

Axis Real Estate Inspections

Home Mold Termite Energy

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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 Court
Fun City, TX 77777

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PROPERTY INSPECTION REPORT

Prepared For: Jane Smith

(Name of Client)

Concerning: 1234 Happy Court, Fun City, TX 77777

(Address or Other Identification of Inspected Property)

By: Amandeep (Andy) Punia, Lic #22380 05/24/2017

(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

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(<http://www.trec.texas.gov>).

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: Vacant

Utilities On: Electric, Gas, Water

Attendees: Buyer's Agent, Inspector

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

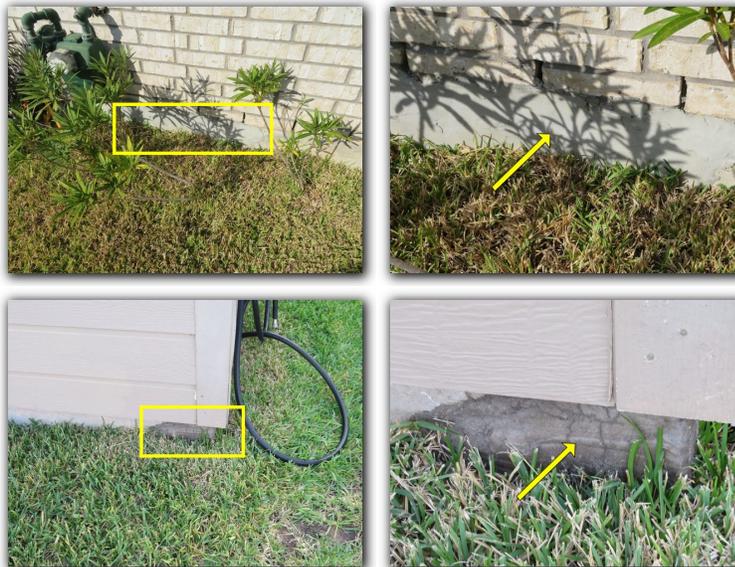
The Foundation is: performing as intended. See additional comments below.

Comments:

A shear crack was observed on the left side of the foundation and is not a structural concern. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the crack should be monitored. In the even the crack continues a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.



Evidence of parging was observed on the foundation perimeter beam on the right side, and, left back corner 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.



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Rebar was exposed on the foundation on the back of the property. It should be sealed to prevent further corrosion.



A drain pipe was observed to be exposed on the left side of the property and is not a structural concern.



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.

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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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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground with binoculars

Comments:

Shingle uplift was observed on the roof on the back of the property. All shingle uplifts and roof penetrations should be examined and sealed as necessary.



The wall flashing was observed to be loose with exposed nails 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 and should be sealed to reduce risk of water intrusion. All roof penetrations should be examined and sealed as necessary.



Additional roof photos.



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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.

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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.



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I NI NP D

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.

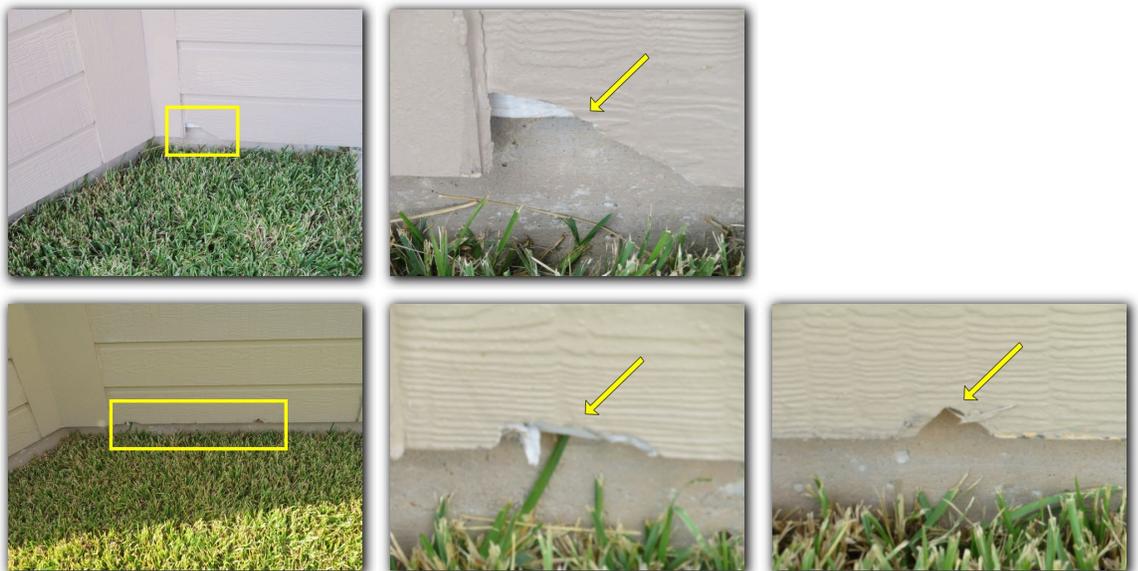
E. Walls (Interior and Exterior)

Comments:

Paint damage was observed on the exterior siding on the right, and, left, side of the property and can be improved for cosmetic reasons.



Damage was observed on the exterior siding on the back of the property and can be repaired for cosmetic reasons.



I=Inspected

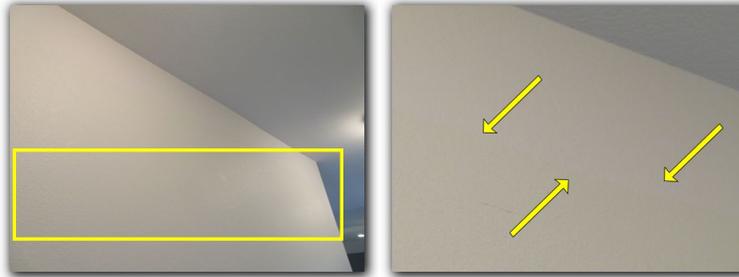
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Paint mismatch was observed on the wall of Hallway.



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.

F. Ceilings and Floors

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

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.

G. Doors (Interior and Exterior)

Comments:

The decorative rosette was observed to be loose on the door knob of Second Floor Bedroom. The can be secured for cosmetic reasons.



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.

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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.

L. Other

Comments:

Multiple rodent traps, bait and/or fogger spray cans were observed in both attics. One rodent trap was observed with a trapped dead rodent in the attic. This is indicative of prior rodent activity on the property. Advisory: Pest inspection is not included with home inspection. This finding is for information purpose only.



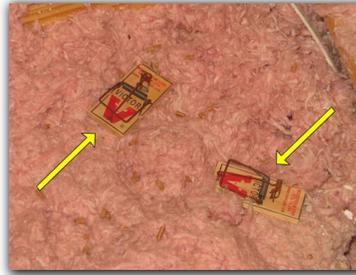
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance: Underground

Service Panel Location: Garage

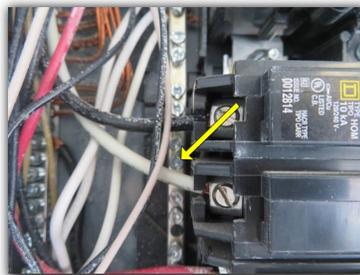
Amperage: 200 AMPS

Comments:

The electrical panel cover and/or dead front was missing a mounting screw.



A white (neutral) wire was observed to be used as a hot wire in the electrical panel. This wire should be marked with black or red colored tape for proper identification and safety reasons.



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.

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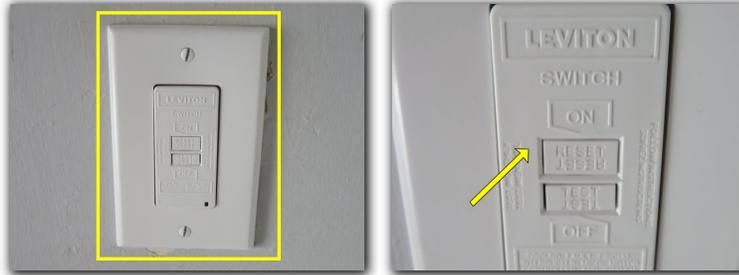
I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

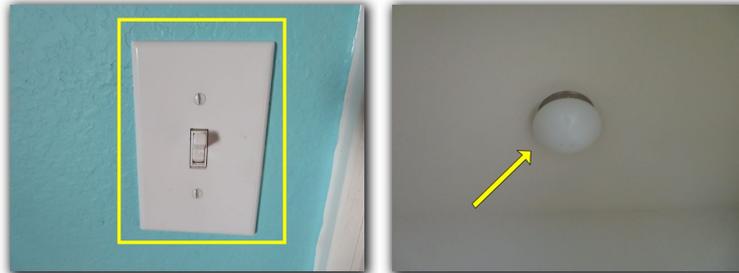
Type of Wiring:

Comments:

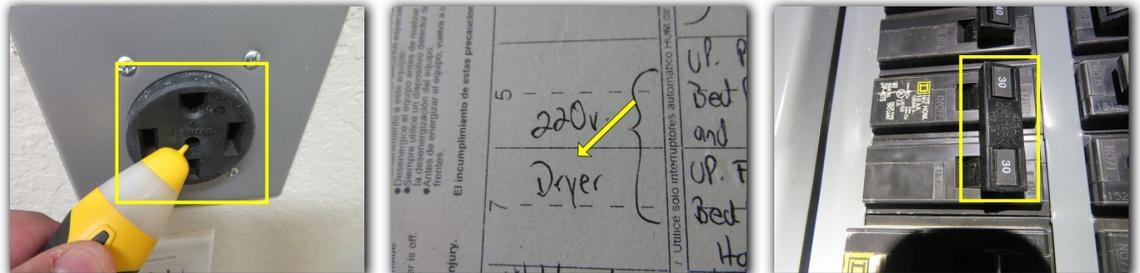
A mystery Ground Fault and/or Arc Fault Interrupter was observed in the Garage. The inspector was unable to determine the function of this component. The inspector recommends that the function be verified with the seller before closing.



A light fixture was observed to be inoperative in the Second Floor Bedroom 1 Closet. This should be further investigated, repaired and/or replaced.



The electrical outlet installed in the laundry room for the dryer was observed to be inoperative. The breaker in the electrical panel was observed to be on and not tripped. This should be further evaluated, repaired and/or replaced as needed.



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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air

Energy Sources: Gas

Location: Attic

Manufacturer: Rudd

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.



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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: 48,000 BTU (4 Ton)

Age: Manufactured in October 2018

Efficiency: 14 SEER

Location: Right side of the house

Compressor/Condenser Manufacturer: Rheem

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Comments:

The enclosure surrounding the air-conditioner compressor housing may impede air flow and limit the ability of the unit to adequately dissipate heat. Inadequate air flow can result in a reduced compressor lifespan and higher operating costs.



The air temperature differential measured at supply registers and return was observed to be within the acceptable range of between 14 and 22 degrees F when tested.



Additional cooling equipment photos.



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D=Deficient

I NI NP D



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I NI NP D

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.

C. Duct Systems, Chases, and Vents

Comments:

Supply air ductwork has ducts in contact with 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.



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: Right side exterior wall

Static water pressure reading: 55 PSI

Visible piping materials: PEX

Location of main gas shutoff: Right side exterior wall

Comments: It is the opinion of the inspector that visible components of the plumbing supply, distribution systems and fixtures appear to be in satisfactory condition and performing as intended on the day of the inspection.

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.

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B. Drains, Wastes, and Vents

Visible piping materials: Plastic

Comments:

The drain pipe was observed to be leaking under the master bathroom sink. This should be corrected to reduce the risk of water damage.



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.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 GAL

Location: Walk-In Attic

Manufacturer: Rheem

Comments:

The water heater was observed to be inoperative. This condition should be further evaluated to determine the cause and remedies available for correction.



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Rust was observed in the drain pan under the water heater.



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.

D. Hydro-Massage Therapy Equipment

Comments: Not Present

E. Other

Comments: Not Present

V. APPLIANCES

A. Dishwashers

Manufacturer: General Electric

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.



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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.



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C. Range Hood and Exhaust Systems

Manufacturer: General Electric

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.



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D. Ranges, Cooktops, and Ovens

Manufacturer: General Electric

Comments:

The gas range was observed to have no gas shut-off valve installed at the supply pipe. Current building standards require a gas shutoff valve should be installed within six feet of the appliance and in the same room.



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The cooking range was observed to be not secured to the wall or cabinet. An anti-tip bracket is installed but not engaging the rear leg of the range. This anti-tip device and/or the range rear leg should be adjusted to avoid the range from tipping over and causing injury.



Additional range, cooktop and oven photos.



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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.



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I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

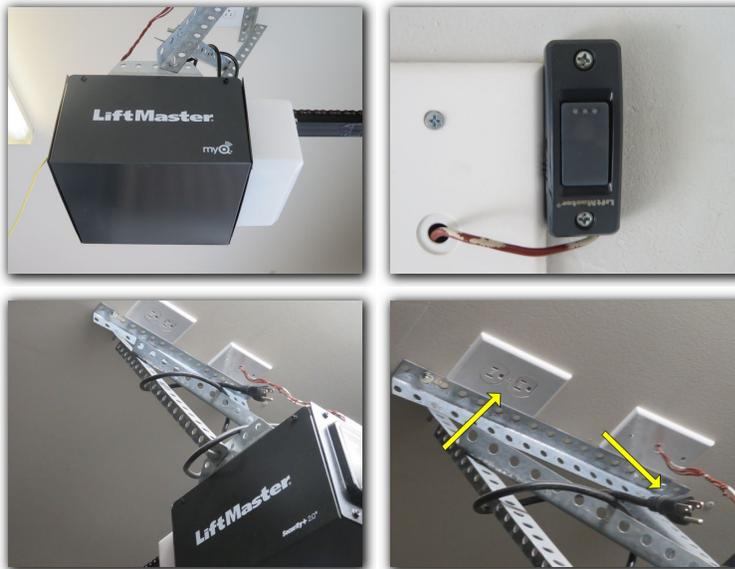
Comments: It is the opinion of the inspector that visible components of the mechanical exhaust vents and bathroom heaters appear to be in satisfactory condition and performing as intended on the day of the inspection.

G. Garage Door Operators

Manufacturer: Lift Master

Comments:

The garage door operator was observed to be inoperative when tested. This should be further evaluated to determine the cause and remedies available for correction.



H. Dryer Exhaust Systems

Comments:

The dryer exhaust vent cover was observed to be damaged. Current building standards require that the dryer exhaust vent should end outside in a backdraft damper.



I. Other

Comments: Not Present

Summary

A shear crack was observed on the left side of the foundation and is not a structural concern. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the crack should be monitored. In the event the crack continues a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.

Evidence of parging was observed on the foundation perimeter beam on the right side, and, left back corner 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.

Rebar was exposed on the foundation on the back of the property. It should be sealed to prevent further corrosion.

A drain pipe was observed to be exposed on the left side of the property and is not a structural concern.

Shingle uplift was observed on the roof on the back of the property. All shingle uplifts and roof penetrations should be examined and sealed as necessary.

The wall flashing was observed to be loose with exposed nails 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 and should be sealed to reduce risk of water intrusion. All roof penetrations should be examined and sealed as necessary.

Paint damage was observed on the exterior siding on the right, and, left, side of the property and can be improved for cosmetic reasons.

Damage was observed on the exterior siding on the back of the property and can be repaired for cosmetic reasons.

Paint mismatch was observed on the wall of Hallway.

The decorative rosette was observed to be loose on the door knob of Second Floor Bedroom. The can be secured for cosmetic reasons.

Multiple rodent traps, bait and/or fogger spray cans were observed in both attics. One rodent trap was observed with a trapped dead rodent in the attic. This is indicative of prior rodent activity on the property.

Advisory: Pest inspection is not included with home inspection. This finding is for information purpose only.

The electrical panel cover and/or dead front was missing a mounting screw.

A white (neutral) wire was observed to be used as a hot wire in the electrical panel. This wire should be marked with black or red colored tape for proper identification and safety reasons.

A mystery Ground Fault and/or Arc Fault Interrupter was observed in the Garage. The inspector was unable to determine the function of this component. The inspector recommends that the function be verified with the seller before closing.

A light fixture was observed to be inoperative in the Second Floor Bedroom 1 Closet. This should be further investigated, repaired and/or replaced.

The electrical outlet installed in the laundry room for the dryer was observed to be inoperative. The breaker in the electrical panel was observed to be on and not tripped. This should be further evaluated, repaired and/or replaced as needed.

The enclosure surrounding the air-conditioner compressor housing may impede air flow and limit the ability of the unit to adequately dissipate heat. Inadequate air flow can result in a reduced compressor lifespan and higher operating costs.

Supply air ductwork has ducts in contact with 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.

The drain pipe was observed to be leaking under the master bathroom sink. This should be corrected to reduce the risk of water damage.

The water heater was observed to be inoperative. This condition should be further evaluated to determine the cause and remedies available for correction.

Rust was observed in the drain pan under the water heater.

The gas range was observed to have no gas shut-off valve installed at the supply pipe. Current building standards require a gas shutoff valve should be installed within six feet of the appliance and in the same room.

The cooking range was observed to be not secured to the wall or cabinet. An anti-tip bracket is installed but not engaging the rear leg of the range. This anti-tip device and/or the range rear leg should be adjusted to avoid the range from tipping over and causing injury.

The dryer exhaust vent cover was observed to be damaged. Current building standards require that the dryer exhaust vent should end outside in a backdraft damper.