Axis Real Estate Inspections

Home Mold Termite Energy

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Real Estate Sales Agent, TREC # 694010
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Home Energy Score Assessor, DOE # CO-ITNC-0349
Commercial Drone Pilot, FAA # 4041717

Certified Professional Inspector
Infrared Certified
Certified Pool Inspector / Certified Pool Operator
Certified Septic Inspector
Certified Mold Inspector
Certified Indoor Air Consultant

1234 Happy Lane
Fun City, TX 77777

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Ste 364
Houston, TX 77036

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PROPERTY INSPECTION REPORT

Prepared For: John Smith
(Name of Client)

Concerning: 1234 Happy Lane, Fun City, TX 77777
(Address or Other Identification of Inspected Property)

By: Amandeep (Andy) Punia, Lic #22380 03/10/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read this report

Orientation: Areas of deficiency are indicated as right or left as you stand facing the house with your back to the road. Inside the house, all rooms are numbered in clockwise direction.

Comments: Deficiencies and recommendations

Notes: Client advisory

Example: Pictures showing correct installation, condition, or function

Advisory: We encourage all our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

Overview

Type: Single Family Home

Occupancy: New Construction

Utilities On: Electric, Gas, Water

Attendees: Buyer's Agent, Buyer, Inspector

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

The Foundation is: performing as intended. See additional comments below.

Comments: It is the opinion of the inspector that visible components of the foundation appear to be in satisfactory condition and providing adequate support on the day of this inspection.

Evidence of parging was observed on the foundation perimeter beam on the left side of the property. Parging is essentially a decorative mortar coat that is applied to the above grade foundation to act as a finish coat to hide surface imperfections, cracks, spalling, etc. Parging can be applied to new or existing foundation.

Notes: The purpose of the foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the structure does not experience unacceptable distress. Slab on grade foundation may experience stress in areas of expansive soils from moisture content variation with changing weather conditions, drainage, leakage, and other adverse factors causing differential movement. The inspector's opinion is based on visual inspection of visible and accessible exterior or interior areas of the structure at the time of the inspection. The inspector is not responsible for defects that are not visible for inspection and future performance of the structure cannot be predicted or warranted.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments: It is the opinion of the inspector that visible components of the grading and drainage appear to be in satisfactory condition and functioning as intended on the day of this inspection.

Notes: Grading and drainage is visually inspected for adverse conditions at the area adjacent to the foundation. It is recommended to maintain positive drainage away from the foundation for minimum of 6 to 10 feet and keep 6 to 8 inches of slab exposed.

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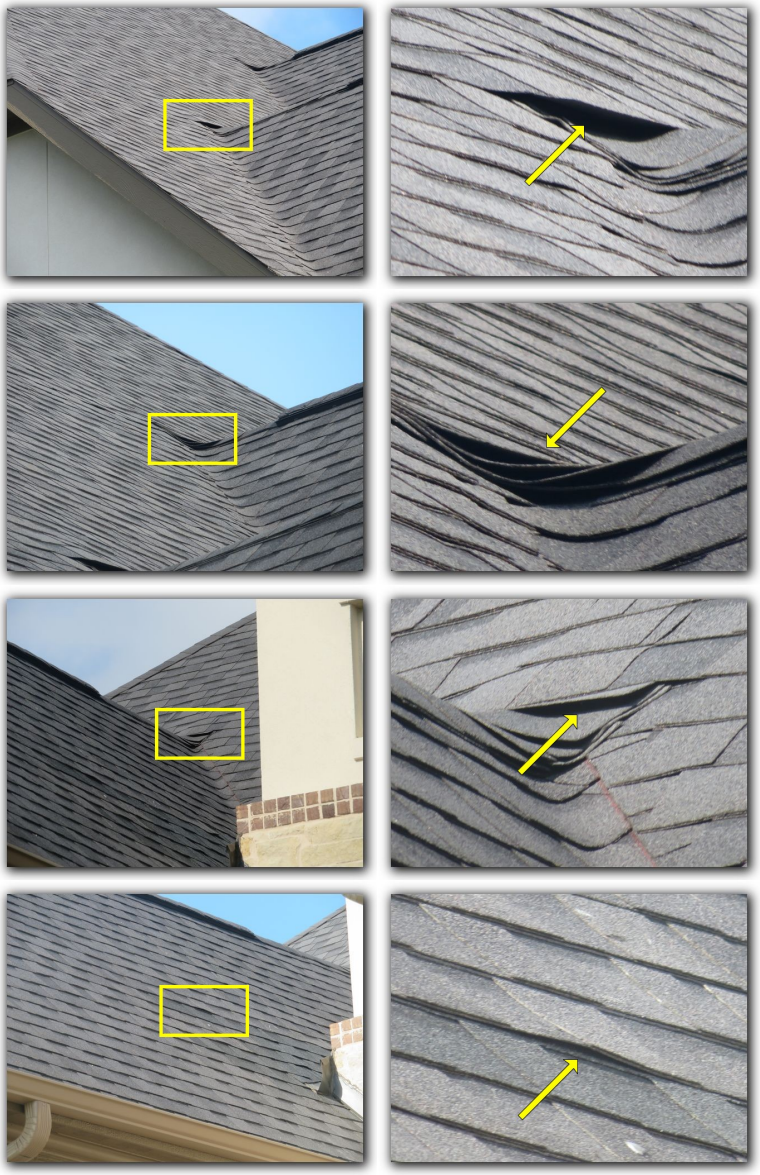
I	NI	NP	D
☑	☐	☐	☑

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground with binoculars

Comments:
Shingle uplift was observed on the roof at multiple areas. All shingle uplifts and roof penetrations should be examined and sealed as necessary to reduce the risk of water intrusion.



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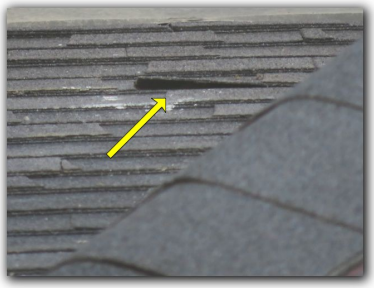
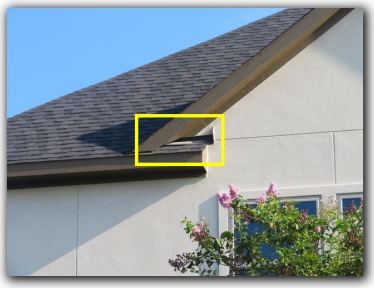
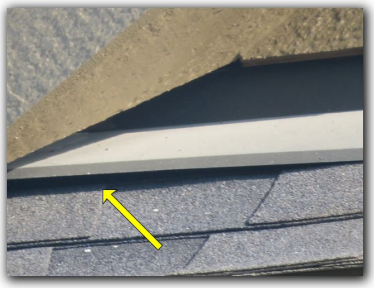
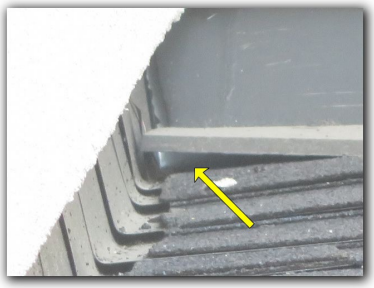


The wall flashing was observed to be loose on the left side of the property. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.

The wall flashing was observed to be loose on the front of the property. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.

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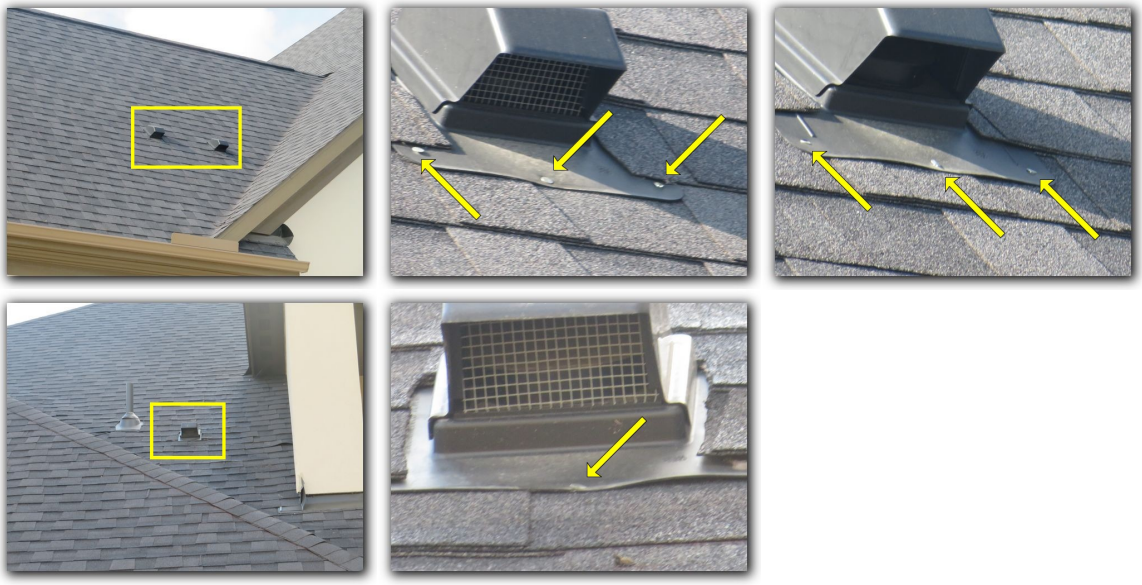
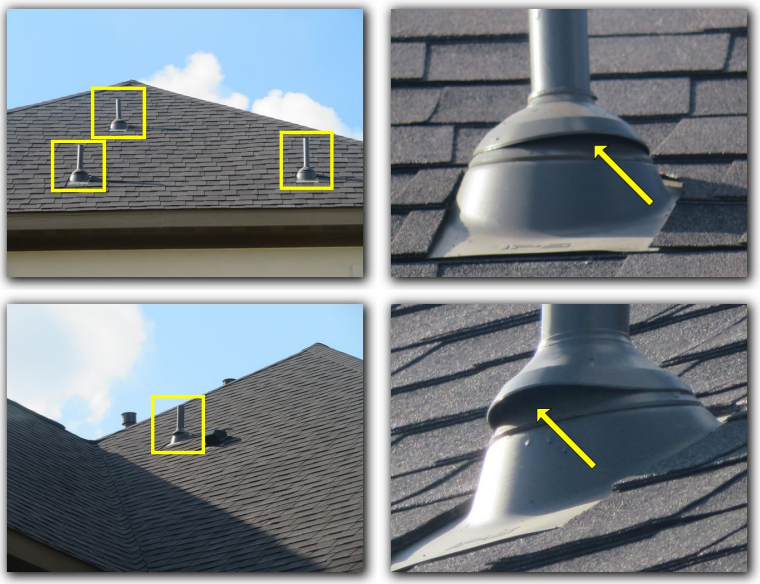
Nail heads on the roof vent flashing were observed to be exposed on multiple vents and should be sealed to reduce risk of water intrusion. All roof penetrations should be examined and sealed as necessary.



The storm collar was observed to be not seated on the base of the vent at multiple areas. This should be corrected to reduce the risk of water intrusion.



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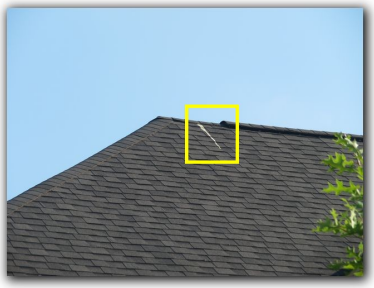
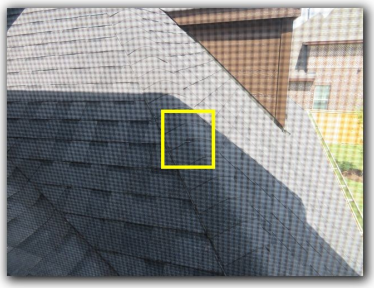
A stain was observed on the roof on the left side and should be removed for cosmetic reasons.




Damage was observed on the roof shingles on the front of the property. All damaged shingles should be repaired and/or replaced to reduce the risk of water intrusion.




Notes: The roof is not inspected for insurability. The inspector's opinion is based on limited, visual inspection of visible and accessible areas of the roof and no determination of life expectancy or future performance is predicted or warranted.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 12 - 13 inches

Approximate Average Depth of Wall/Ceiling Insulation: Insulation not installed

Comments: It is the opinion of the inspector that visible components of roof structure and attic appear to be in satisfactory condition and functioning as intended on the day of this inspection.

Notes: All areas of the attic may not be inspected due to limited access. When entered, the attic is viewed from catwalks installed in the attic space only. The entire underside of roof sheathing may not be visible and vaulted ceilings, if present do not provide visible attic space for inspection. Also, insulation, ductwork and storage items typically restrict the view and access to many areas of attic space. Framing members are not necessarily inspected to engineering code of standards.

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

Comments:
Paint mismatch was observed on the wall finish of multiple rooms. This should be improved for cosmetic reasons.

Paint flaw was observed on the interior wall finish in the Dining Room. This should be improved for cosmetic reasons.

Notes: The exterior and interior walls are visually inspected for structural performance and water penetration where visible and accessible. The inspector could not confirm the presence, nor determine the extent or type of insulation and vapor barriers concealed behind the walls. Structural components concealed behind finished surfaces could not be inspected. Some areas may not be inspected due to landscaping or household furnishings.

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I	NI	NP	D
☑	☐	☐	☑

F. Ceilings and Floors

Comments:
Typical cracks were observed in the Garage floor. This condition is very common and is not a structural concern.

Paint mismatch was observed on the ceiling of Garage.

Notes: The ceilings and floors are visually inspected from the interior of the house for structural performance, water penetration and previous repairs only. The floor coverings are not addressed in the structural inspection.

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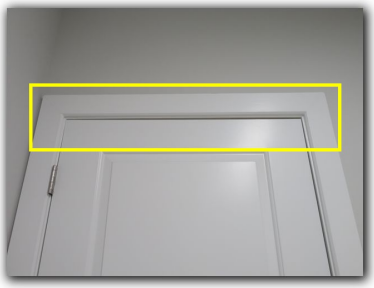
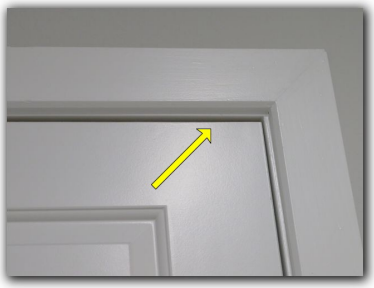
I	NI	NP	D

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

Comments:
The door was observed to be out of square in the door frame of Laundry Room. This may be an indication of sub-standard installation.





Notes: The interior, exterior and overhead garage doors are visually inspected for condition, installation, operation, and safety issues in the structural inspection.

☑ ☐ ☐ ☐ **H. Windows**

Comments: It is the opinion of the inspector that visible components of windows appear to be in satisfactory condition and performing as intended on the day of the inspection.

Notes: Only a representative number of readily accessible windows are visually inspected and manually operated for condition, installation, operation, and safety issues. Failed double paned window seals are not always detectable due to cleanliness and atmospheric conditions. All windows may not be inspected due to limited access and household furnishings.

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

Comments: It is the opinion of the inspector that visible components of stairways appear to be in satisfactory condition and performing as intended on the day of the inspection.

Notes: The stairways are visually inspected for condition, construction, installation, and safety issues. Handrails and Guardrail's are not load tested due to high potential of destruction during testing.

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

Comments: Not Present

Notes: The fireplace is visually inspected for the operation of the damper, soot build up and cracks in the firebox. The presence of fire-stopping and fire-blocking could not be observed or confirmed. No determination was made of the adequacy of the draft nor a chimney smoke test was performed.

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

Comments: It is the opinion of the inspector that visible components of the porches, balconies, decks and carports appear to be in satisfactory condition and functioning as intended on the day of this inspection.

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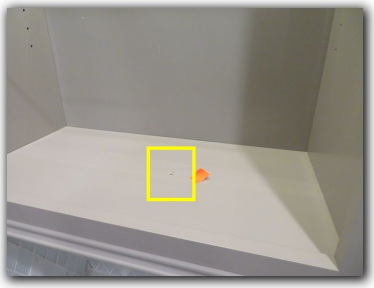
I	NI	NP	D
☑	☐	☐	☑

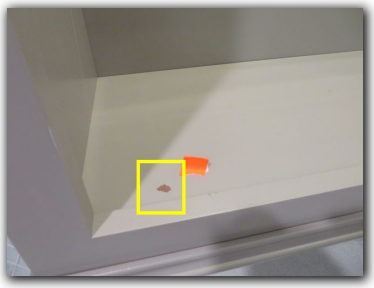
L. Other

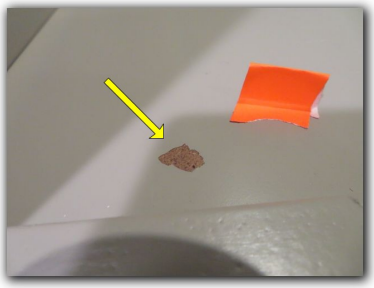
Comments:

Gas vents installed on the roof were observed to be of inadequate height. Current mechanical standards require that combustion vents should terminate at least 2 feet above any part of the roof or wall within 10 feet.

Minor paint damage was observed inside the cabinet in the Wet Bar. This should be improved for cosmetic reasons.







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II. ELECTRICAL SYSTEMS

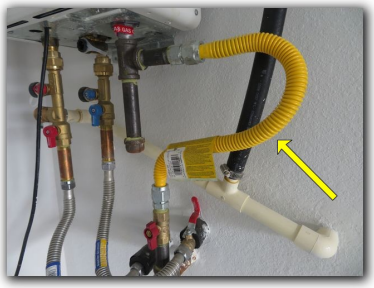
☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Service Entrance: Underground

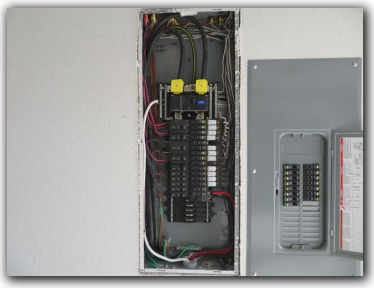
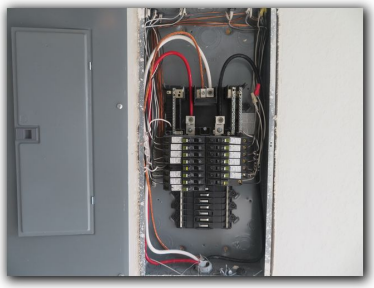
Service Panel Location: Garage

Amperage: 200 AMPS

Comments:
Gas pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified electrical professional.


Additional service entrance and panel photos.

Notes: The electrical service is visually inspected for visible and accessible condition, installation, operation, and safety issues. It is not necessarily inspected to determine service capacity, amperage of panel, the amperage or voltage requirement of the subject property. Verification of proper and complete bonding and grounding of a home is not possible during this inspection due to lack of access to all areas requiring such bonding and grounding as well as the need for testing equipment. A qualified electrician should be engaged if this is desired.

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

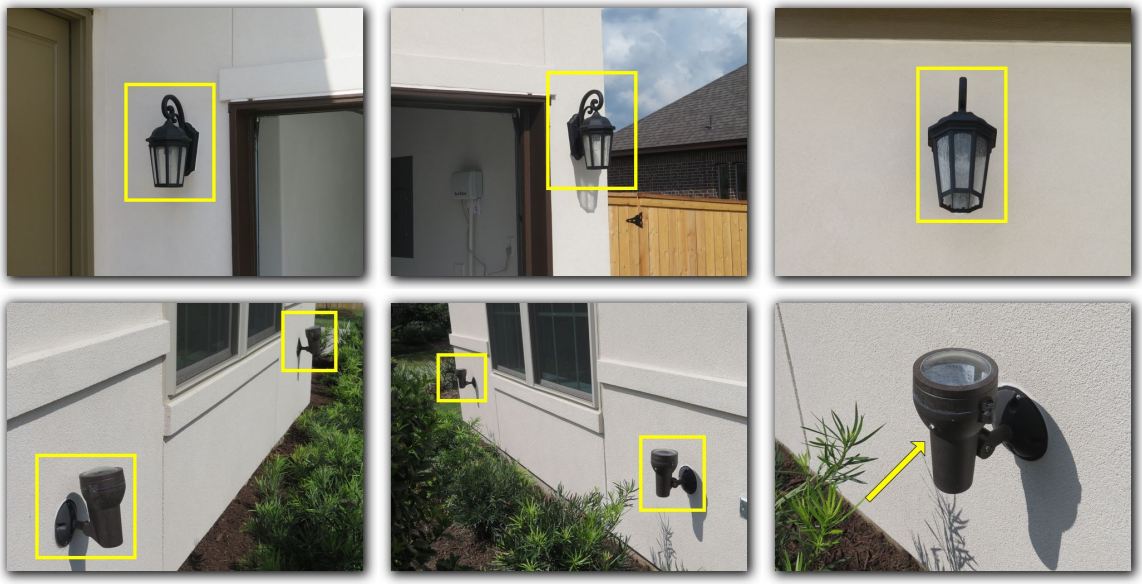
I	NI	NP	D
☑	☐	☐	☑

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Multiple light fixtures were observed to be inoperative in the Exterior. This should be further evaluated, repaired and/or any burned out light bulbs should be replaced as needed.



A mystery switch was observed in the Kitchen. The switch function should be verified with the builder before closing.

Multiple mystery switches were observed in the Garage. The switch function should be verified with the builder before closing.

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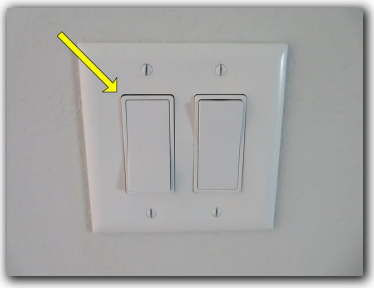
I	NI	NP	D

Notes: Electrical receptacles, switches, lights, and fans are visually inspected for condition, operation, installation, and safety issues where readily visible and accessible without moving furniture or household furnishings. Wiring and all associated components that are underground, inside walls, under floor or ceiling, concealed in the attic and other inaccessible areas could not be inspected by the inspector and are excluded from the report. Malfunctioning and/or missing Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters where required, will be reported as "Deficient" for safety reasons in accordance with TREC requirements.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central Forced Air

Energy Sources: Gas

Location: Attic

Manufacturer: Lennox

Comments: It is the opinion of the inspector that visible components of heating equipment appear to be in satisfactory condition and performing as intended on the day of the inspection.

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

I	NI	NP	D

Additional heating equipment photos.

Notes: The heating system is visually inspected for condition, operation, installation, and safety issues. It is not disassembled or cleaned to ascertain the condition of the equipment.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central Forced Air

Energy Source(s): Electric

Capacity: Unit 1 - 60,000 BTU (5 Ton)
Unit 2 - 48,000 BTU (4 Ton)

Efficiency: Unit 1 - 14 SEER
Unit 2 - 14 SEER

Age: Unit 1 - Manufactured in July 2019
Unit 2 - Manufactured in June 2019

Location: Right side of the house

Compressor/Condenser Manufacturer: Lennox

Comments:
The temperature drop measured across the return air vents and supply air registers of the air conditioning system is lower than considered typical (14 degrees to 22 degrees Fahrenheit) on the first floor. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

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I	NI	NP	D

The cooling system was functional when tested and responded adequately to the thermostat on the second floor. The air temperature differential measured at supply registers and returns was measured to be within the acceptable range of between 14 and 22 degrees F.

Additional cooling equipment photos.

Notes: The cooling system is visually inspected for condition, operation, installation, and safety issues. It is not disassembled or cleaned to ascertain the condition of the equipment. To determine the performance of the system a differential air temperature test is performed. The supply and return air temperatures are recorded and if the temperature difference is out 14 to 22 degrees range, a licensed HVAC specialist should evaluate the system and perform the necessary repairs for satisfactory operation.

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I	NI	NP	D

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

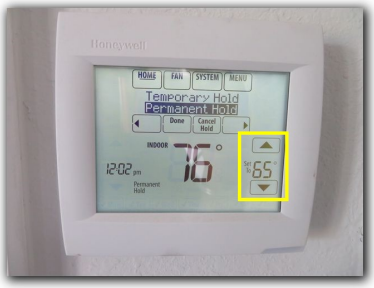
Comments:

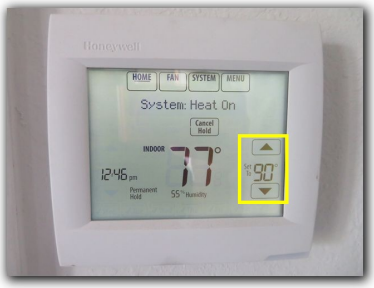
Supply air ductwork has several ducts touching each other in the attic. Ideally there should be at least a 1-inch separation or a moisture barrier between the ducts to prevent damage from condensation and rot.



Supply air ducts were observed to be crimped between the framework and sheathing in the attic above the garage causing airflow obstruction. This should be corrected to improve the air flow.


No heating or cooling was observed in the Master Bedroom, Master Bathroom and surrounding area when tested. The HVAC system and/or the duct system should be further evaluated and corrected by a qualified HVAC professional for comfort reasons.





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

I	NI	NP	D

Notes: The duct system is visually inspected for condition, installation, operation, and safety issues where visible and accessible. It is not disassembled or cleaned to determine the condition of the duct material. The airflow rate is not measured, and the system is not tested for airflow balance. All components of duct systems may not be inspected due to limited access or household furnishings.

IV. PLUMBING SYSTEMS

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

Location of water meter: Front of the property

Location of main water shutoff: Garage

Static water pressure reading: 50-60 PSI

Visible piping materials: PEX

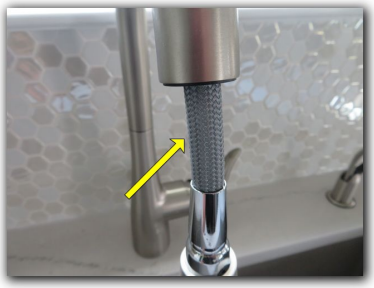
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Location of main gas shutoff: Right side exterior wall

Comments:
The pull-out faucet in the kitchen sink did not completely retract when tested. This condition should be improved for comfort reasons.





The bath tub in the Master Bathroom was observed to be loose and not secured to the bathroom floor. This condition should corrected for comfort reasons.



The water supply to the bath tub in the Master Bathroom was observed to be not installed and/or operational when tested. This condition should be corrected by a qualifies plumber.


Notes: The plumbing supply, distribution systems and fixtures are visually inspected for condition, operation, installation, and safety issues where readily visible and accessible. It is not disassembled or cleaned to ascertain the condition of the components. The service and supply piping is inspected only

where visible for condition and leaks. Plumbing components which were not visible or not accessible such as buried in the yard, behind appliances or furnishings, and concealed under insulation, floor, ceiling or walls were not inspected and are excluded from this report. The piping is not pressure tested. Water temperature, quality and potability is not tested. Main valves, branch valves and shut-off valves were not operated. Any system that was shut down or otherwise secured was not inspected.

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

Visible piping materials: Plastic

Comments: It is the opinion of the inspector that visible components of the drain, waste and vents system appear to be in satisfactory condition and functioning as intended on the day of the inspection.

Notes: The drain, waste and vent piping material is observed only where visible for leaks and the condition of the exterior piping. The piping that is not visible such as piping buried in the yard, walls, or concealed under insulation is excluded from this report.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

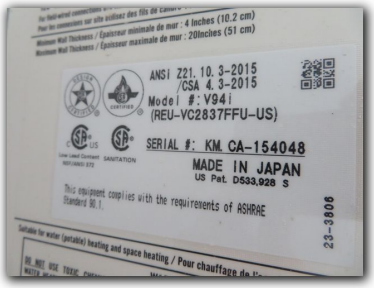
Capacity: Tankless Water Heater

Location: Garage

Manufacturer: Rinnai

Comments: It is the opinion of the inspector that visible components of the water heating equipment appear to be in satisfactory condition and functioning as intended on the day of this inspection.

Additional water heater photos.



Notes: The water heater is visually inspected for condition, operation, installation, and safety issues where readily visible and accessible. It is not disassembled or cleaned to ascertain the condition of the equipment.

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

I	NI	NP	D

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments: Not Present

☐ ☑ ☑ ☐ **E. Other**
Comments: Not Present

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Manufacturer: Cafe

Comments: It is the opinion of the inspector that visible components of the dishwasher appear to be in satisfactory condition and performing as intended on the day of the inspection.



☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Manufacturer: Badger

Comments: It is the opinion of the inspector that visible components of the food waste disposer appear to be in satisfactory condition and performing as intended on the day of the inspection.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Manufacturer: Monogram

Comments: It is the opinion of the inspector that visible components of the range hood and exhaust systems appear to be in satisfactory condition and performing as intended on the day of the inspection.


☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**
Manufacturer: Cafe

Comments:
The thermostat for the upper oven was observed to be inaccurate when tested and should be recalibrated, repaired and/or replaced.

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

I	NI	NP	D

Additional range, cooktop and oven photos.






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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Manufacturer: General Electric

Comments: It is the opinion of the inspector that visible components of the microwave oven appear to be in satisfactory condition and performing as intended on the day of the inspection.



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

Comments: It is the opinion of the inspector that visible components of the mechanical exhaust vents and bathroom heaters appear to be in satisfactory condition and performing as intended on the day of the inspection.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **G. Garage Door Operators**
Manufacturer: Lift Master

Comments: It is the opinion of the inspector that visible components of the garage door operator appear to be in satisfactory condition and performing as intended on the day of the inspection.




☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments: It is the opinion of the inspector that visible components of the dryer vents appear to be in satisfactory condition and performing as intended on the day of the inspection.

☐ ☑ ☑ ☐ **I. Other**
Comments: Not Present

Summary

Shingle uplift was observed on the roof at multiple areas. All shingle uplifts and roof penetrations should be examined and sealed as necessary to reduce the risk of water intrusion.

The wall flashing was observed to be loose on the left side of the property. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.

The wall flashing was observed to be loose on the front of the property. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.

Nail heads on the roof vent flashing were observed to be exposed on multiple vents and should be sealed to reduce risk of water intrusion. All roof penetrations should be examined and sealed as necessary.

The storm collar was observed to be not seated on the base of the vent at multiple areas. This should be corrected to reduce the risk of water intrusion.

A stain was observed on the roof on the left side and should be removed for cosmetic reasons.

Damage was observed on the roof shingles on the front of the property. All damaged shingles should be repaired and/or replaced to reduce the risk of water intrusion.

Paint mismatch was observed on the wall finish of multiple rooms. This should be improved for cosmetic reasons.

Paint flaw was observed on the interior wall finish in the Dining Room. This should be improved for cosmetic reasons.

Paint mismatch was observed on the ceiling of Garage.

Gas pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified electrical professional.

Multiple light fixtures were observed to be inoperative in the Exterior. This should be further evaluated, repaired and/or any burned out light bulbs should be replaced as needed.

A mystery switch was observed in the Kitchen. The switch function should be verified with the builder before closing.

Multiple mystery switches were observed in the Garage. The switch function should be verified with the builder before closing.

The temperature drop measured across the return air vents and supply air registers of the air conditioning system is lower than considered typical (14 degrees to 22 degrees Fahrenheit) on the first floor. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Supply air ductwork has several ducts touching each other in the attic. Ideally there should be at least a 1-inch separation or a moisture barrier between the ducts to prevent damage from condensation and rot.

Supply air ducts were observed to be crimped between the framework and sheathing in the attic above the garage causing airflow obstruction. This should be corrected to improve the air flow.

No heating or cooling was observed in the Master Bedroom, Master Bathroom and surrounding area when tested. The HVAC system and/or the duct system should be further evaluated and corrected by a qualified HVAC professional for comfort reasons.

The pull-out faucet in the kitchen sink did not completely retract when tested. This condition should be improved for comfort reasons.

The bath tub in the Master Bathroom was observed to be loose and not secured to the bathroom floor. This condition should corrected for comfort reasons.

The water supply to the bath tub in the Master Bathroom was observed to be not installed and/or operational when tested. This condition should be corrected by a qualifies plumber.

The thermostat for the upper oven was observed to be inaccurate when tested and should be recalibrated, repaired and/or replaced.