



Inspection Report

Saturday, July 16, 2016



Brad Leland
Professional Real Estate Inspector
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La Porte, TX 77571

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TREC 5229

INVOICE

SOLD TO:

INVOICE NUMBER	SampleInspection3100sqft Warranty
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INVOICE DATE 07/16/2016

LOCATION

REALTOR

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

Brad Leland Professional Real Estate

Inspector

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La Porte, TX 77571

Phone: 281-794-9102

Fax:

Email:

lelandhomeinspection@prodigy.net

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #5229 07/16/2016
(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; and
- lack of electrical bonding and grounding.

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Owner ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☐ Vacant ☒ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain 92 F Outside Temp.
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: One Year Builders Warranty Inspection

INACCESSIBLE OR OBSTRUCTED AREAS

- ☐ Sub Flooring ☐ Attic Space is Limited - Viewed from Accessible Areas
☒ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space Is Limited - Viewed From Accessible Areas
- ☒ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time.
Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and

subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Slab on Grade

Performance Opinion: There was a crack in the rear southeast corner of the foundation. These cracks are common in "post-tensioned" foundations and are not a structural defect. Expansion properties in the brick in the brick veneer can cause these cosmetic blemishes. As these cracks can continue past the finish grade, it is considered to be a likely point of entry for insects as well as moisture. I recommend that these cracks be sealed in order to prevent possible future damage.



There is a small crack of the foundation face near to the ground connection under the breaker box location on the west side of the garage and there is a small crack in the finished concrete surface of the garage. These areas should be monitored for further activity.



There is a small void in the foundation at the front of the east side of the home that should be filled.

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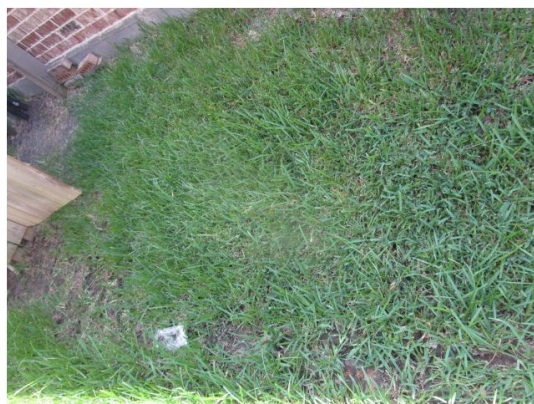
Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading and Drainage

Comments: There are low areas that are collecting rain water on both sides of the home. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.



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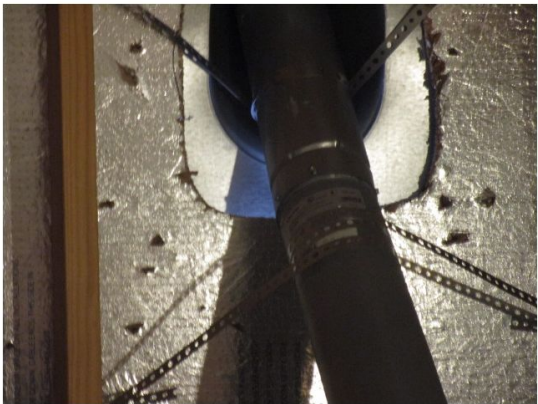
It is recommended that splash plates be installed at the gutter downspout terminations to prevent erosion of the soil and to direct rain water away from the perimeter of the foundation.



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C. **Roof Covering Materials**
Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Accessible areas

Comments: The flashing has lifted above the plane of the roof line at the furnace flue pipes and at the plumbing drain roof jack above the master bathroom . This condition is considered a conducive condition for water penetration and can be uplifted in high winds. Sealing and securing the flashing is recommended.



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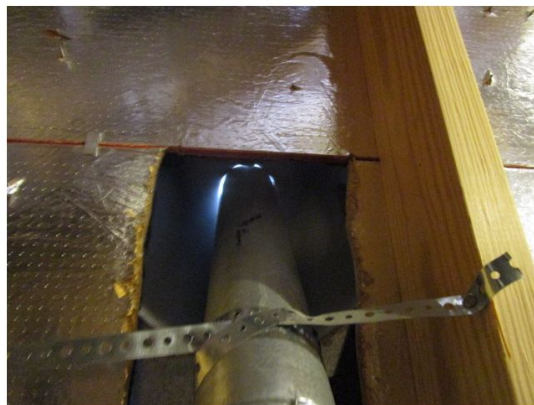
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There are lifted shingles that may be caused by nails backing out near the edge of the roof on the west side of the home. A qualified roofing contractor should be consulted regarding this condition.



Both of the water heaters and one of the furnace flue pipes are not completely sealed at the rain collars on the roof as daylight can be seen around these pipes in the attic area.



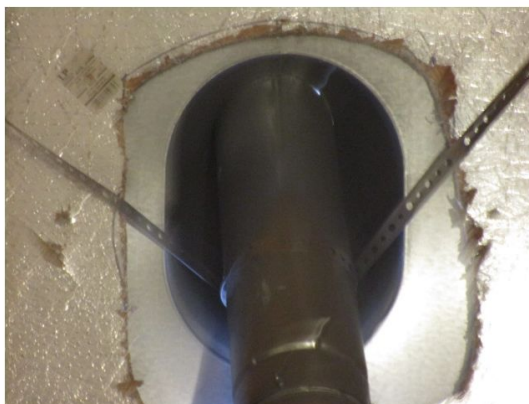
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A qualified roofing contractor should be consulted regarding the repair of the above items as well as check the entire roof covering for any other possible defects.

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D. Roof Structures and Attics

Viewed From: Attic Area

Attic Floor - Approximate Average Depth of Insulation: 12 inches

Interior Attic Wall - Approximate Average Depth of Insulation: 4 to 6 inches

Comments: The insulation on the attic floor was not complete above the formal dining room. It is recommended that additional insulation be added for energy efficiency.



It is necessary to insulate around the upper attic access door frame.

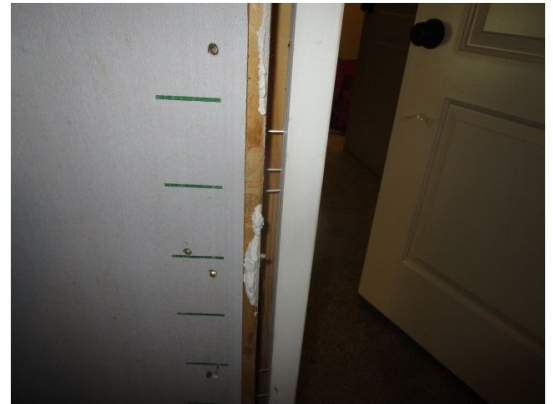
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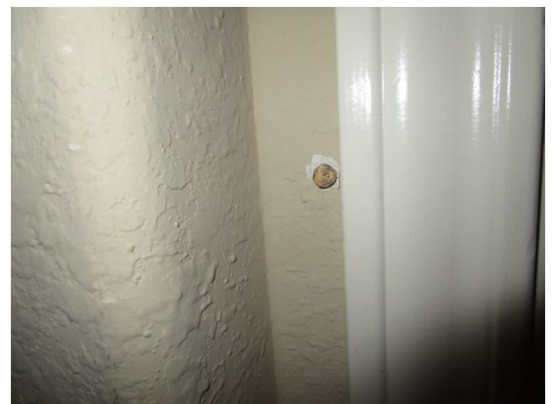
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E. Walls (Interior and Exterior)

Comments: There is damaged sheetrock where the corner bead is loose at the column near the kitchen entrance.



There are nail pops next to the outlet on the rear wall of the master bedroom and in the hallway next to the door to the garage.



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Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

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F. Ceilings and Floors

Note: Some areas of flooring were not visible due to large items of furniture, area rugs and stored items.

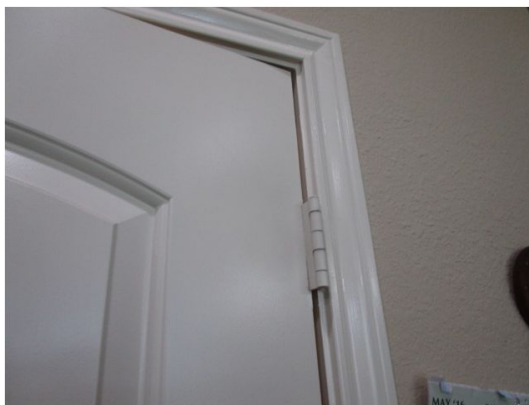
Comments: There is an incomplete repair to the ceiling in the formal dining room.



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G. Doors (Interior and Exterior)

Comments: The top hinge is loose at the pantry door.



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H. Windows

Comments: The windows of the were performing properly.

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I. Stairways (Interior and Exterior)

Comment: The staircase appears to be properly installed with no defects noted.

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J. Fireplaces and Chimneys

Comments: The fireplace does not respond to the remote when tested.



The right side of the protective cover on the front of the fireplace is not secured to the bottom of the firebox.



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K. Porches, Balconies, Decks, and Carports

Comments: No defects noted.

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L. Other

Comments: Hinges are loose on cabinet doors under the cooktop and under the kitchen sink.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Amp Service Box: 150 amp 240 volt service

Type of Main Service Cables: Aluminum

Location of Breaker Box: Garage

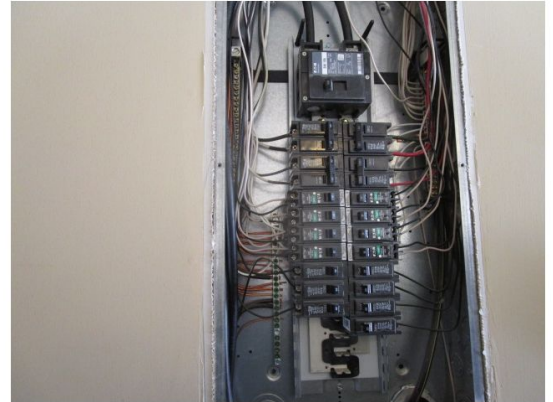
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Comments: The breaker box was inspected and appears to be operating properly. There were no defects found.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - Romex

Comments: The base of the exterior light fixtures are not sealed and secured properly where they meet the home as they should be in order to prevent water penetration into the fixture where the electric connections are located.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central

Energy Source: Gas

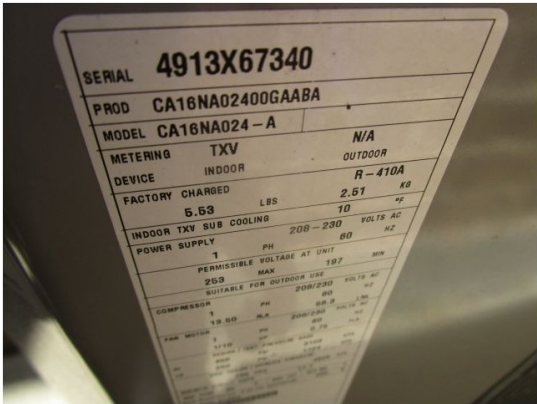
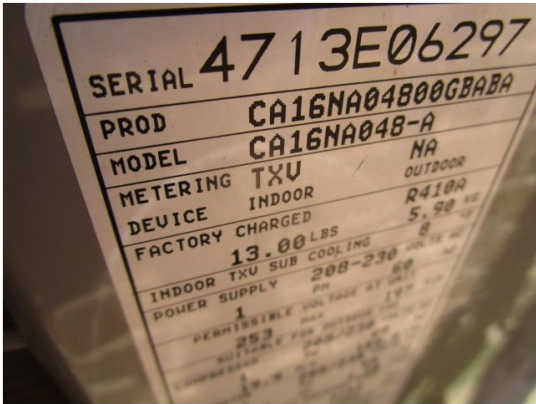
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Comments: The heating equipment appears to be performing properly.

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B. Cooling Equipment
Type of System: Central - Air Conditioner
Exterior Compressor: 4 and 1.5 ton units



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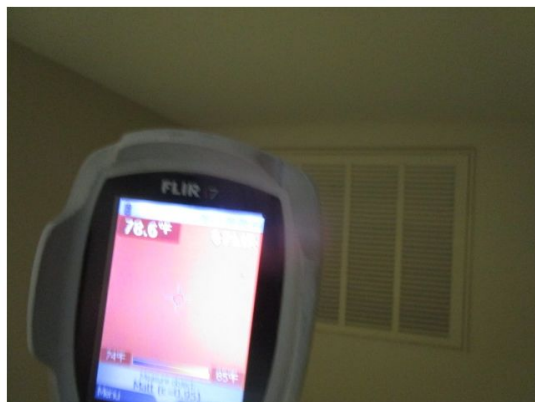
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Differential Air Temperature Drop During Operation:

Downstairs Zone Air Going Into System: 78 f Returned Air: 68 f



Upstairs Zone Air Going Into System: 86 f Returned Air: 84 f



The systems for both zone did not operate within the allowable tolerances. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

The refrigerant lines were not fully insulated and sealed to the coil boxes for both zones. This condition causes the line to sweat and slightly degrades the performance of the system and may also cause water damage.

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C. Duct Systems, Chases, and Vents

Comments: The ductwork appears to be performing properly and is installed correctly.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: ☒ Public ☐ Private

Sewer Type: ☒ Public ☐ Private

Location of Water Meter: Near Street

Location of Main Water Supply Valve: East Side of Home

Static Water Pressure Reading: 50 psi

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Type of Water Supply Lines: CPVC/PVC

Note: 24 hour shower pan test specifically excluded

Comments: There is corrosion on the sprayer head and hose for the kitchen sink faucet.



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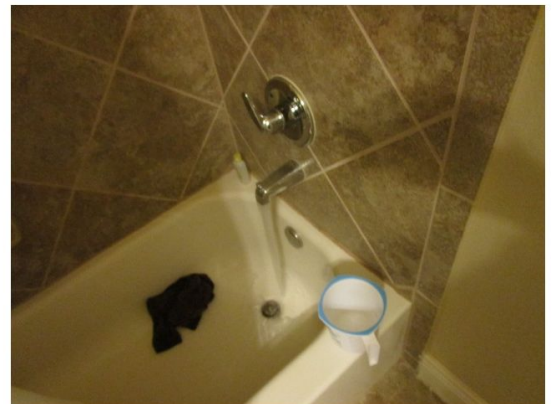
B. Drains, Wastes, and Vents

Comments: There is a leak at the drain for the front bathroom sink.



The drain stop rod for the right side master bathroom sink hits a water supply hose and does not operate as intended.

It is recommended that there be inspection ports provided for the all bathtub/shower units and the master bathtub so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

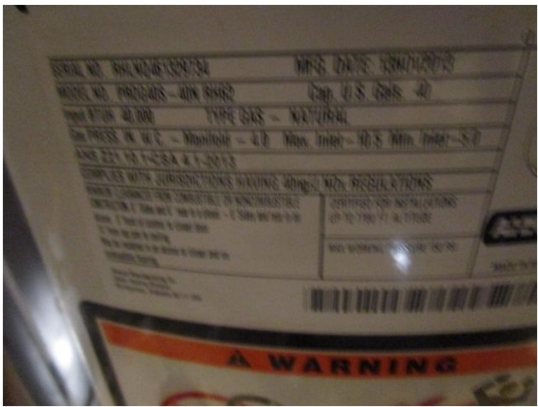


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C. Water Heating Equipment
Energy Source: Gas
Capacity: 2 x 40 gallon units



Comments: The water heaters are performing properly.

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

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E. Other

Location of Gas Meter: East side of home



Comments: Gas meter appears to be performing properly.

V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher appears to be performing properly at this time.



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B. Food Waste Disposers

Comments: The garbage disposal was performing properly at this time.

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☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments: The vent hood was performing properly at this time.



☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments: The cooking equipment was performing properly at the time of the inspection.



☒ ☐ ☐ ☐

E. Microwave Ovens

Comments: The microwave appears to be performing properly at this time.

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I	NI	NP	D
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☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appear to be performing properly at this time.

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G. Garage Door Operators

Comments: The garage door operator was performing properly at this time.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Note: It is recommended that periodic cleaning of the dryer venting duct of lint be done to reduce risk of blockage that may result in overheating/fire.

Comments: The dryer vent appears to be properly installed at this time.

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I. Other

Comments: Not present