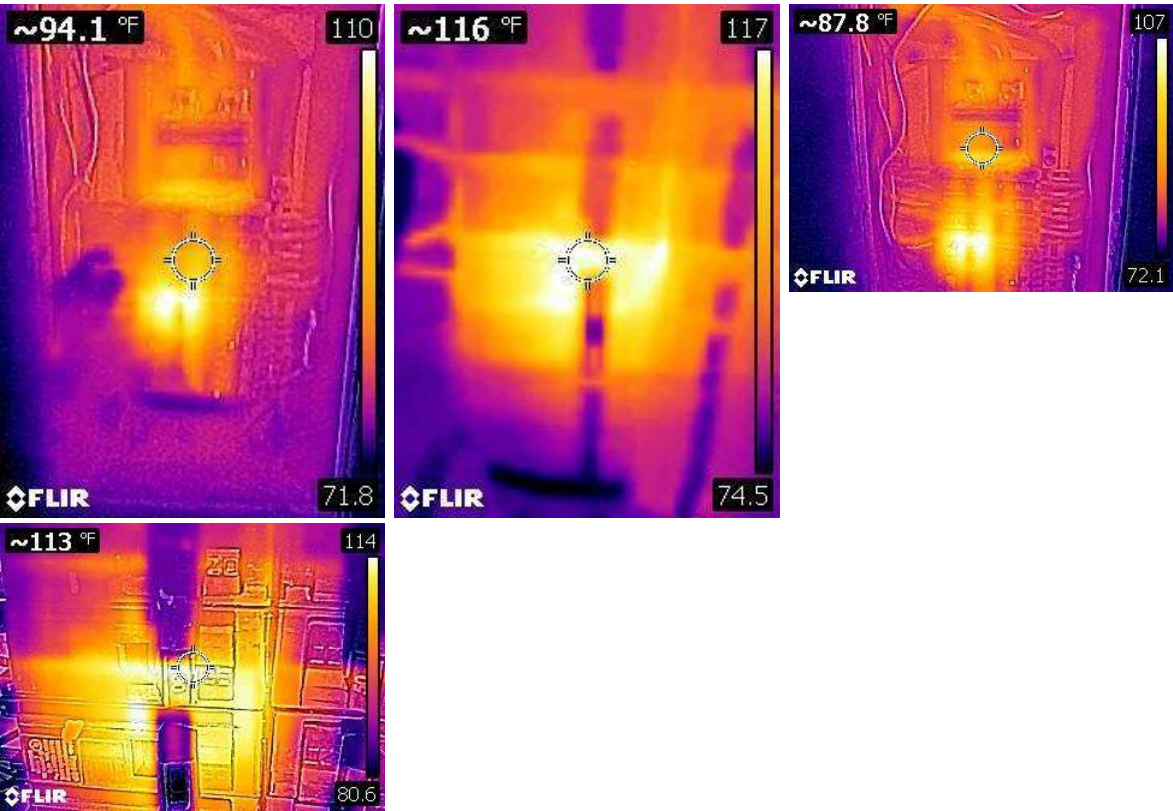
1: IR check Too Hot

▲ Essential Items (Licensed Professionals & Safety)

7485

- I checked the electrical panel with the IR camera to see if there were any overheating problems and found excessive heat readings at the time of this inspection. This condition should be further evaluated and corrected as necessary by a licensed electrician Prior to Closing.

Recommendation: Contact a qualified professional.



2: Cover Screw Missing

● Minor or Cosmetic Deficiencies

7485

One or more of the cabinet cover plate screws are missing and need to be replaced. **Only blunt tipped screws should be used for safety reasons.**

Recommendation: Contact a qualified electrical contractor.

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

Comments:

General:

Electrical devices in a home typically use either 120 or 240 volt electricity. General purpose circuits (lighting, receptacles, fans, etc.) require 120 volts. The major appliances such as clothes dryers, kitchen ranges, electric water heaters, air conditioners, and electric heating units require 240 volts. Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, receptacles, switches and other connected devices. The majority of the electrical distribution system is concealed behind walls and ceilings and their conditions are not known. The lack of GFCI, protection in presently required locations regardless of the homes age are noted, as required by the Texas Real Estate Commission. Low voltage and ancillary electrical systems such as landscape lighting,

generators, etc. are not inspected. Inspection of the doorbells and chimes is limited to testing the operation of the chimes and the physical condition, function, and installation of the doorbell button. Inspection and testing of Intercom systems are not included in this inspection.

In furnished homes all switches and receptacles may not be accessible for inspection or testing. Receptacles located in garage ceilings and exterior soffits are not individually tested.

Low voltage X inspected:

Inspection of low-voltage or decorative lighting lies beyond the scope of the General Home Inspection. You may wish to have the functionality of any such lighting demonstrated by the seller.

Smoke Detectors:

Smoke Detectors

Today's standards require smoke detectors in each bedroom and outside each separate sleeping area on every level of the structure. Smoke detectors should be located on the ceilings at least 18" away from the wall. (Smoke tends to mushroom upward, turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect, which leaves a dead airspace 18" from a ceiling to a wall corner). Test all alarms weekly or monthly per manufacturers recommendations. Failure to test, repair defective or install absent alarms, detectors and other safety equipment immediately can result in serious injury or death. Initiate and practice plans of escape and protection for all occupants in case any emergency arises.

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing smoke detectors with actual smoke.

Carbon Monoxide Alarms:

Carbon Monoxide Alarms

Smoke is heated and rises, thus smoke detectors are placed on the ceiling. Carbon Monoxide, on the other hand, mixes with our air, and stays closer to the ground. For this reason it is advised that CO detectors should be mounted at Knee Height (nose level for the average person sleeping). The Center for Disease Control (CDC) recommends replacing CO alarms every 5 years. Carbon Monoxide Alarms are tested with the manufacturer test button only.

Unable to determine switch operation:

I was unable to determine the operation end of one or more of the switches.

1: GFCI Missing

🟡 Minor or Cosmetic Deficiencies

7485 & 7483 exterior, kitchen, bathrooms

Not all of the receptacles in the wet/damp areas appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection. This is an as-built condition, but Per TREC standards of practice we are required to report this condition as a deficiency. 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.

Recommendation: Contact a qualified electrical contractor.

2: Loose Plug

⚠ Essential Items (Licensed Professionals & Safety)

Front porch 7485 & 7483 family room

One or more of the receptacles were observed to be loose at the wall mount

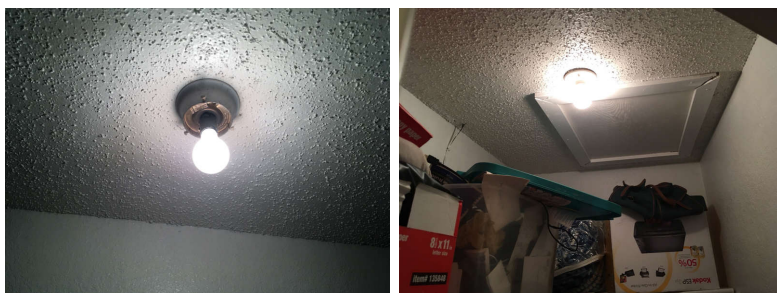
Recommendation: Contact a qualified electrical contractor.

3: Closet light no cover

⚠ Minor or Cosmetic Deficiencies

One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures. This is an as built condition however we are required by TREC to note this as a deficiency.

Recommendation: Contact a handyman or DIY project



4: Exterior light damaged

⚠ Minor or Cosmetic Deficiencies

7485 exterior right

One or more of the exterior light fixtures were observed to be damaged.

Recommendation: Contact a handyman or DIY project

5: Bulb?

⚠ Minor or Cosmetic Deficiencies

One or more of the light fixtures appear to be inoperative. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

Recommendation: Recommended DIY Project

6: Light INOP

⚠ Essential Items (Licensed Professionals & Safety)

Living Room 7485

One or more of the light fixtures were observed to be inoperative.

Recommendation: Contact a qualified electrical contractor.

7: Not interconnected

⚠ Essential Items (Licensed Professionals & Safety)

One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Recommendation: Contact a handyman or DIY project

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

8: no respond

▲ Essential Items (Licensed Professionals & Safety)

One or more of the smoke alarms did not respond properly when tested.

Recommendation: Contact a handyman or DIY project

9: No op end

▲ Essential Items (Licensed Professionals & Safety)

I was not able to determine the operational end of some of the homes switches

Recommendation: Contact a qualified professional.



10: Handyman wiring

▲ Essential Items (Licensed Professionals & Safety)

- Handyman wiring observed above hange hood.

Recommendation: Contact a qualified electrical contractor.



11: Fixture missing

▲ Essential Items (Licensed Professionals & Safety)

hallway near front bedroom in 7485

light fixture missing.

Recommendation: Contact a qualified electrical contractor.



12: Missing weather cover

▲ Essential Items (Licensed Professionals & Safety)

front porch 7483

A weather resistant cover was missing or damaged at the time of inspection and should be replaced/installed.

Recommendation: Contact a qualified electrical contractor.



13: Fan not balanced

▲ Essential Items (Licensed Professionals & Safety)

7483 family room

- The ceiling fan shakes and needs to be balanced.

Recommendation: Contact a qualified electrical contractor.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of System: Forced Air

Energy Source: Electric

Comments:

Furnace unit: Goodman, Trane

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Too Hot:
The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.



1: Blower not balanced
▲ Essential Items (Licensed Professionals & Safety)
7483

- The inside portion of the HVAC equipment (HVAC closet/Attic) appeared to have some uneven vibration. It is recommended that the blower motor be checked by a licensed HVAC technician to see if it needs cleaning and or balancing.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☒ **B. Cooling Equipment**
Type of System: Central
Comments:

AC Unit Information: Goodman, Trane, 2 Ton, Temp differential 15, Temp differential 23 or greater, Max 30 amp breaker
RLA draw and Pics of Inside & Outside:

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

- The RLA (Running Load Amps) The unit drew 8.4 amps. This rough check is within the normal operating range.
- Picture of the cooling equipment in the atticHVAC closet for your reference.
- Picture of the outside condensing unit for reference.

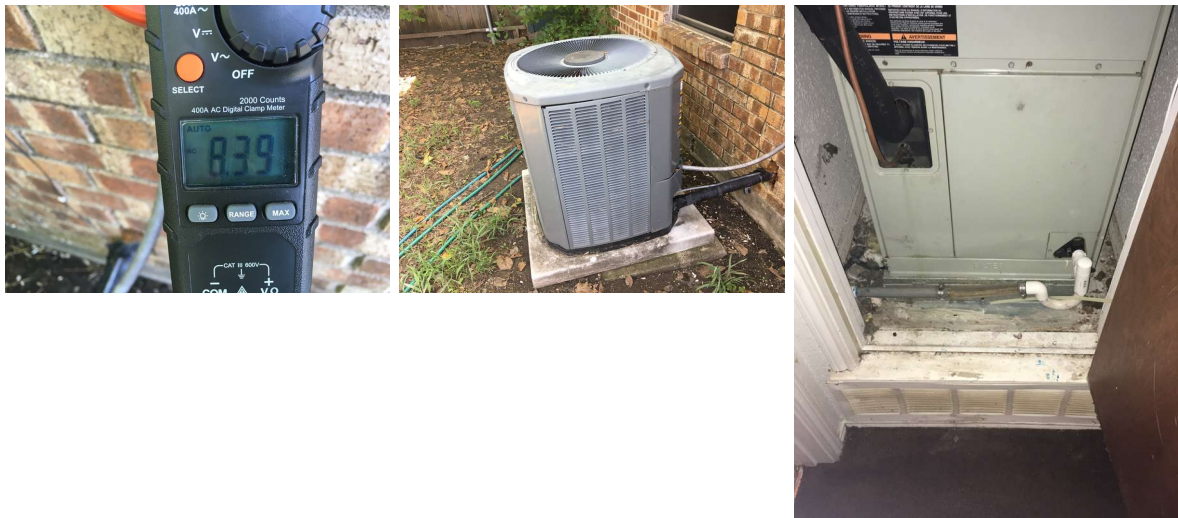
7485



RLA draw and Pics of Inside & Outside:

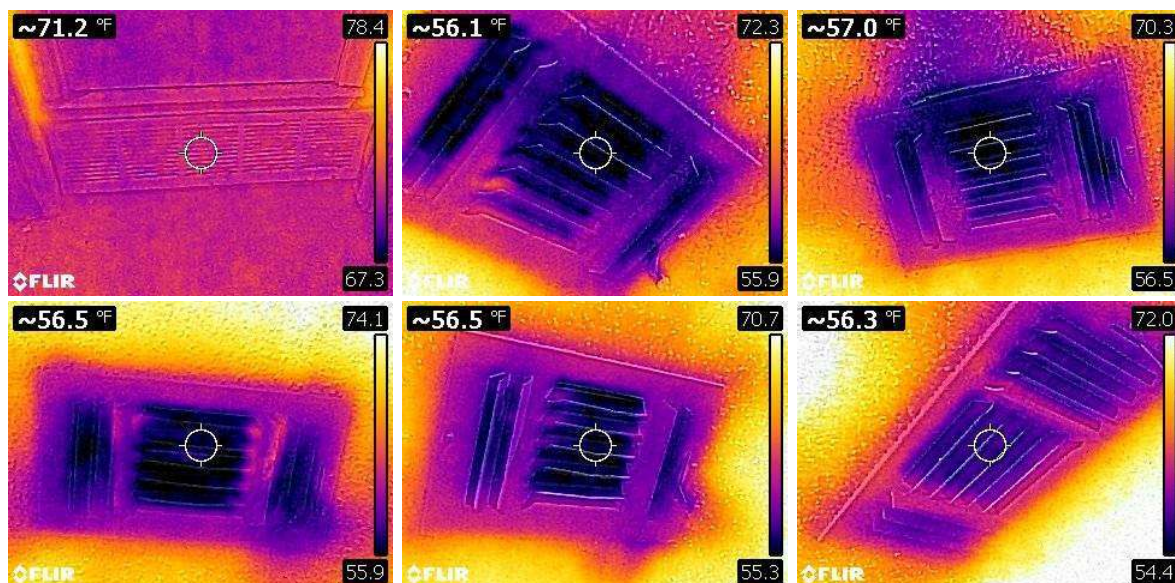
- The RLA (Running Load Amps) The unit drew 8.39 amps. This rough check is within the normal operating range.
- Picture of the cooling equipment in the atticHVAC closet for your reference.
- Picture of the outside condensing unit for reference.

7483



Temps measured:
All HVAC supply grills were checked with an IR camera to make sure air was flowing to all rooms. These temps ar inside the acceptable tange 15-22 degrees

7485

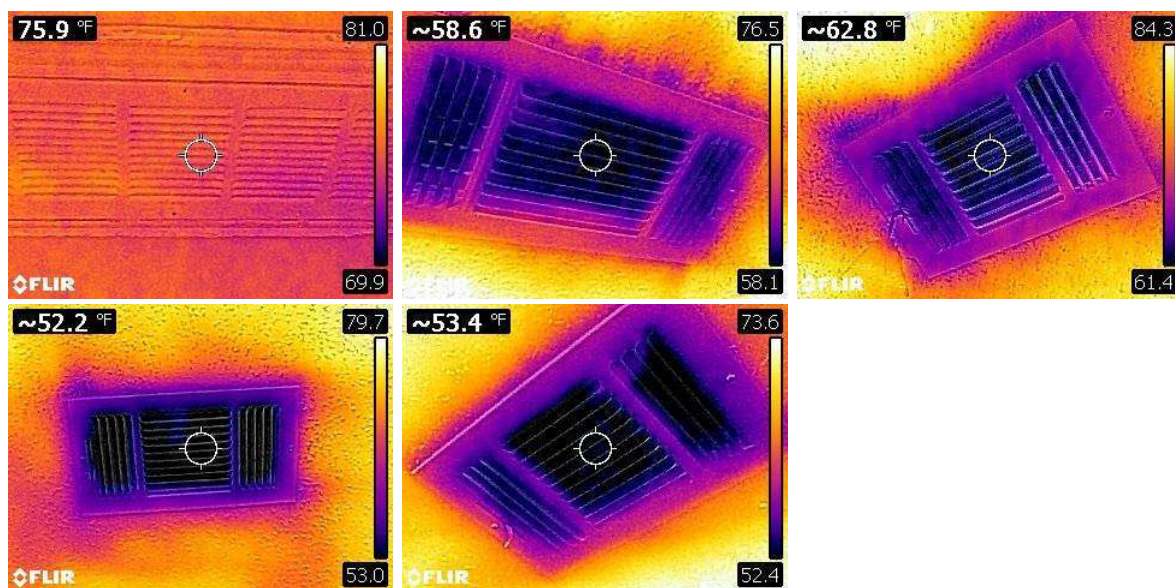


Temps measured:

All HVAC supply grills were checked with an IR camera to make sure air was flowing to all rooms.

The temperature drop was greater than normal by one degree but the filter was dirty. The filter should be replaced and the temperatures rechecked by a licensed HVAC technician.

7483



Visual observation:

A visual observation of all accessible components are inspected. The cooling system will be checked for correct operation. A measurement of the Delta-T checked at the return and supply air vents only will be measured. The cooling equipment will not be operated when the outdoor temperatures fall below 60 degrees due to damage that may occur to the cooling equipment during operation.

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

1: Dirty filter

 Observations / Maintenance items

7483

Note: The filter in unit 7483 was dirty on the day of inspection. **This condition can slow down the air flow and make the temperature differential better than during proper operation.**

Recommendation: Recommended DIY Project

2: No filter Check Evap Coil

 Essential Items (Licensed Professionals & Safety)

- The equipment was observed to have a filter that was too small allowing air to bypass the filter on the day of inspection. **I am not able to determine how long the equipment has gone without a properly sized filter.** This condition can lead to dust, dog hair etc.. to build up on the evaporator coil. This condition should be evaluated and corrected as necessary by a licensed HVAC technician.

Recommendation: Contact a qualified professional.

3: Temp Drop TOO High

 Essential Items (Licensed Professionals & Safety)

7483

- The temperature drop measured of the air conditioning system is greater than considered normal. This indicates that airflow across the evaporator coil is too low. **Low airflow could be the result of a dirty filter, dirty or obstructed evaporator coil fins, or insufficient blower and/or ductwork sizing.** This condition can lead to ice build-up on the coil. A qualified heating and cooling technician should be consulted Prior to Closing to further evaluate this condition and the remedies available for correction. **The filter should be replaced and the temperatures rechecked.**

Recommendation: Contact a qualified professional.

4: Level outside unit

 Minor or Cosmetic Deficiencies

7483

The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents

Comments:

Picture of the Filter:

- Picture of the HVAC filter for reference. **FYI: 1 inch filters should be changed Every month and 4 inch filters should be changed every three months as part of regular home maintenance.**



Ductwork ok:

- All visible ducts appeared to be in satisfactory condition at the time of this inspection. None of the ductwork was visible for unit 7485 because there was No attic access. The ductwork that was visible above unit 7483 appeared to be in satisfactory condition.



General:

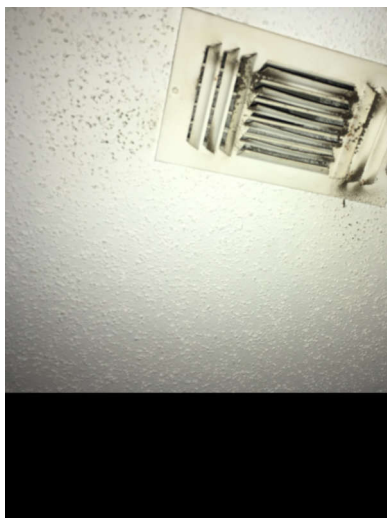
Some of the duct work is in areas of the attic that are not readily accessible. Not all of the duct work is visible. Some duct work, by design, is hidden in the walls and ceilings. Only visible ductwork is inspected.

1: Dirty register

➡ Minor or Cosmetic Deficiencies

The air-registers for the HVAC system appear to be dirty and should be cleaned to help maintain good air quality. This is typically an indication of a dirty HVAC filter.

Recommendation: Contact a qualified professional.



2: Dirty Filters

⊖ Minor or Cosmetic Deficiencies

7483

The filters were dirty at the time of inspection and should be replaced as necessary. 1 in filters should be replaced monthly and 4 in filters should be replaced every 3 months.

Recommendation: Contact a qualified professional.

3: Filter too small

⊖ Minor or Cosmetic Deficiencies

- the AC filter was observed to be too small and air was bypassing the filter. The proper size filter should be installed and replaced monthly

Recommendation: Contact a qualified professional.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

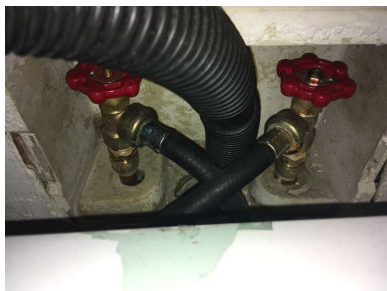
Comments:

Protect hose bibb from freezing:

- The exterior water hose bibbs / faucets adjacent to the home should be protected from physical damage and/or possible freeze during the time of year when temperatures drop below freezing.

Pic of the laundry connections:

- Picture of the laundry room washer box connections. No rust or leaks were found at the time of this inspection.



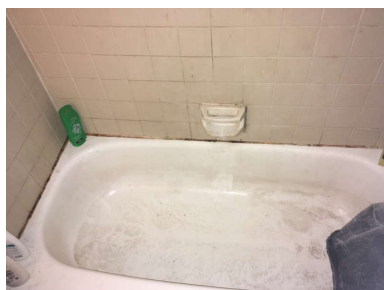
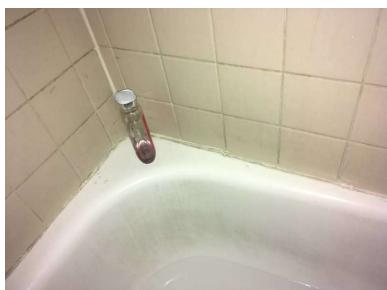
1: Bathtub caulk

⊖ Minor or Cosmetic Deficiencies

Both bathroome in 7485 and 7483

- Bathtub caulking needs improvement. [FYI: Cleaning products that contain bleach can cause deterioration of caulking.](#)

Recommendation: Contact a handyman or DIY project



2: Seal tub spout & controls

🟡 Minor or Cosmetic Deficiencies

All bathrooms in both condos

- Tub spout and tub/shower controls should be sealed to avoid water intrusion in the wall. [FYI: Cleaning products that contain bleach can cause deterioration of caulking.](#)

Recommendation: Contact a handyman or DIY project

3: Tub stopper damaged

🔴 Essential Items (Licensed Professionals & Safety)

7485 and 7483

- The tub stopper and or tube drain assembly is damaged and should be replaced.

Recommendation: Contact a qualified handyman.

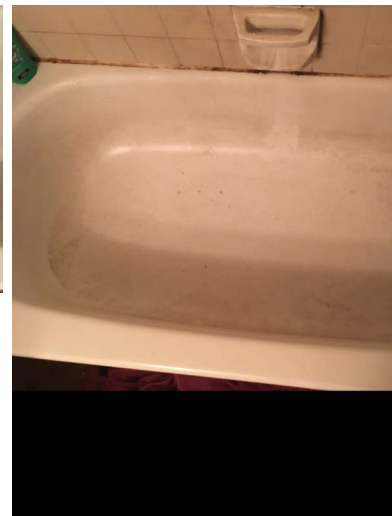
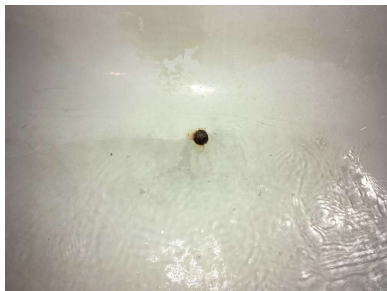
4: Surface damage

🟡 Minor or Cosmetic Deficiencies

7485 master bath & hallbath and 7483 master bath

- Bathtub has some surface damage and should be repaired as necessary to prevent further damage/rusting.

Recommendation: Contact a qualified professional.



5: Soap holder damage/missing

🟡 Minor or Cosmetic Deficiencies

7483 master bath

- The bathtub enclosure soap dish holder is loose or missing. Some repairs to the tile enclosure may be needed to prevent water from damaging the wallboard behind the tile.

Recommendation: Contact a qualified tile contractor



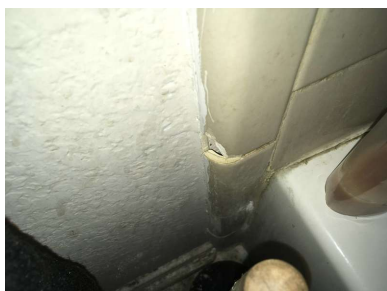
6: Lose damaged shower tile

🟡 Minor or Cosmetic Deficiencies

7483 hall bath & 7483 master bath

- The tile shower enclosure requires repair. Any loose or damaged tile, grout and caulking should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

Recommendation: Contact a qualified professional.



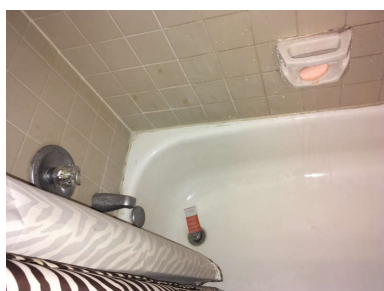
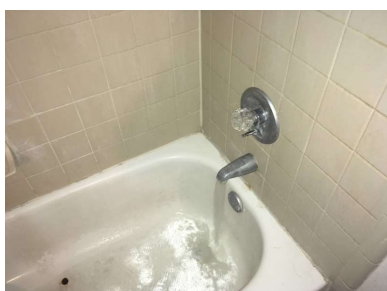
7: Improve grout / Caulking

🟡 Minor or Cosmetic Deficiencies

7585 masterbath & hallbath & both bathrooms 7483

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary. These conditions if left unchecked or un-corrected could result in water intrusion into the wall cavity. [FYI: Cleaning products that contain bleach can cause deterioration of caulking.](#)

Recommendation: Contact a qualified tile contractor



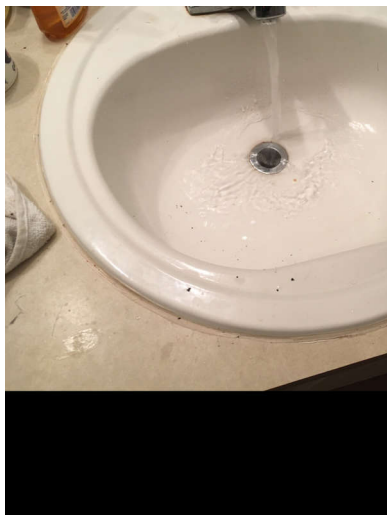
8: Surface damage sink

🟡 Minor or Cosmetic Deficiencies

7485 master bath & hallbath

- The sink has some surface damage and should be repaired or replaced as necessary or as desired.

Recommendation: Contact a qualified professional.



9: Seal C-Top - BSplash

🔧 Observations / Maintenance items

7485 & 7483 kitchen and bathrooms

- The countertop needs to be resealed to the backsplash. This usually needs to be done every year or every 6 months.

Recommendation: Contact a handyman or DIY project



10: Prior leak evidence

🟡 Minor or Cosmetic Deficiencies

7485 & 7483

- Signs of a previous leak were observed under the kitchen and bathroom sinks. **No leaks were found at the time of inspection** but the cabinets should be repaired as necessary.

Recommendation: Contact a handyman or DIY project

11: Flapper Not functioning properly

▲ **Essential Items (Licensed Professionals & Safety)**

7485 master bath

- The commode flapper assembly should be adjusted or replaced so that the commode flushes properly without having to Hold the handle down.

Recommendation: Contact a qualified plumbing contractor.

12: Spigots not hosebibs

● **Minor or Cosmetic Deficiencies**

- The outside faucets were spigots and not hosebibs. Extra freeze protection is needed during winter months.

Recommendation: Contact a qualified professional.



13: No sink stopper

● **Minor or Cosmetic Deficiencies**

Both bathrooms in 7483 & 7485

There was no sink stopper at the time of inspection.

Recommendation: Contact a qualified plumbing contractor.

14: Cover missing or damaged

● **Minor or Cosmetic Deficiencies**

The cover was missing from the customer shutoff

Recommendation: Contact a qualified professional.



15: Damaged meter box

🟡 Minor or Cosmetic Deficiencies

- The meter box is damaged and should be replaced.

Recommendation: Contact a qualified plumbing contractor.



16: Customer valve box dirty

🟡 Minor or Cosmetic Deficiencies

The customer valve box was dirty and a handle was not visible.

Recommendation: Contact a qualified professional.



17: Shower diverter stuck

🔴 Essential Items (Licensed Professionals & Safety)

hallway bath 7485

The tub/shower diverter was stuck and should be replaced.

Recommendation: Contact a qualified plumbing contractor.



☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**

Comments:

- Plumbing deficiencies listed below in this section should be further evaluated corrected as necessary by a Licensed Plumber.

Tub and washer:

- Tub overflow drains are not inspected or tested. Showers were run for an extended period of time. The clothes washer drain line was not inspected or tested at the time of the inspection.

1: Slow drain = Tub

🟡 Minor or Cosmetic Deficiencies

7485 master bath & hallbath

The bathtub was observed to drain slowly, suggesting that an obstruction may exist.

Recommendation: Contact a qualified plumbing contractor.

☐ ☒ ☐ ☐ **C. Water Heating Equipment**

Water Heater: I dont know where they are. I inspected both condos and did not find the water heaters

Comments:

general:

Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning the valve on. Caution should be observed as the water coming out will be very hot. The flush is complete when the water comes out clear.

The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

We highly recommend the use of a water alarm at the water heater. This alarm will sound at the presence of any water leaks and could help prevent major water intrusion events due to failure of the water heater. These units are available online or at major home improvement centers for about \$10 each.

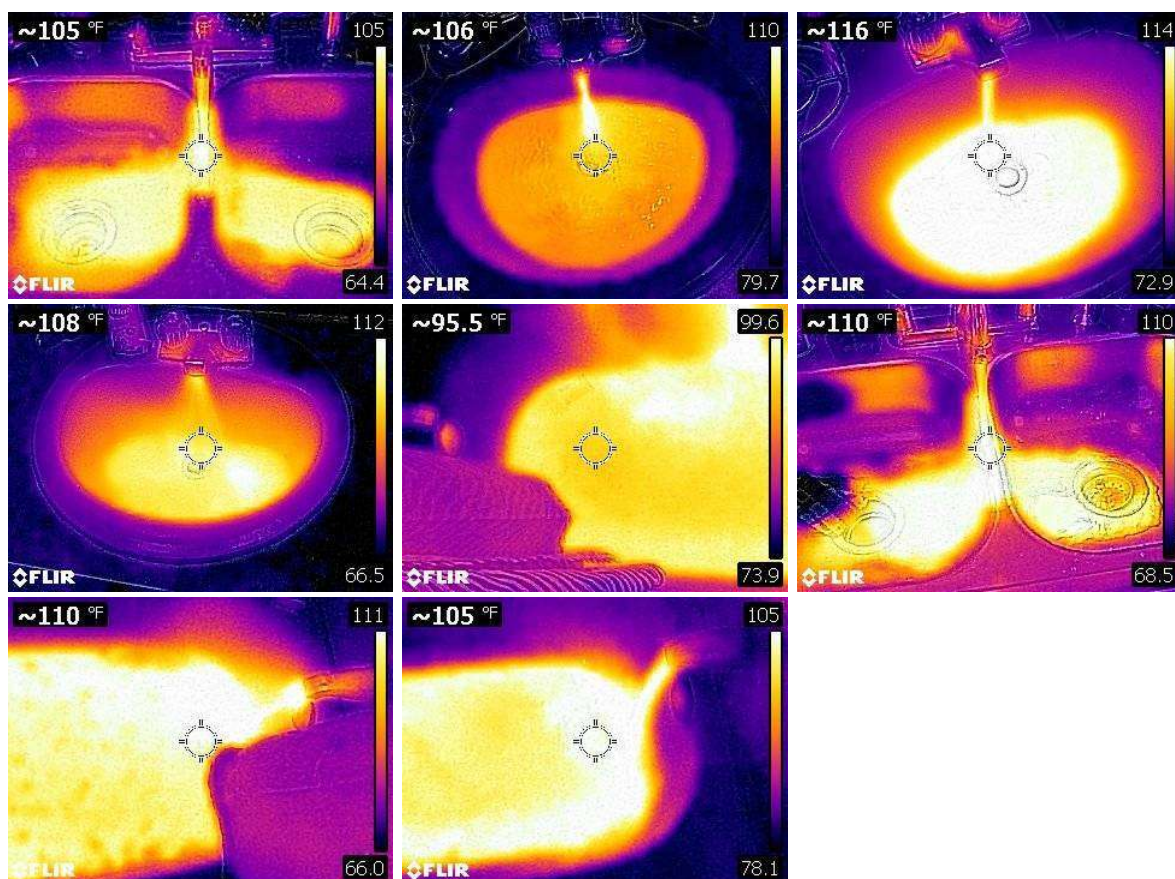
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



Working OK:

- Pictures of the fixtures taken with an IR camera. The water heater appears to be heating properly at the time of this inspection. I never found the water heaters but the water was hot and the corrected sides of the tubs and sinks and there was no hot water at the toilets



1: UNable to Find

⊖ Minor or Cosmetic Deficiencies

It is recommended that the water heaters be located and inspected. i checked every accessible room and closet and was not able to find them.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Brand: Amana

Dishwasher ok:

Picture of the dishwasher for reference. The dishwasher appeared to be working properly at the time of inspection.

7483



Normal:

The dishwasher is operated in the NORMAL mode.

1: Not secure

🟡 Minor or Cosmetic Deficiencies

7483 & 7485

The dishwasher is loose at the cabinetry and should be better secured.

Recommendation: Contact a handyman or DIY project



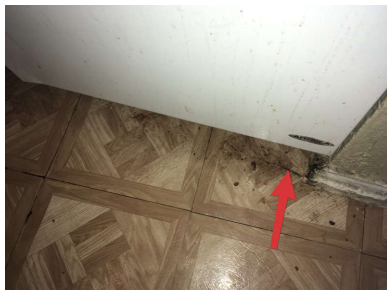
2: Leaks on floor

▲ Essential Items (Licensed Professionals & Safety)

7485

The dishwasher leaked water onto the floor when operated. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified appliance repair professional.



☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:

The disposal was tested and appeared to be working properly at the time of this inspection.

Disposal OK:

The disposal was tested and appeared to be working properly at the time of this inspection.

7483



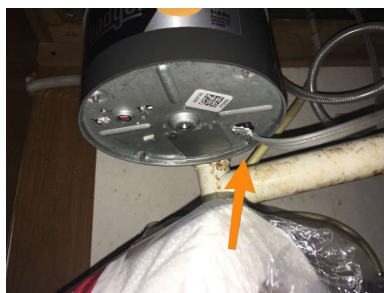
1: Wire not secure

⊖ Minor or Cosmetic Deficiencies

7485 & 7483

The electrical wiring to the food waste disposer is not properly secured to the disposer housing.

Recommendation: Contact a qualified appliance repair professional.



2: Debris inside

🟡 Minor or Cosmetic Deficiencies

7485

The disposal was noisy with debris inside and should be cleaned.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Re-circulate

Non-Vented OK:

The vent installed at the time of inspection was a recirculating type (Non Vented) It appeared to be working ok at the time of inspection

7483



performance:

Vents are operated with the switch. Actual performance level is not evaluated.

1: X filter

🟡 Minor or Cosmetic Deficiencies

7485

The range exhaust vent filter is missing.

Recommendation: Recommended DIY Project



2: Light inop

🟡 Minor or Cosmetic Deficiencies

7485

The light at the range hood is inoperative.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:

Range, Cook Top, Oven: GE, Hotpoint

Cooktop OK:

The cooktop burners appeared to be performing properly at the time of this inspection.



Oven temperatures:

The oven or ovens were tested at 350 degrees.



Range OK:

The range was tested and appeared to be working properly at the time of inspection.

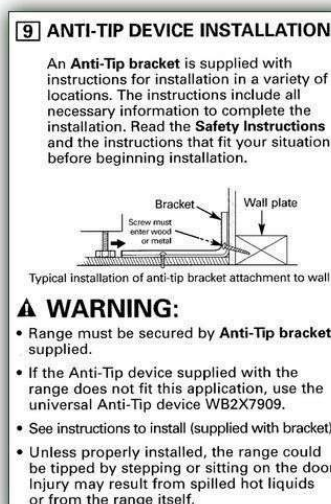
1: No Anti-Tip

🟡 Minor or Cosmetic Deficiencies

7485 & 7483

The range can be easily tipped over and should be equipped with an anti-tip device, for safety. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a handyman or DIY project



2: Oven light inop

⚠ Minor or Cosmetic Deficiencies

The oven light did not work and should be corrected.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ E. Microwave Ovens

Comments:

Brand: NA

☒ ☐ ☐ ☒ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Inoperative Vent Fan

⚠ Minor or Cosmetic Deficiencies

7485 hallbath

The mechanical exhaust vent fan appears to be inoperative.

Recommendation: Contact a qualified handyman.

2: Light inop

⚠ Minor or Cosmetic Deficiencies

7485 masterbath & 7483 hallbath

The vent fan light was inoperative.

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ G. Garage Door Operators

Comments:

*The balance and operation of the garage door were tested and appeared to perform properly at the time

of this inspection.

*The garage door openers photo eye sensors were tested and appeared to be working properly at the time of this inspection.

* The auto reverse safety feature was tested with hand pressure and found to be working properly at the time of this inspection.

Close pressure:

The close pressure sensor was not tested due to the high probability of damage occurring during this test process.

☐ ☒ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

- Any deficiencies listed below in this section should be further evaluated corrected as necessary by a contractor qualified to install, service & clean dryer vents.

Dryer in place Not Inspected:

- The clothes dryer was in place on the day of inspection and the inside of the duct could not be seen. It is recommended that the condition of the duct be checked prior to connecting the clothes dryer to it. If it is dirty it should be cleaned for reasons of fire safety. Dryer vents should be cleaned regularly as part of normal home maintenance.



1: Wrong type of termination

⚠ Essential Items (Licensed Professionals & Safety)

- This type of roof level dryer vent termination is not approved for use with dryer vents. There should be a flapper that keeps birds or rodents from entering the ductwork. It is also important that no screens be installed. Screens can trap lint and create a fire hazard. It is recommended that the dryer vent termination be replaced with one approved for use on dryer vent ducts.

Recommendation: Contact a qualified professional.

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



Example wall termination



Example dryer vent wall termination



Example Dryer vent Roof cap

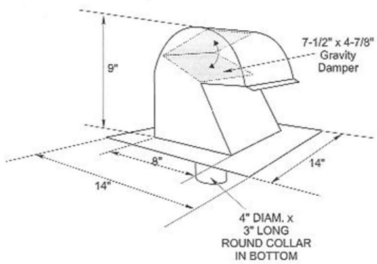


Illustration of a proper dryer vent cap