

Southern Star Inspections, LLC

Property Inspection Report



1234 New Street Dr., Tomball, TX 77377

Inspection prepared for: Jane Doe

Real Estate Agent: Realtor Name Here - Realtor Company Name

Date of Inspection: 11/11/2013 Time: 10:00 a.m.

Age of Home: 2013 Size: 4299 sqft

Weather: Sunny

Home is a two story with an attached three car tandem garage. Client was present at the completion of the inspection for walk through and questions answered.

Inspector: Travis Kepp

License #20608

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www.southernstarinspections.com



PROPERTY INSPECTION REPORT

Prepared For:	Jane Doe	
	(Name of Client)	
Concerning:	1234 New Street Dr., Tomball TX, 77377	
	(Address or Other Identification of Inspected Property)	
By:	Travis Kepp, License #20608	11/11/2013
	(Name and License Number of Inspector)	Date

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7-2 (8/09)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Important Reminders:

*We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, **we are still available to you for any questions you may have, throughout the entire closing process.***

*Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection **may be limited** by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.*

*For your safety, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.***

What We Inspect:

*A Home Inspection is a **non-invasive visual examination** of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.*

*A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and **not the prediction of future conditions.***

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

*An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. **Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.***

Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies:

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Note: All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building or, when appropriate, the system or component being inspected. Stored items, furniture, personal belongings, vehicles, etc. all obscure and impede the inspections process. When any of these items are present, client should assume that portions of the structure, systems and components were probably concealed or otherwise overlooked. Client should not assume that every deficiency was identified, recognized, or otherwise reported.

Summary page info:

On the Summary Page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. **If items are marked RED and/or "deficient", we recommend an evaluation of the entire system by a qualified technician or professional.** The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If any area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not guarantee the integrity of any work that was done without a permit. Depending upon your needs and those who will be on this property, items listed in the **body** of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

X			X
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A. Foundations

Type of Foundation(s):

• Slab on Grade - Post Tension Cable

Comments: This inspection is a visual review of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement. If items are marked in Red, marked as "Deficient", and/or you should you have any concern regarding the foundation, it is recommended you have a complete evaluation prior to close.

• Performance Opinion:

***IT IS IN MY OPINION that at the time of this inspection the foundation appears to be supporting the structure and immediate significant repair needs are not evident. The structure should be monitored for signs of differential foundation settlement, with corrective measures taken if excessive settlement occurs. Weather conditions, drainage and other adverse factors can effect structures and differential movements of foundations can occur because of them. The inspectors opinion is based on visual observations of accessible and un-obstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted by the inspector.**

• Some areas of the foundation could not be inspected due to sidewalks and/or attached decks and patios.

• Remove mud sill anchor at right elevation by gas meter.

• Observed void in foundation at rear elevation of home under master bedroom windows. This should be filled so not to allow ponding water under foundation walls.

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D=Deficient

I	NI	NP	D
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Remove mud sill anchor at the rear elevation of home



Void in foundation at rear elevation of home under master bedroom window

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I NI NP D

X			X
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B. Grading & Drainage

Comments: Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. It is advisable to maintain at least four inches of clear area between the ground and masonry and six inches of clearance between ground and wood siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches per 10 feet. Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. Determining flood plains is beyond the scope of this inspection. The seller/builder may have more information concerning this subject. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the Grading or Drainage, it is recommended you have a complete evaluation of the drainage system prior to close.

- **Subsurface and/or french drains are present at the rear right elevation. Determining if these drains are acting as intended and/or serviceable is beyond the scope of the inspector. There is a void in the grading around the catch basins.**
- **Full gutter system is installed at time of inspection. Splash blocks are present but several are installed incorrectly. Recommend turning so that the open end is facing away from the foundation.**
- **Recommend adding a gutter downspout at the rear elevation of home near the back patio to catch storm water from the "trap" area located over master bedroom roof covering.**
- **Gutters have debris and can possibly clog gutter down spout. Recommend periodically cleaning all gutters so that water is diverted away from foundation as intended.**
- **Excessive moisture and/or standing water was observed at the rear right elevation of the property at the time of inspection. The grading should be improved to promote the flow of storm water away from the house and off the lot.**
- **Soil at the rear elevation of the property near the back patio is reverse grade, creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. The grade shall fall a minimum of 6" away from the home within the first 10'.**
- **Recommend consulting a drainage specialists or professional landscaper for remedial options. Some options might be but not limited to: additional gutters, improved swale, surface drains, french drains, or sub surface drains.**

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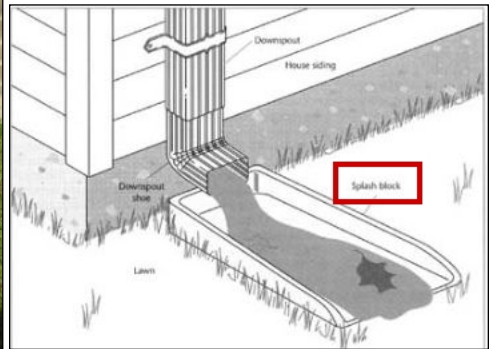
I	NI	NP	D
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Grading void at drain on rear right elevation



Splash blocks installed incorrectly



Correct install of splash block



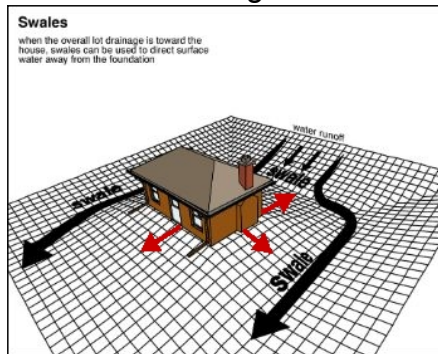
Recommend gutter down tube at rear elevation



Construction debris in front elevation gutters



Moist area on left rear elevation fence line



Proper grading around foundation

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D=Deficient

I NI NP D

 C. Roof Covering Materials

Type(s) of Roof Covering:

- **Asphalt shingles**

Viewed From:

- **Accessible areas of the roof**

Comments: As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing on the home. The inspector does not speculate on the remaining life expectancy of the roof covering. This inspection does not address future leaks nor does it certify that the roof is leak-free at time of the inspection. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. The inspector did not determine the roof shingle fastener pattern by lifting a random sampling of shingles. It has been determined that lifting roof shingles can cause damage. Non accessible roofing surfaces are inspected from the ground with binoculars and attic only. Tiled roofing surfaces are not walked on. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof covering material, it is recommended that you have a complete evaluation of the roof covering system prior to close.

- **Maintenance of roof covering is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary. Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.**
- **Step flashing not present at roof to sidewall intersections. J-Flashing is used in its place.**
- **Recommend sealing all exposed flashing nails and where flashing terminates into brick, stone, stucco, and/or siding.**
- **Debris/paint located on the shingle covering at the front and rear elevation of the home.**
- **Flashing not painted at the rear right elevation of home.**
- **Observed deteriorated shingles at the left elevation of the home.**
- **Missing kick out flashing at several areas of the home. Kickout flashing diverts water away from the intersecting wall so not to affect building products.**
- **Recommend a complete evaluation of the roof system/material by a qualified roof specialist.**

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I	NI	NP	D
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Debris on roof covering



Paint/debris at front elevation



Deteriorated shingles at left elevation of home



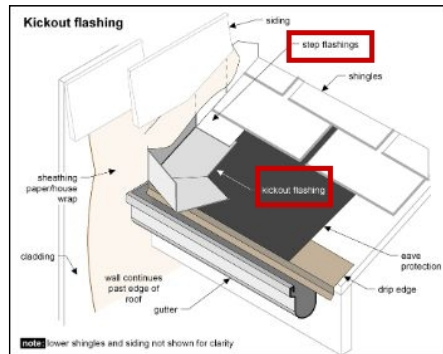
Flashing not painted at rear right elevation of home



Missing kick out flashing at front elevation



Missing kickout flashing at rear elevation near patio



Proper install of step flashing and kickout flashing

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I	NI	NP	D
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D. Roof Structure & Attic

Approximate Average Depth of Insulation:

- **Insulation is approx. 12-14 inches deep**

Approximate Average Thickness of Vertical Insulation:

- **Insulation is approx. 6 inches deep**

Comments: Not all areas of an attic are visible due to lack of access. This is a limited inspection of what can be viewed from a safe platform. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the roof structure, it is recommended you have a complete evaluation of the roof structure prior to close.

• **Viewed From: Attic**

- **From the attic the roof structure appeared to be constructed and functioning as intended at the time of the inspection.**
- **A debris catching area, known as a "trap", is present on this roof design at the rear elevation of the home over the master bedroom. Roofing may deteriorate more quickly at this location due to the built up of debris. Debris should be cleared in this location on a regular basis along with the gutter system. Recommend monitoring for puddling storm water in this location.**
- **Trash/debris was observed in the rear elevation walk in attic.**



Monitor area for trapped debris/moisture



Debris in rear elevation walk in attic space

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of Brick/Stone/Stucco/Siding
- Interior walls are made of Drywall

Comments: All exposed walls will be inspected. Furniture, personal items, and stored items are not moved by the inspector during the inspection. It is beyond the inspectors scope to determine the condition of the wall coverings except as they pertain to structural performance or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. All siding, but especially composition or hardboard siding must be closely monitored and seams must remain sealed (especially the lower courses at ground level). If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the walls, it is recommended a complete evaluation be conducted prior to close.

- Seal around all gaps of electrical and/or plumbing penetrations through exterior walls to deter moisture and insect intrusion.
 - Recommend sealing all gaps in siding and where siding intersects with brick, stone, and/or stucco. All exposed nail heads securing siding material to structure should be sealed.
 - Inspector was unable to determine if brick lintels have a minimum of 4" bearing on the either end over windows and doors.
 - Seal around all gaps of electrical and/or plumbing penetrations through cabinets and walls so not to lose conditioned air.
 - Minor drywall repair and paint touch ups needed at interior walls of home.
 - Recommend sealing all corners of shower tile and where tile meets tub/shower pan. Recommend sealing around all plumbing fixtures in showers and tubs.
 - Tile backsplash was not complete under vent hood in kitchen.
 - Crack at front elevation where stucco intersects with stone. To the left of the front porch area.
 - Crack in mortar at second story window on rear left elevation.
- Recommend sealing all gaps in mortar joints of brick and/or stone with a non shrinking epoxy mortar/grout.**
- Siding and drip edge flashing is not painted at the rear elevation of home over the master bedroom within the "trap" area.



Seal around all exterior wall penetrations



Lintels should have minimum 4" bearing



Seal sprinkler wire entry to home on right elevation

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I	NI	NP	D
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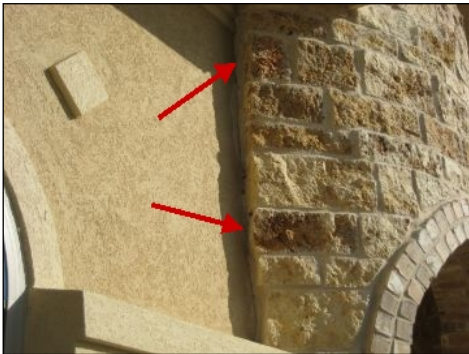
Seal gap under kitchen sink



Drywall repair needed in utility room



Tile backsplash not complete under vent hood in kitchen



Seal crack at left of front entry



Crack in wall at second floor left elevation



Siding and flashing missing sealant/paint at rear elevation

X			X
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F. Ceilings & Floors

Ceiling & Floor Materials:

- Ceiling is made of Drywall
- Flooring is Carpet/Wood/Tile

Comments: Not all interior floors are visible and/or accessible as they may be obstructed by floor coverings, furniture, stored items, construction debris, etc. It is beyond the scope of this inspection to remove any floor covering. The inspection is not required to determine the condition of the interior ceiling or floor covering except as they pertain to the structural performance and/or moisture penetration. This inspection does not cover any issues that are considered to be environmental, such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or funguses. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the ceilings and floors, it is recommended a complete evaluation of the ceilings and floors be conducted prior to close.

- **Tile is cracked at front right secondary bathroom near shower pan, middle of living room, and to the right of the fireplace hearth.**

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

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Cracked tile at front right bathroom



Cracked tile at living room floor

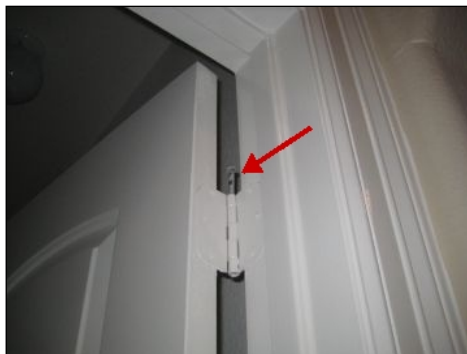


Crack in tile near fireplace

G. Doors (Interior & Exterior)

Comments: It is common in the course of climate changes that some doors may bind mildly or that the latches may need adjustment. We recommend having all locks re-keyed after closing and before moving in to your new home. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the doors, it is recommended that a complete evaluation be conducted prior to close.

- Recommend sealing around exterior door thresholds and at bottom of door trim to limit moisture/insect intrusion.
- Hinge pin is not fully set at the pantry door.
- Front right secondary bathroom door is not latching. Recommend adjusting doors so they are tight against strike plate when closed.



Hinge pin not secure at pantry door

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I	NI	NP	D
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H. Windows

Window Types:

- **Windows are made of Vinyl**

Comments: Inspection of storm windows, awnings, shutters, or other security device is beyond the scope of the inspector. Double pane window seals may be broken without having a visible amount of condensation build-up between the panes. Obviously fogged windows are noted when observed but a complete inspection is not possible due to some light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Recommend periodically sealing around all interior and exterior windows to deter moisture and insect intrusion. If items are marked in Red, marked "Deficient", and/or should you have concern regarding the windows, it is recommended that a complete evaluation of the windows be conducted prior to close.

- **Second story window on rear left elevation of home is not sealed at exterior. Recommend sealing around all interior and exterior windows to deter moisture and insect intrusion.**
- **Bent screen at upstairs rear elevation of home.**



Gap at second story left elevation window



Damaged screen at second floor rear elevation

I. Stairways (Interior & Exterior)

Comments: This section may contain certain deficiencies related to railings, guardrails, handrails, etc. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the stairways, it is recommended that a complete evaluation of the stairways be conducted prior to close.

- **The spindle base caps are not secure in position.**



Spindles boots not secure

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I NI NP D

J. Fireplace/Chimney

Locations:

- **Fireplace is located in the living room**

Types:

- **Natural Gas**
- **Fireplace is prefabricated**

Comments: It is beyond the scope for the inspector to test the Fireplace/Chimney for proper draft, conduct a smoke test or verify the integrity of the flue. The inspector is required to perform an inspection on the visible components of the fireplace/chimney only. Freestanding wood burning stoves are beyond the scope of the inspector. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the fireplace and chimney, it is recommended that a complete evaluation of the fireplace and chimney be conducted prior to close by a qualified contractor.

- **Fireplace has a glass front and is operated by a remote control. Remote control was used to test fireplace and is operating as intended at the time of the inspection.**

K. Porches, Balconies, Decks, and Carports

Comments: It is beyond the scope of the inspector to report on detached structures or waterfront structures and equipment. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exterior porches, decks, carports, etc, it is recommended a complete evaluation be conducted prior to close.

- **Seal all gaps in front/rear porch and balcony ceiling near recess can lights. Seal gaps where ceiling material meet brick, stone, and/or stucco.**
- **Exposed bottom plate lumber at right side garage carport column.**



Gap at recess can light of front porch



Seal gap at garage carport ceiling



Seal gap at rear patio cover ceiling

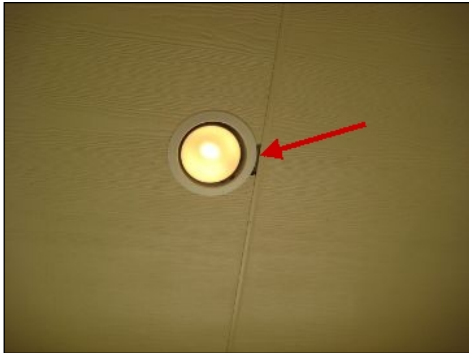
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I	NI	NP	D
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Gap in ceiling near light at balcony



Exposed lumber at carport right column

X			X
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L. Other

Materials:

- Fence

Comments:

- **Fence picket at the left front elevation is deteriorated.**



Left elevation of home



Right elevation of home



Rear elevation of home



View from above



Fence picket deteriorated at front left side

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:

- **Main electrical panel is located in the garage on the far right wall**

Materials & Amp Rating:

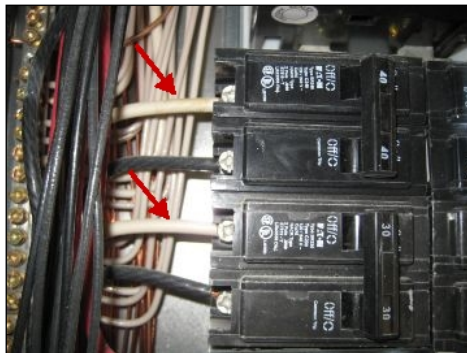
- **Aluminum wiring**
- **Main panel is a Eaton - 200amp max**

Comments: The inspector is not required to determine the service capacity amps, voltage capacity, or the capacity of the system relative to present or future use or requirements. The inspector is not required to conduct voltage drop calculations or determine the accuracy of the breaker labeling. The electrical service panel will be opened and inspected unless a safety hazard presents itself. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the electrical service, it is recommended a complete evaluation be conducted prior to close.

- **Service entrance is underground**
- **There are white wires in the panel that should be labeled as hot wires.**
- **Arc-fault circuit interrupting (AFCI) devices were observed in the panel box for all required areas. AFCI's were first required in bedrooms in 2002. Starting in 2008, AFCI's are required in all habitable rooms. If this is new construction, builder should be responsible to correct.**
- **Ground rod is not flush with grade. Recommend lowering so that a total of 8' is in contact with grading.**
- **The main electrical panel cover does not close.**



Lower ground rod at rear right elevation



White "hot" wires should be marked with black tape



Main panel cover not closing

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 200 Amp main breaker

Comments: Ground Fault Circuit Interrupter (GFCI) outlets are required in the garage, bathrooms, kitchen, and all exterior outlets/wet areas. If home was constructed before this rule was implemented, it is not required to upgrade but is highly recommended. Items not inspected include but are not limited to: cable, telephone, computer, speaker, photocells, low voltage, intercom systems, electric gates and doors, yard and tree lighting. Smoke detectors are tested by pressing the test button on each detector. Smoke detectors are not tested for actual "smoke" detection. Smoke alarms are not checked when a security system is in place. If items are marked in Red, marked as "Deficient", and/or should you have concern with the branch circuits or fixtures, it is recommended a complete evaluation be conducted prior to close.

- Smoke alarms were not manually tested due to the security system being present at the time of the inspection. In some cases the security company monitors the smoke detectors. Recommend changing batteries and testing the smoke detectors upon move in.
- The living room and the front elevation secondary bedroom fan need to be balanced. Unusual noise was heard when on high speed.
- Outlets are loose at the the following areas but not limited to the front hallway, morning room under patio window, living room, in garage, and at upstairs landing. Check all and tighten.
- Missing light switch cover at hallway coat closet.
- Light fixture is not functioning or the light bulbs are expired at the front right bedroom closet and recess can light over the shower. Also the decorative light at the wine bar in kitchen and the light fixture in the pantry. Check all. Recommend changing bulbs and checking function of light fixtures.
- Light fixture in master bathroom over left side sink and decorative light in cabinet over the refrigerator are not secure in place.



Missing light switch cover in coat closet



Light inop at wine bar in kitchen



Master bathroom light not secure

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

I	NI	NP	D
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Light above fridge in cabinet inoperative

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Type of System:*
- **2 Central Forced-Air**
 - **A/C condensing unit is located on the rear right elevation of the home**
- Energy Source:*
- **Natural Gas**

Comments: Inspection of the HVAC equipment is by operation of system only. Checking humidifiers, electronic air filters, and proper air flow is not included in this inspection. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. If the units have not been serviced in the last 12 months, we recommend having the units serviced by a licensed technician. We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Heat pump systems are not tested when ambient temperatures are above 65 degrees Fahrenheit to avoid damaging the system. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the heating equipment, it is recommended that a complete evaluation of the heating equipment be conducted prior to close.

- **Furnace - Lennox**
 - **model# = EL180UH070E36B-01**
 - **serial# = 5913C06942**
 - **Furnace - Lennox**
 - **model# = EL180UH090E60C-01**
 - **serial# = 5913B27154**
 - **Heating equipment functioned properly at time of inspection.**
- Recommend following the manufacture care and maintenance instructions.**

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

I	NI	NP	D
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B. Cooling Equipment

Type of System:

- 2 Central Forced-Air

• A/C condensing unit is located on the rear right elevation of the home

Comments: Inspection of the HVAC equipment is by operation of system only. Testing for leaks, efficiency, or disassembling equipment are not within the scope of the inspection. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning units are not tested. We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the cooling equipment it is recommended that a complete evaluation of the cooling equipment be conducted prior to close.

- A/C - Lennox
- model# = 14ACX-047-230-03
- serial# = 1913D01314
- A/C - Lennox
- model# = 14ACX-036-230-14
- serial# = 1913C13529
- Lower and upper A/C units were NOT operating as intended at the time of the inspection. Temperature readings between the return air and supply registers did not fall between the 15-20 degree parameter. On average, 10 degree difference was observed.
- Recommend a complete system evaluation be a licensed HVAC technician.



Secondary A/C drain lines at rear elevation



Primary A/C drain line at secondary bathroom



Primary A/C drain line at secondary bathroom

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

I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments: The purpose of this inspection is to determine the ability of the ductwork to reasonably distribute conditioned air throughout the home. Ductwork is checked for significant visible deficiencies. Ducts that are concealed by insulation, enclosed in chases and walls are not accessible to the inspector and are not checked for damage. This is not an inspection of air quality. If items are marked in Red, marked as "Deficient", and/or you should have concern regarding the ducts and vents, it is recommended that a complete evaluation be conducted prior to close.

- **Visually inspected the accessible areas of the HVAC ductwork only. Recommend replacing air filters upon moving in. HVAC filters are located at the plenum in the attic. Honeywell - 20x25 (merv 11)**
- **Ducts in attic are in contact with one another. This can cause condensation to build on the outside of the ducts. Recommend separating.**



Recommend replacing HVAC filters at plenum



Filter size and type at plenums



HVAC ducts in contact with one another

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Water Supply System and Fixtures

Location of Water Meter:

- **Front left of property by street curb**

Location of Main Water Supply Valve:

- **In garage on far right wall.**

Comments: Plumbing is an important concern in any structure. Some problems may be undetectable due to being within the walls and/or underground, in floors or in the slab. Washing machine hot and cold and icemaker lines are not tested during inspection. Only visible plumbing components are inspected. Private water wells, septic systems, water softeners and filter systems are beyond the scope of this inspection. Shut off valves are not tested due to possibility of leaking or breaking after long periods of being inactive. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water supply system, it is recommended a complete evaluation be conducted prior to close.

- **Type = Copper Piping**
- **Static Water Pressure Reading: between 40-80psi**
- **Water line to fridge is not tested during inspection for proper pressure. Recommend flushing of line upon move in. Leaks were not observed in visible areas at the time of the inspection.**
- **Operating the Hot and Cold water lines for the washing machine is not within the scope of the inspection. Leaks were not observed in the visible areas at the time of the inspection.**



Water PSI at front left hose bib



Main water shut off valve in garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Drains, Wastes, and Vents

Comments: Drain lines for washing machines, icemakers, water conditioning systems, drain pumps or water ejection pumps are beyond the scope of this inspection. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the drains, wastes, or vents, it is recommended a complete evaluation be conducted prior to close.

- **Type = PVC**
- **Some areas of the drains, wastes, and vents were not accessible at the time of the inspection.**
- **Access panels are not installed to view the bathtub drain assemblies. The inspector is unable to determine the integrity of the drain lines and fittings. If possible, it is recommended to install an access panel for periodic monitoring for leaks.**
- **Main sewer clean out is located at the front elevation of the home in the front flower bed.**
- **Drain for washing machine was not tested for flow or drainage at time of the inspection. Recommend monitoring first drain cycle of washing machine upon move in.**



Main sewer clean out at front flower bed

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the attic

Capacity:

- Unit 1 is 40 gallons
- Unit 2 is 40 gallons

Comments: Emergency drain pan lines are not tested for proper drainage. The Temperature and Pressure Relief Valve(s) on water heater(s) are not operated. It is common for the valve to not properly re-seat after operation. It is advised that the Temperature and Pressure Relief Valve(s) be serviced according to the manufacturers instructions. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the water heater equipment, it is recommended a complete evaluation be conducted prior to close.

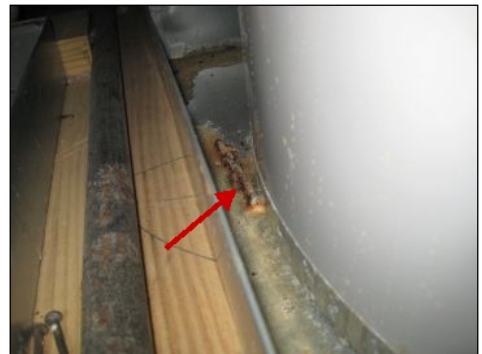
- **Water Heater - Bradford White Corporation**
- **model# = M4403S6FBN**
- **serial# = KA17733317**
- **Water Heater - Bradford White Corporation**
- **model# = M4403S6FBN**
- **serial# = JM17476532**
- **The TPR Valve(s) on the water heater(s) do not appear to be rusted or damaged at the time of the inspection.**
- **Recommend following the manufacture care and maintenance instructions.**
- **Debris found in the water heater drain pan and should be removed so not to clog drain lines.**



Water heater drain pipes at rear right elevation



Debris in water heater drain pan



Debris in water heater drain pan

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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments: Do not leave small children unattended in the unit or tub. Intake ports can have high suction which may catch hair and draw it into the intake/suction port, resulting in drowning. Hydro-Massage tubs, if not properly cleaned and maintained, can be the source of microbial and bacterial growth. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the equipment, it is recommended a complete evaluation be conducted prior to close.

- **The Hydro-Massage Therapy Equipment functioned as intended at the time of the inspection.**
- **The hydro-massage therapy has inaccessible pump(s) or motor(s). Inspector was not able to inspect these items at time of inspection.**



V. APPLIANCES

A. Dishwasher

Comments: Units are inspected in normal wash cycle only. We recommend operating the dishwasher in other cycles prior to closing. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dishwasher, it is recommended that a complete evaluation be conducted prior to close.

- **Dishwasher is not present at time of the inspection.**

B. Food Waste Disposer

Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the food waste disposer, it is recommended a complete evaluation be conducted prior to close.

- **Food Waste Disposer operated at the time of the inspection. Recommend following the manufacture care and maintenance instructions.**
- **Food Waste Disposer makes an irregular noise while powered on. Recommend making sure there is not any construction debris within the unit.**
- **Electrical wires connected to the disposer are not clamped into place as required. Wires are not protected from the sharp metal edge.**

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

I	NI	NP	D
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Disposer missing protective clamp



Disposer wire clamp

C. Range Exhaust Vent

Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range exhaust vent, it is recommended that a complete evaluation be conducted prior to close.

- **Unit appears to be functioning as intended at time of the inspection. Recommend following the manufacture care and maintenance instructions.**
- **Light bulb is either missing or expired at time of inspection. Recommend replacing and testing function.**

D. Ranges, Cooktops, and Ovens

Comments: Timers and clocks on ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Self-cleaning cycle is not tested due to the extensive time necessary for operation. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the range and cooktop, it is recommended that a complete evaluation be conducted prior to close.

- **Range/Oven is not present at time of the inspection.**

E. Microwave Oven

Comments: Microwaves are tested for heating only using normal operating controls. Microwaves are not tested for leaks and/or efficiency. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the microwave, it is recommended that a complete evaluation prior to close.

- **Microwave is not present at time of the inspection.**

F. Trash Compactor

Comments: If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the trash compactor, it is recommended that a complete evaluation be conducted prior to close.

- **Trash Compactor is not present at the time of the inspection.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 G. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Exhaust fans must discharge to the building exterior through a proper exhaust vent dampered/weather protected hood. Terminating exhaust vents in attic is prohibited. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the exhaust fans, it is recommended that a complete evaluation be conducted prior to close.

- **Bath exhaust fans functioned and terminated to the exterior as intended at the time of the inspection. Bathroom heaters were not observed or inspected.**

 H. Garage Door Operator(s)

Door Type:

- **Sectional door**

Comments: It is important to keep all safety/pressure sensitivity components in proper adjustment and in good working order. Units should have electric eye sensors. It is recommended that you consider upgrading your unit if these are not present. Recommend reprogramming remote door opening controls upon move in. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the garage door system, it is recommended that a complete evaluation be conducted prior to close.

- **Garage door did not close when button was pushed. Button had to be held in place for door to close completely. Recommend a complete evaluation by a licensed contractor.**

 I. Doorbell and Chimes

Comments:

- **Doorbell operated normally at the time of the inspection.**

 J. Dryer Vents

Comments: Interior of vent pipes are not within the scope of an inspection, and are not tested for air flow. Inspection of Dryer Vent is of visual components only. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the dryer vent, it is recommended that a complete evaluation be conducted prior to close.

- **Visually inspected accessible areas of the dryer vent only. Dryer exhaust flow is not tested. Vent terminates through the roof of the home.**

VI. OPTIONAL SYSTEMS

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

I	NI	NP	D
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A. Lawn and Garden Sprinkler Systems

Comments: Sprinkler systems if not properly installed and adjusted to provide uniform and proper levels of moisture content in the soil, can lead to differential foundation movement. If the sprinkler system is inspected as part of this inspection, system is tested in the manual mode only. Water spray from the sprinkler system should be directed away from the structure and any decks, fences, or outbuildings. It is unknown if a check valve is installed at the water meter to prevent the sprinkler water from entering the main potable water system. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the sprinkler system, it is recommended a complete evaluation be conducted prior to close.

- **The main sprinkler shut off valve and anti-siphon valve is located on the left elevation of the home. The main sprinkler controller unit is located in the garage on the far right wall.**



Main irrigation shut off valves on left elevation of home

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

Type of Construction:

Comments: If the swimming pool is inspected as part of this inspection, the swimming pool timers are inspected in the manual mode only.

- **Pool and or spa are not present at time of the inspection.**

C. Outbuildings

Materials:

Comments:

- **Out buildings are not present at time of inspection**

D. Outdoor Cooking Equipment

Energy Source:

Comments: If outdoor cooking equipment is present, it is recommended that you conversate with the seller regarding the condition, maintenance, and operation of the equipment. If items are marked in Red, marked as "Deficient", and/or should you have concern regarding the outdoor cooking equipment, it is recommended a complete evaluation be conducted prior to close.

- **Outdoor cooking equipment is not present at the time of the inspection.**

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

I	NI	NP	D
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E. Gas Supply Systems

Comments: This is not a gas line pressure inspection or pressure test. Many of gas supply lines are buried underground or located in walls and buried under insulation. Inspector notes gas leaks and improper installation at accessible gas supply connections and or shut off valves. If items are marked in Red, marked as "Deficient", and/or should you have any concern regarding the gas supply, it is recommended a complete evaluation be conducted prior to close.

- **Main gas meter is located on the right elevation of the home. Main gas shut off valve is located at the meter.**
- **The gas shut off for the cooktop is located to the right of the unit within the cabinet, under counter.**
- **Recommend supporting gas line to furnace #2 in attic.**
- **Sediment trap to furnace #1 is not unable to be serviced. The cap is in contact with the attic decking.**



Gas meter and shut off valve on right elevation



Gas shut off for cooktop in cabinet to the right of the unit



Support gas line to furnace in attic



Unable to remove sediment trap cap at furnace

F. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments: If a private water well is present, a coliform analysis is recommended.

- **Water well is not present at time of the inspection.**

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

I	NI	NP	D
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G. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:
• **Septic system is not present at time of inspection.**

H. Whole-House Vacuum Systems

Comments:
• **Vacuum system is not present at time of inspection**

I. Other Built-in Appliances

Comments:
• **Not present at the time of the inspection.**

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Remove mud sill anchor at right elevation by gas meter. • Observed void in foundation at rear elevation of home under master bedroom windows. This should be filled so not to allow ponding water under foundation walls.
Page 6 Item: B	Grading & Drainage	<ul style="list-style-type: none"> • Gutters have debris and can possibly clog gutter down spout. Recommend periodically cleaning all gutters so that water is diverted away from foundation as intended. • Excessive moisture and/or standing water was observed at the rear right elevation of the property at the time of inspection. The grading should be improved to promote the flow of storm water away from the house and off the lot. • Soil at the rear elevation of the property near the back patio is reverse grade, creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. The grade shall fall a minimum of 6" away from the home within the first 10'. • Recommend consulting a drainage specialists or professional landscaper for remedial options. Some options might be but not limited to: additional gutters, improved swale, surface drains, french drains, or sub surface drains.
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Flashing not painted at the rear right elevation of home. • Observed deteriorated shingles at the left elevation of the home. • Missing kick out flashing at several areas of the home. Kickout flashing diverts water away from the intersecting wall so not to affect building products. • Recommend a complete evaluation of the roof system/material by a qualified roof specialist.
Page 10 Item: D	Roof Structure & Attic	<ul style="list-style-type: none"> • Trash/debris was observed in the rear elevation walk in attic.
Page 11 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Tile backsplash was not complete under vent hood in kitchen. • Crack at front elevation where stucco intersects with stone. To the left of the front porch area. • Crack in mortar at second story window on rear left elevation. Recommend sealing all gaps in mortar joints of brick and/or stone with a non shrinking epoxy mortar/grout. • Siding and drip edge flashing is not painted at the rear elevation of home over the master bedroom within the "trap" area.
Page 12 Item: F	Ceilings & Floors	<ul style="list-style-type: none"> • Tile is cracked at front right secondary bathroom near shower pan, middle of living room, and to the right of the fireplace hearth.

Page 13 Item: G	Doors (Interior & Exterior)	<ul style="list-style-type: none"> • Front right secondary bathroom door is not latching. Recommend adjusting doors so they are tight against strike plate when closed.
Page 14 Item: H	Windows	<ul style="list-style-type: none"> • Second story window on rear left elevation of home is not sealed at exterior. Recommend sealing around all interior and exterior windows to deter moisture and insect intrusion. • Bent screen at upstairs rear elevation of home.
Page 14 Item: I	Stairways (Interior & Exterior)	<ul style="list-style-type: none"> • The spindle base caps are not secure in position.
Page 15 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Seal all gaps in front/rear porch and balcony ceiling near recess can lights. Seal gaps where ceiling material meet brick, stone, and/or stucco. • Exposed bottom plate lumber at right side garage carport column.
Page 16 Item: L	Other	<ul style="list-style-type: none"> • Fence picket at the left front elevation is deteriorated.

ELECTRICAL SYSTEMS

Page 17 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The main electrical panel cover does not close.
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Outlets are loose at the the following areas but not limited to the front hallway, morning room under patio window, living room, in garage, and at upstairs landing. Check all and tighten. • Missing light switch cover at hallway coat closet. • Light fixture is not functioning or the light bulbs are expired at the front right bedroom closet and recess can light over the shower. Also the decorative light at the wine bar in kitchen and the light fixture in the pantry. Check all. Recommend changing bulbs and checking function of light fixtures. • Light fixture in master bathroom over left side sink and decorative light in cabinet over the refrigerator are not secure in place.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Lower and upper A/C units were NOT operating as intended at the time of the inspection. Temperature readings between the return air and supply registers did not fall between the 15-20 degree parameter. On average, 10 degree difference was observed. • Recommend a complete system evaluation be a licensed HVAC technician.
Page 21 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> • Ducts in attic are in contact with one another. This can cause condensation to build on the outside of the ducts. Recommend separating.

PLUMBING SYSTEMS

Page 24 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Debris found in the water heater drain pan and should be removed so not to clog drain lines.
Page 25 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • The hydro-massage therapy has inaccessible pump(s) or motor(s). Inspector was not able to inspect these items at time of inspection.

APPLIANCES

Page 26 Item: B	Food Waste Disposer	<ul style="list-style-type: none">• Food Waste Disposer makes an irregular noise while powered on. Recommend making sure there is not any construction debris within the unit.• Electrical wires connected to the disposer are not clamped into place as required. Wires are not protected from the sharp metal edge.
Page 26 Item: C	Range Exhaust Vent	<ul style="list-style-type: none">• Light bulb is either missing or expired at time of inspection. Recommend replacing and testing function.
Page 27 Item: H	Garage Door Operator(s)	<ul style="list-style-type: none">• Garage door did not close when button was pushed. Button had to be held in place for door to close completely. Recommend a complete evaluation by a licensed contractor.
OPTIONAL SYSTEMS		
Page 29 Item: E	Gas Supply Systems	<ul style="list-style-type: none">• Sediment trap to furnace #1 is not unable to be serviced. The cap is in contact with the attic decking.