Property Inspection Report

[redacted]

Inspection prepared for: [redacted]

Real Estate Agent: Mike Poona -

Date of Inspection: 3/18/2019 Time: 10:00 AM

Age of Home: 1976 Size: 2098

Order ID: 494

Inspector: Habib Othman

License # 22007

Phone: (832) 633-0496

Email: info@bullseye-home-inspection.com

Bullseye

HOME INSPECTION, PLLC

INTERNACHI® CERTIFIED

PROPERTY INSPECTION REPORT

Prepared For: Mike Leach
(Name of Client)

Concerning: 18015 Navajo Trail Dr, Spring TX, 77388
(Address or Other Identification of Inspected Property)

By: Habib Othman, License # 22007 3/18/2019
(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. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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 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 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

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

I	NI	NP	D

I. INFORMATION

A. PRESENT AT INSPECTION

Materials: The buyer did not attend the inspection. • The buyer's agent did not attend the inspection.

X			

B. ORIENTATIONS

Observations:

• ORIENTATION: For the sake of this inspection report the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the the front of the home.

• The front of the house is facing:North, East

C. OCCUPANCY

Materials: The home was unoccupied, but had been staged with furniture at the time of the inspection.

X			

D. WEATHER CONDITIONS

Observations:

• During the inspection the weather was partly cloudy.

• The temperature at the inspection was approximately 65F degrees.

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

I	NI	NP	D

E. INFORMATION

Materials: THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during the time of inspection. There may be some conditions and/or deficiencies not represented with photographs.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

X			

F. Utilities

Observations:

• All utilities were on at the time of the inspection.

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

I	NI	NP	D

II. STRUCTURAL SYSTEMS

X			

A. Foundations

Type of Foundation(s):
• The foundation was slab-on-grade. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge.

Comments:

• Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.
Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

• Due to parging applied to the foundation wall, the Inspector was able to see if there were visible cracks. Parging is a mortar coat or finish coat that is applied to the finish surface of the foundation to act as a finish coat to improve the appearance. Parging can be applied to new or existing foundation.

Foundation parging

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

I	NI	NP	D

X			X	B. Grading and Drainage

Comments:

• The home had a concrete driveway.
• Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
• Gutters and downspouts were fabricated from seamless aluminum (seams are at corners only).

• Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil. This condition should be corrected by a qualified contractor.
• Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

Trip hazard

Gutter debris

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

I	NI	NP	D
X			X

C. Roof Covering Materials

Type(s) of Roof Covering: The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer., Expected remaining Life 10-15

Viewed From:
• The Inspector inspected the roof and its components by walking the roof.

Comments:

• I do not certify roofs as leakproof! The general home inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.
• The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.
• Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
- Chimney cap
- Roof penetration
- Flue
- Cricket
- Spark arrestor
- Any necessary bracing
- Adequate height above roof
• The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.
• The chimney cap was constructed using mortar instead of concrete. Mortar is less durable than concrete and to extend its lifespan as far as possible diligent maintenance will be required. Any cracks should be sealed with an appropriate sealant to prevent damage from moisture.

• A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting the chimney. Its purpose is to keep roof drainage from pooling on the uphill side of the chimney and eventually causing leakage. The Inspector observed no deficiencies in the condition of the cricket.
• The asphalt shingle roof can be damaged by the overhanging tree branches rubbing against the roof. The Inspector recommends that all tree branches be cut back so that they do not overhang the roof. All work should be performed by qualified contractors.

• Moderate cracking visible in the chimney cap should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the

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

I	NI	NP	D

cracks expanding as it freezes. All work should be performed by a qualified contractor.






Moderate cracks

Monitor and trim tree branches

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

I	NI	NP	D

D. Roof Structure and Attics

I	NI	NP	D
X			

Viewed From:
• The Inspector evaluated the attic from the access hatch.
• The attic was accessed by a ceiling-installed pull-down ladder inthe garage

Approximate Average Depth of Insulation:
• Attic floor insulation depth averages 6 to 8 inches.
• The attic floor was insulated with blown-in cellulose.

Comments:

• The attic space lacked adequate headroom for safe entry and a limited inspection was performed from the hatch. Defective conditions may exist in the attic that were not readily observable from the hatch.
• The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.
Roof trusses should never be cut or structurally altered in any way.
Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.
• The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

• Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.

E. Walls (Interior and Exterior)

I	NI	NP	D
X			

Wall Materials:
• Exterior walls are made of brick
• Interior walls are made of drywall

Comments:

• Brick exterior walls had repaired stepped cracking visible in mortar joints. This condition is a structural concern and can have a variety of causes, often connected with soil movement.
However, the Inspector did not observe any cracks in the foundation. Inspector recommend monitoring the crack if it widens.
• Signs of previous drywall repair were visible in the master bedroom.

• Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

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

I	NI	NP	D

Seal wall penetration (font facade)

Repaired step cracking (left facade)

Seal gap

Repair noted

Seal wall penetration (back facade)

Visible patching (master bedroom)

X			

F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling is made of drywall

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

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

I	NI	NP	D

G. Doors (Interior and Exterior)

I	NI	NP	D
X			

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

H. Windows

I	NI	NP	D
X			

Window Types:

- Single-Hung Windows
- Sliding Windows
- Windows are made of aluminum
- Single pane windows are made with a single layer of glass. They come in all of the same styles and materials that double-pane windows do, but they are not as efficient at keeping out noise or seasonal temperatures. Their initial cost is less, which makes them a good choice for those who need to stay within a strict budget, but over time, energy bills will be higher.

Single-pane glass treatments have no insulation. When you have only one pane of glass, outside temperatures and noise will affect the inside of your home more easily. If you live in a quiet neighborhood and your seasonal temperatures remain mild and consistent throughout the year, single-pane windows might be enough. However, the costs of heating or cooling down your home are directly related to the type of window you choose.

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

• Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

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

I	NI	NP	D

Seal gaps in window trim (left side)

Seal gaps in window trim (zoomed)

	X	X		I. Stairways (Interior and Exterior)

X			X	J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the family room

Types:
• Fireplace is mason built

Comments:
• The damper of the wood-burning fireplace in the main floor family room appeared to be inoperable at time of the inspection. This condition may prevent proper exhaust of the toxic products of combustion to the home exterior and allow them to enter the living space. The Inspector recommends correction by a qualified HVAC contractor.
• The fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.
• The NFPA states that mantel depth is directly related to the required height clearance between the top of the fire box and the bottom of the mantel. For combustibles, such as wood or particle board, surrounding a wood-burning fireplace: * A 2-inch depth must have a minimum height clearance of 11 inches. * A 4-inch depth must have a minimum height clearance of 13 inches. * A 6-inch depth must have a minimum height clearance of 15 inches. * An 8-inch depth must have a minimum height clearance of 17 inches. * A 10-inch depth must have a minimum clearance of 19 inches. **Confirm manufacturer's installation instructions** prior to finalizing a mantel style; some wood-burning fireplaces must have a minimum 12-inch clearance.

• At the time of the inspection there was a missing ash cleanout door. A missing chimney cleanout door or any other hole in the flue means that there is a fire safety hazard (sparks or ashes falling out onto the basement floor) and also that it is impossible to control the draft in the flue.

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

I	NI	NP	D

Missing ash clean out door (Chimney)

Wood Fireplace

Inoperative damper

X			

K. Porches, Balconies, Decks, and Carports

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this deck.

Deck ok

Deck ok

X			

L. Fence Material

Materials: Fences were made of wood. • The gates were made of wood.

Observations:

• The inspector observed no deficiencies in the condition of the fences at the time of the inspection.
• The Inspector observed no deficiencies in the condition of the gates at the time of the inspection.

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

I	NI	NP	D

III. ELECTRICAL SYSTEMS

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

I	NI	NP	D
X			X

A. Service Entrance and Panels

Panel Locations:
• Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment
• The service panel brand was Square D

Materials and Amp Rating:
• Aluminum wiring
• The Inspector was unable to determine the main breaker rating due to missing information.

Comments:

• Conductors supplying electricity to the home were buried underground.
• The Circuit Directory label for the service panel is shown in the photo.
• The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.
• Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

• The service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected by a qualified electrical contractor. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches.

• Markings on the Circuit Directory of the service panel designed to identify individual branch circuits appeared to be old and may be outdated. The Inspector recommends that individual branch circuits be accurately identified and clearly labeled so that individual branch circuits can be shut down quickly in an emergency.
• The main electrical panel had no single service disconnect. Shutting off power to all the homes circuits required shutting off more than 6 switches or circuit breakers. This is improper. Modern, generally-accepted safety codes require the ability to shut off power to all circuits by shutting off 6 switches or circuit breakers.

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

I	NI	NP	D

The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction.
• The inspector was unable to locate a main bonding jumper in this service cabinet. Main bonding jumpers are designed to electrically bond equipment neutrals to the service grounding system. This is a defective installation. This condition should be corrected by a qualified electrical contractor.
• The service panel front cover (trim) was held in place by the wrong type of screws. The installed pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.
• The service panel was missing dead front cover, and should be replaced by a qualified electrical contractor.
• The aluminum main service wires were missing anti-oxidant gel. Aluminum service wires can become very hot and also corrode over time. It is crucial to apply an anti-oxidant gel to the wires where they meet the main lugs of the service panel.
• In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar. The Inspector recommends correction by a qualified electrical contractor
• All "hot" wires on breakers should be either red or black color. Any other color wire should be painted or tapped black to indicate that it is "hot". One or more white (Neutral) wires are used as hot. For safety, recommend marking the wire with a tape.

Electric meter

Service grounding ok

Missing front cover screws

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

I	NI	NP	D

Inappropriate screws

Obsolete directory

Electric panel interior

Multiple neutral in one hole

Aluminum service wires missing anti oxidant

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

I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

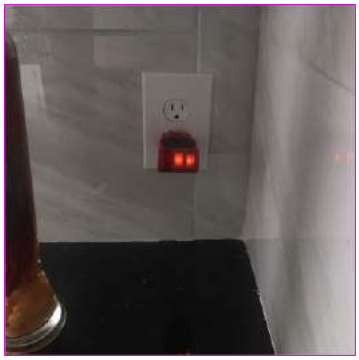
Type of Wiring:
• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
• Copper wiring

Comments:

• An electrical receptacle in the hallway bathroom had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.
• No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the kitchen, the laundry room, the garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.
This can be achieved relatively inexpensively by:
1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.
• A ground fault circuit interrupter (GFCI) electrical receptacle in the garage, living room did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.
• No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection.
All work should be performed by a qualified contractor.
• At the time of the inspection, the bell ring button was missing at the wall. Recommend repair by a handyman.

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

I	NI	NP	D



Receptacle not GFCI (kitchen)

Receptacle not GFCI (laundry)

Exterior receptacle not GFCI (back side)

Inoperative GFCI receptacle (half bathroom)

Inoperative GFCI receptacle (master bathroom)

GFCI hot/neutral reversed (hallway bathroom)

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

I	NI	NP	D

IV. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			

A. Heating Equipment

Type of Systems:
• This furnace was mid-efficiency, forced-air.

Energy Sources:
• The furnace is electrically powered

Comments:
• This furnace responded adequately to the call for heat.
• The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.
• The thermostat for this furnace was located in the living room.
• The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Furnace

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

I	NI	NP	D
X			X

B. Cooling Equipment

Materials:
• Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.
The system should be serviced at the beginning of every cooling season.
• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.
Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Observations:

• At the time of the inspection, the system responded to the call for cool air.
• The air-conditioner compressor housing was located at the right side of the home.
• The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

• The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

• The air-conditioning system appeared to be old but functioning as designed at the time of the inspection. This unit uses R22 refrigerant which was discontinued since 2010. The life expectancy of an AC unit is between 10 and 12 years.
• The air-conditioner compressor housing was located too close to a wall. This condition may impede airflow and limit the ability of the unit to adequately dissipate heat. Although installation requirements vary with manufacturer, the compressor housing should maintain a minimum of 6 inches of clearance from any obstacle to air flow. Inadequate airflow can result in a reduced compressor lifespan and higher operating costs.

• There was no electrical disconnect at the air-conditioner condenser cabinet. A disconnect is required unless the condenser is within fifty feet of and within the line of sight of the main electrical panel. The inspector recommends installation of an electrical disconnect by a qualified contractor.

• The electrical panel has a breaker rated at 30 Amperes which exceeded the AC manufacturer breaker rating of 50 Amperes. This condition should be corrected by a qualified electrical or HVAC contractor.
• Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor..

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

I	NI	NP	D

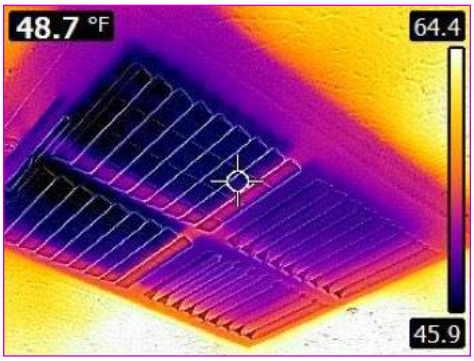
• The cooling system evaporator coil had no secondary condensate drain installed. If the primary condensate drainage system should become non-functional, this condition could result in moisture damage to home interior materials.
The Inspector recommends that a secondary drainage system such as a pan with an overflow routed to discharge properly be installed by a qualified HVAC contractor.

2012 AC condenser

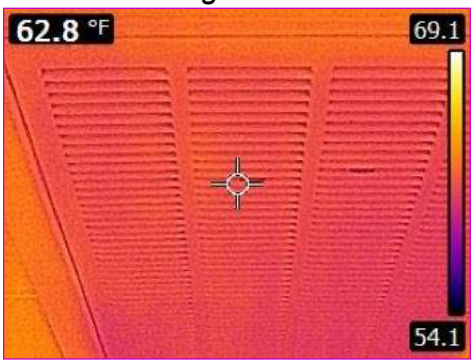
3 tons AC condenser S/N

Missing insulation

Missing secondary condensate drain



Supply register temperature



Return register temperature

X			

C. Duct Systems, Chases, and Vents

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

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

I	NI	NP	D

V. PLUMBING SYSTEM

I	NI	NP	D
X			

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Right side
• Front of structure

Location of Main Water Supply Valve:
• Front of structure

Comments:

• The home water was supplied from a public source.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

• Water supply pipes in the home were a combination of half-inch and three quarter-inch galvanized steel. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.
• Water pressure measured less than 40 pounds per square inch (psi) at the time of the inspection. This is considered low. Acceptable water pressure is between 40 and 80 psi. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for improvement of home water pressure.
• Sealant where the spigot meets the wall had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor.
• An exterior faucet was missing an anti siphon device on exterior hose bib. This device prevents non-potable water from being siphoned back into the potable water supply. Correct as needed.

Water meter

Main water shut off valve

Water pressure 35 PSI

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

I	NI	NP	D

Seal

Missing anti siphon

X			X	B. Drains, Wastes, and Vents

Comments:

• Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, if there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

• Inappropriate drain type "accordion pipe" used in the drain pipe. Drain pipes should have smooth walls to promote proper drainage and prevent clogs. Contact a qualified plumbing contractor to replace drain pipes with proper material."
• A clean out cover had a broken cover. The Inspector recommends repair by a qualified contractor.

Broken clean out cover (back side)

Accordion pipe (hallway bathroom)

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

I	NI	NP	D

X | | | X C. Water Heating Equipment

Energy Source:
• This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Capacity:
• Unit is 40 gallons

Comments:

• The water heater was manufactured by Rheem.
• Water heater is located in the hall closet
• At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

• The electric connection to the top of the water heater should be entirely protected in a conduit to protect the wire jacket from damage. The Inspector recommends installation by a qualified electrician contractor.

2018 Electric water heater

Exposed wires

Dri pan ok

| X | X | D. Hydro-Massage Therapy Equipment

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

I	NI	NP	D

VI. APPLIANCES

X				A. Dishwashers

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.
• The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

Dishwasher ok

X			X	B. Food Waste Disposers

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

Disposal ok

X				C. Range Hood and Exhaust Systems

Comments:
• The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

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

I	NI	NP	D

Range hood ok

X D. Ranges, Cooktops, and Ovens

Comments:

• The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the electric range. The self-cleaning feature was not tested.
• Oven # 1 Tested at 350°F , Variances noted 25°F (max 25°F)

• SAFETY CONCERN: Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991. Should be installed.

Electric range

Oven temperature test 325° F

Range burners ok

X E. Microwave Ovens

Comments:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

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

I	NI	NP	D

Microwave ok

F. Mechanical Exhaust Vents and Bathroom Heaters

I	NI	NP	D
X			

Comments:

• The master bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon.

G. Garage Door Operators

I	NI	NP	D
X			

Door Type:

• One - single 16', uninsulated steel panel, sectional roll-up doors.

Comments:

• The home had a two-car attached garage.

• One overhead garage door was equipped with an automatic door opener.

• The automatic garage door opener responded to the controls at the time of the inspection.

• The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.

• The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

• At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

• The overhead garage door had no automatic opener installed.

• The garage door push-button switch was loose on the wall. The Inspector recommends that it is fixed by a qualified handyman.

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

I	NI	NP	D

Garage door ok

Garage door opener ok

Inappropriate wiring. Switch operates garage light and garage opener (hallway)

X			X	H. Dryer Exhaust Systems

Comments:

• The dryer vent was missing the exterior cover or screen. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.

Dryer vent missing screen

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	• Due to parging applied to the foundation wall, the Inspector was able to see if there were visible cracks. Parging is a mortar coat or finish coat that is applied to the finish surface of the foundation to act as a finish coat to improve the appearance. Parging can be applied to new or existing foundation.
Page 6 Item: B	Grading and Drainage	• Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil. This condition should be corrected by a qualified contractor. • Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.
Page 8 Item: C	Roof Covering Materials	• Moderate cracking visible in the chimney cap should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified contractor.
Page 9 Item: D	Roof Structure and Attics	• Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.
Page 10 Item: E	Walls (Interior and Exterior)	• Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.
Page 11 Item: H	Windows	• Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Page 12 Item: J	Fireplaces and Chimneys	• The damper of the wood-burning fireplace in the main floor family room appeared to be inoperable at time of the inspection. This condition may prevent proper exhaust of the toxic products of combustion to the home exterior and allow them to enter the living space. The Inspector recommends correction by a qualified HVAC contractor. • The fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen. • The NFPA states that mantel depth is directly related to the required height clearance between the top of the fire box and the bottom of the mantel. For combustibles, such as wood or particle board, surrounding a wood-burning fireplace: * A 2-inch depth must have a minimum height clearance of 11 inches. * A 4-inch depth must have a minimum height clearance of 13 inches. * A 6-inch depth must have a minimum height clearance of 15 inches. * An 8-inch depth must have a minimum height clearance of 17 inches. * A 10-inch depth must have a minimum clearance of 19 inches. **Confirm manufacturer's installation instructions** prior to finalizing a mantel style; some wood-burning fireplaces must have a minimum 12-inch clearance. • At the time of the inspection there was a missing ash cleanout door. A missing chimney cleanout door or any other hole in the flue means that there is a fire safety hazard (sparks or ashes falling out onto the basement floor) and also that it is impossible to control the draft in the flue.
ELECTRICAL SYSTEMS		

Page 16 Item: A	Service Entrance and Panels	• The service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected by a qualified electrical contractor. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. • Markings on the Circuit Directory of the service panel designed to identify individual branch circuits appeared to be old and may be outdated. The Inspector recommends that individual branch circuits be accurately identified and clearly labeled so that individual branch circuits can be shut down quickly in an emergency. • The main electrical panel had no single service disconnect. Shutting off power to all the homes circuits required shutting off more than 6 switches or circuit breakers. This is improper. Modern, generally-accepted safety codes require the ability to shut off power to all circuits by shutting off 6 switches or circuit breakers. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction. • The inspector was unable to locate a main bonding jumper in this service cabinet. Main bonding jumpers are designed to electrically bond equipment neutrals to the service grounding system. This is a defective installation. This condition should be corrected by a qualified electrical contractor. • The service panel front cover (trim) was held in place by the wrong type of screws. The installed pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor. • The service panel was missing dead front cover, and should be replaced by a qualified electrical contractor. • The aluminum main service wires were missing anti-oxidant gel. Aluminum service wires can become very hot and also corrode over time. It is crucial to apply an anti-oxidant gel to the wires where they meet the main lugs of the service panel. • In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar. The Inspector recommends correction by a qualified electrical contractor • All "hot" wires on breakers should be either red or black color. Any other color wire should be painted or tapped black to indicate that it is "hot". One or more white (Neutral) wires are used as hot. For safety, recommend marking the wire with a tape.

Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	• An electrical receptacle in the hallway bathroom had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor. • No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the kitchen, the laundry room, the garage at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the circuit receptacle located closest to the electrical circuit overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. • A ground fault circuit interrupter (GFCI) electrical receptacle in the garage, living room did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor. • No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. All work should be performed by a qualified contractor. • At the time of the inspection, the bell ring button was missing at the wall. Recommend repair by a handyman.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 22 Item: B	Cooling Equipment	• The air-conditioning system appeared to be old but functioning as designed at the time of the inspection. This unit uses R22 refrigerant which was discontinued since 2010. The life expectancy of an AC unit is between 10 and 12 years. • The air-conditioner compressor housing was located too close to a wall. This condition may impede airflow and limit the ability of the unit to adequately dissipate heat. Although installation requirements vary with manufacturer, the compressor housing should maintain a minimum of 6 inches of clearance from any obstacle to air flow. Inadequate airflow can result in a reduced compressor lifespan and higher operating costs. • There was no electrical disconnect at the air-conditioner condenser cabinet. A disconnect is required unless the condenser is within fifty feet of and within the line of sight of the main electrical panel. The inspector recommends installation of an electrical disconnect by a qualified contractor. • The electrical panel has a breaker rated at 30 Amperes which exceeded the AC manufacturer breaker rating of 50 Amperes. This condition should be corrected by a qualified electrical or HVAC contractor. • Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.. • The cooling system evaporator coil had no secondary condensate drain installed. If the primary condensate drainage system should become non-functional, this condition could result in moisture damage to home interior materials. The Inspector recommends that a secondary drainage system such as a pan with an overflow routed to discharge properly be installed by a qualified HVAC contractor.
PLUMBING SYSTEM		

Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	• Water supply pipes in the home were a combination of half-inch and three quarter-inch galvanized steel. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement. • Water pressure measured less than 40 pounds per square inch (psi) at the time of the inspection. This is considered low. Acceptable water pressure is between 40 and 80 psi. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for improvement of home water pressure. • Sealant where the spigot meets the wall had sections of missing sealant which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor. • An exterior faucet was missing an anti siphon device on exterior hose bib. This device prevents non-potable water from being siphoned back into the potable water supply. Correct as needed.
Page 24 Item: B	Drains, Wastes, and Vents	• Inappropriate drain type "accordion pipe" used in the drain pipe. Drain pipes should have smooth walls to promote proper drainage and prevent clogs. Contact a qualified plumbing contractor to replace drain pipes with proper material." • A clean out cover had a broken cover. The Inspector recommends repair by a qualified contractor.
Page 25 Item: C	Water Heating Equipment	• The electric connection to the top of the water heater should be entirely protected in a conduit to protect the wire jacket from damage. The Inspector recommends installation by a qualified electrician contractor.
APPLIANCES		
Page 27 Item: D	Ranges, Cooktops, and Ovens	• SAFETY CONCERN: Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991. Should be installed.
Page 28 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	• The master bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon.
Page 28 Item: G	Garage Door Operators	• The overhead garage door had no automatic opener installed. • The garage door push-button switch was loose on the wall. The Inspector recommends that it is fixed by a qualified handyman.

Page 29 Item: H	Dryer Exhaust Systems	• The dryer vent was missing the exterior cover or screen. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.