



HOME INSPECTION

119 Wahane Ln
Bastrop TX 78602

Terezah Holsey
AUGUST 2, 2018



Inspector

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PROPERTY INSPECTION REPORT

Prepared For: Terezah Holsey

(Name of Client)

Concerning: 119 Wahane Ln, Bastrop TX 78602

(Address or Other Identification of Inspected Property)

By: John Pickren - TREC Professional Inspector License # 22222 08/02/2018 1:00 pm

(Name and License Number of Inspector)

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present During Inspection: Buyer, Buyer Agent

Occupancy: Furnished -

Vacant, But Staged With Furniture

Temperature (approximate): 94 Fahrenheit (F) -

Temperature at Start of Inspection:

Weather Conditions: Clear, Dry, Hot

Type of Building: Single Family

Limitations::

Home was partially furnished making some items such as windows and wall receptacles inaccessible for inspection.

Year Home Built::

2009

Home Faces: :

North

Exterior locations referred to in this report will be indicated as:

Front, Back, Right Side, Left Side as viewed from the street facing the structure.

Utilities::

Utilities On

Misc. Comments and Statements::

This report is paid for and prepared for the client listed above, this report is not transferable and is not valid without a signed Service Agreement. The completed report is the sole property of the client.

The purpose of this inspection is to report on the general conditions of the home and identify and disclose major defects and deficiencies of the inspected systems and components according to the Standards of Practice set forth by the Texas Real Estate Commission that exist at the time of the inspection and are evident to the inspector upon ordinary visual observation. It is a snapshot of the home taken during the time frame of the inspection.

This inspection report is not intended as a warranty as to the performance or condition of any item inspected or present in the home.

Deficiencies noted in this report, unless other wise indicated, should be addressed by a qualified and where possible, a licensed specialist with the knowledge and skills to provide a competent evaluation and remedy for the deficiency.

Photographs are provided as a courtesy to assist in describing some deficiencies and other photographs are provided to document certain conditions. Additional photographs of conditions in the home have been taken by the inspector and will be kept on file for future reference if needed.

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Concrete

Comments:

No visible evidence on the interior or the exterior of any shifting, cracking, settling, or other movements connected to the foundation were observed during this inspection.

Performance Opinion::

At this time it is the opinion of this inspector that the foundation appears to be supporting the structure as intended and no immediate or significant repairs are needed.

No instruments were used to determine if the foundation is level and there were no indications of excessive slopes or deflections observed on the surface of the slab. Floor coverings were not removed during this inspection and this performance opinion is based strictly on visual observations of the conditions that were present during this inspection.

Any additional information required should be obtained through the services of a licensed structural engineer.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

All soil elevations surrounding the structure have sufficient slope away from the building to allow for proper drainage except for the front and right side elevations.

Standards::

Landscaping and grading standards call for the soil elevations surrounding the building to have six inches of slope away from the structure in the first ten feet.

Recommendation: Splash Blocks/Extensions:

Recommend having splash blocks installed at all downspout termination points with extension added in locations where water needs to be directed away from foundation.

Observation/Recommendation: Drainage:

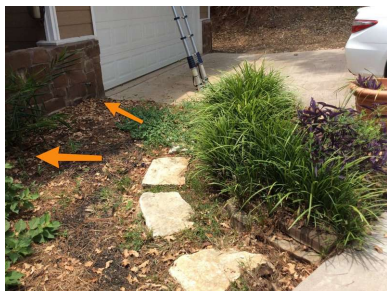
Recommend client explore the idea of adding a retaining wall to right side of home to contain and direct run-off from hillside located there. Contact a landscaping engineer for further evaluation.

1: Negative Grade

🚫 Recommendation

Deficient: Front and right side of home has negative grade towards the home. Industry standards call for a minimum of 6" inch slope away from the foundation in the first 10 feet. Recommend having a landscaping specialist provide further evaluation and establish guidelines for achieving positive drainage in these areas.

Recommendation: Contact a qualified landscaping contractor





2: Gutter Downspout Disconnected

🔴 Recommendation

Deficient: Down spout disconnected at bottom of gutter to the right of garage. Have a gutter specialist perform needed repairs.

Recommendation: Contact a qualified gutter contractor



☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Binoculars, Ground, Ladder, Roof -

Limitation: Entire roof covering was not walked due to excessive amounts of pine needle debris. This causes a very slippery surface and is too dangerous to walk on.

Comments:

Roof covering is in good condition with all flashing's and roof penetrations installed according to industry standards. This type of roof covering should have a remaining life expectancy of around 20 years before repairs or replacement are needed.

Roof Pitch::

6/12 & 7/12

1: Excessive Debris

🔴 Recommendation

Deficient: Roof covering has excessive amount of debris such as pine needles collecting on the surface. Gutters are being clogged and this can cause rain water to back wash onto fascia and into soffit cavities causing rot and deterioration in these locations. Recommend regular cleaning to prevent water damage from occurring.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☐ D. Roof Structure & Attic

Viewed From: Attic Space:

Attic space was viewed from service decking installed inside attic. Not all areas of the attic were inspected due to possible unsafe conditions such as insulation obscuring attic framing, items being stored in attic space, and unsecured electrical wiring making it unsafe to navigate all areas.

Comments: Hand-Framed Structure:

Attic structure is constructed with hand-framed 2 x wood rafters and ceiling joist. Proper bracing is in place as required. All structural components have been installed according to industry standards and all areas are performing as intended. Service decking has been installed to allow for access to all equipment located in attic space.



Approximate Average Depth of Insulation: 10-12" inches, this is sufficient R-value

Attic Ventilation: Soffit/Ridge vents:

Continuous soffit vents are feeding the attic with fresh air as the hot air is exhausted through ridge and gable vents. This is sufficient.

Roof Structure Materials:: Plywood, Wood

Type of Roof Structure:: Gable

Attic Access:

Home has two attic spaces and two attic access points. The garage has an attic space with some plywood decking in place for storage. The opening for the attic space has no cover and no pull down ladder. Recommend installing pull down ladder access unit to provide safe entry into attic space.

Second access point is in second floor master bedroom closet ceiling. Opening is adequate size with a piece of drywall for a cover and no ladder installed for a safe entry. Recommend replacing

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drywall cover with some insulated material and installing pull down ladder access unit to provide safe entry into attic space.



1: Un-Insulated Attic Cover

🚫 Recommendation

Deficient: Drywall cover for attic opening in master bedroom closet is not insulated and is allowing conditioned air to escape into attic space resulting in higher utility bills. Recommend replacing drywall cover with insulated materials available at the local building supply.

Recommendation: Contact a handyman or DIY project

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

Comments: Fiber Cement Board Siding:

Exterior of home has fiber cement board siding and wood trim on all windows and building corners.

Interior of home has finished drywall with texture and paint coatings.

All areas are in good condition with no serious deficiencies to report.

1: Support Post Bases:

🚫 Recommendation

Deficient: Support post on front porch should have metal post bases installed to prevent deterioration and rot from occurring from wood to concrete contact. Recommend having a carpentry specialist perform needed repairs.

Recommendation: Contact a qualified carpenter.



2: Wall Damages

🔴 Recommendation

Deficient: Exterior siding has one minor area with damage on the right side of the garage, and the interior wall of the garage has some sheet rock damage. Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.



☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:

All ceilings are in good condition with texture and paint coatings, flooring finishes include wood, ceramic tile, and carpet. All areas are in good condition with no deficiencies to report.

☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

Comments:

All interior/exterior doors open, close, lock, and are performing as intended with the following exceptions:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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1: Door Issues:

🔴 Recommendation

Deficient: The following issues were discovered regarding doors:

Door into garage from home must be a solid door with no openings. (Existing door has a doggie door installed) This opening is part of a fire rating between the home and the garage. It is also recommended that self-closing hinges be installed to complete this fire rating.

Double door from dining room into study is binding at the top and the latch located on the top of the second door does not catch as intended.

Door to underside of stairwell is binding at the top.

Double door from master bedroom into family room is not latching properly.

Deadbolt on upstairs balcony door not lining up and latching properly.

Door stops are missing in several locations, have these installed to protect wall finishes from the door hardware.

Have a carpenter or a good handyman perform needed repairs.

Recommendation: Contact a qualified carpenter.

2: Kitchen Cabinet Drawers

🔴 Recommendation

Deficient: Several kitchen cabinet drawers are binding/sticking and will need to be adjusted . Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.

☒ ☐ ☐ ☒ H. Windows

Comments:

All windows open/close and latch as required.

Windows Sticking::

All windows open and close but due to lack of use the window guides have become dry and are causing friction when window is operated. Recommend applying some lubrication to the window guides to allow for smoother operation of all windows.

1: Window Issues:

🔴 Recommendation

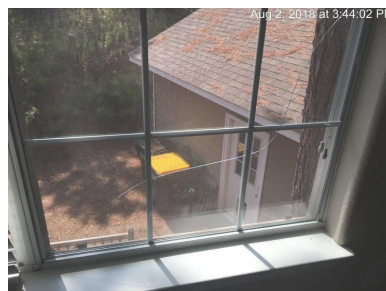
Deficient: The following issues were discovered with windows:

Latches are broken on downstairs front bedroom window.

Upstairs master bedroom window has a broken glass.

Have a window & glass specialist perform needed repairs.

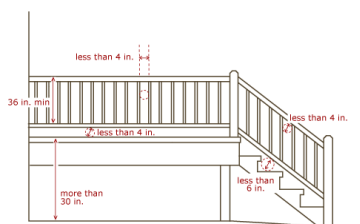
Recommendation: Contact a qualified window repair/installation contractor.



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

Comments:

All stairwell components are installed as required and are performing as intended.



☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments: Not Present:

Fireplace Not Present

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

Comments: Entryway and Back Decks::

Home has a concrete entryway and two back wood decks. Both wood decks appear to have been installed correctly and both are performing as intended with the following exceptions:

1: Ledger Board

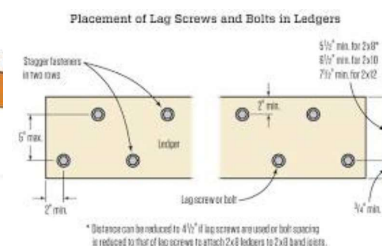
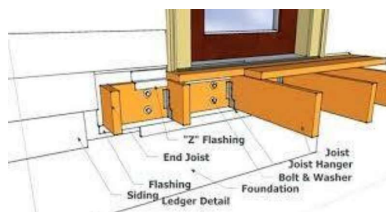
🔴 **Recommendation**

Deficient: Ledger board supporting back balcony deck is required to have specific fasteners installed in a specific pattern. (see attached diagram) Recommend adding wood supports under the outside band joist to add additional stability.

For additional information and instructions regarding deck and balcony construction practices please visit this website:

<http://stonedecks.com/wp-content/uploads/2018/02/DesignForCode.pdf>

Recommendation: Contact a qualified carpenter.



2: Front Patio

Recommendation

Deficient: Front patio area does not have any drains to allow rain water to escape. Recommend having a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments: Incoming Electrical Service:

Electrical service is coming in from a utility pole located to the left of the home. There is a service panel with only a disconnect for the 200-amp service. Incoming service wiring is copper and all connections look good and professionally installed. Sub-panel is located on the exterior wall of the home on the right side. All circuits are clearly labeled, panel is clean and professionally installed.



1: Service Panel Issues:

Recommendation

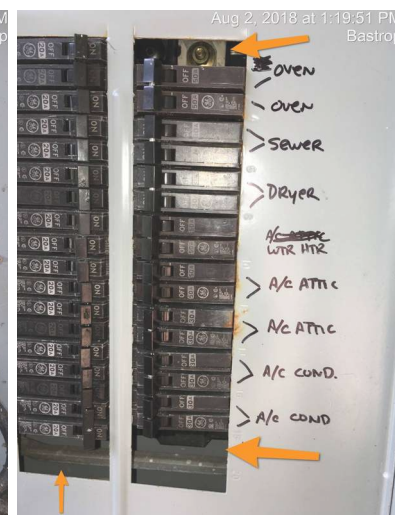
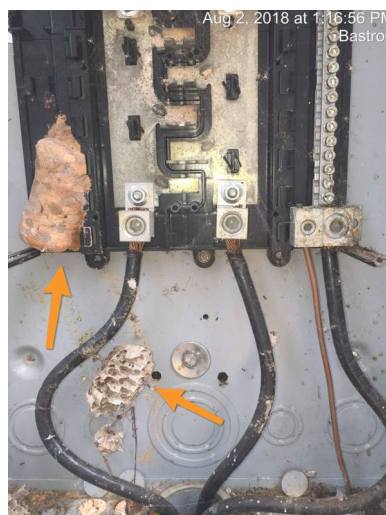
Deficient: The following deficiencies were discovered with the service panels:

Panel located right below meter with the main disconnect is not sealed. There are openings in the bottom of the panel allowing insects such as wasp to build nest inside the panel. This can very easily cause a short and can be very dangerous. Recommend having an electrical specialist perform needed repairs.

Sub-panel located on exterior of wall does not have the required space in front of the panel to allow for a safe environment when working on the panel. Industry standards call for a minimum of 36" inches in front of the panel with 30" inches free space on either side of the panel. Recommend cutting tree that is obstructing this space back to allow for proper access.

Sub-panel has knock-out covers missing on panel cover to protect live wiring on the inside of the panel. Have an electrical specialist perform needed repairs.

Recommendation: Contact a qualified electrical contractor.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

All interior/exterior receptacles were tested for proper wiring techniques and were acceptable with the following exceptions listed below:

Limitations::

Due to furniture placement not all wall receptacles could inspected and tested.

1: Exposed Light Bulbs:

▲ Safety Hazard

Deficient: All exposed light bulbs are required to have a shatterproof globe as protection. Have a handyman provide needed repairs.

Recommendation: Contact a qualified handyman.



2: Missing Smoke Detectors

▲ Safety Hazard

Deficient: Two bedrooms have missing smoke detectors, hallway outside of bedrooms does not have a smoke detector as required. Have an electrician install all new combination smoke /carbon monoxide detectors as now required.

Recommendation: Contact a qualified electrical contractor.



3: Receptacle Issues:

🔴 Recommendation

Deficient: The following receptacle issues were discovered:

Receptacle in dining room is not fitting tight to the wall as required.

Receptacle in upstairs front bedroom has no power to top plug.

Receptacle cover damaged in upstairs bedroom.

Receptacle cover missing in cabinet above microwave.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of System: Forced Air

Energy Source: Electric

Heating System Brand and Year Built::

2 units -Rheem- 2008

Note: According to the National Home Builder Association the average life expectancy of an

central heating unit of this type is approx. 12-15 years if properly maintained.

Comments:

Heating units were inspected but not operated since the ambient outside temperature exceeded 65 degrees.



Location of Heating Unit:
Attic Space

1: Recommend Servicing/Cleaning

🔴 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource <https://blackdiamondtoday.com/article/annual-hvac-system-maintenance> on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.



B. Cooling Equipment

Type of System: Electric

Comments:

Temperature differentials were tested between the return air and the supply vents.

Normal Range: 15-21 degrees

Results: Average was 15 degrees, this is acceptable.

Also, all supply vents were tested for balance and all were within 2-4 degrees. This is acceptable.

Brand & Year A/C Compressor Built::

2 units - Rheem - 2011

Note: According to the National Home Builder Association the average life expectancy of an central air conditioning unit of this type is approx. 12-15 years if properly maintained.



1: Unit Not Level

🔴 Recommendation

Deficient: Concrete pad supporting one of the outdoor condensing units is not level . This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Comments:

A/C ducts were located in attic space, all A/C ducts that were accessible were checked for air leakage and none was found. Ducts were installed correctly and were performing as intended.



IV. PLUMBING SYSTEMS

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

Comments:

All faucets, sinks, tubs, showers, and associated plumbing systems were all installed correctly and performing as intended.

Material - Distribution: PVC

Material - Water Supply: Copper

1: Bathtub Stopper

🔴 Recommendation

Deficient: Bathtub stopper not closing in hall bathtub . Have a plumbing specialist perform needed repairs.

Recommendation: Contact a qualified plumbing contractor.

2: Toilet Seat Loose

🔴 Recommendation

Deficient: Toilet seat on upstairs front bathroom is not properly secured . Have a handyman provide needed repairs.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**

Comments:

All drains were performing as intended at the time of this inspection.

Drain Size: Unknown

Material: PVC

Recommendation: Seal Upstairs Bathroom Floors:

Recommendation: Seal all upstairs bathroom walls at baseboard with silicone caulking to prevent water leakage into downstairs finishes.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Power Source: Electric

Capacity: 50 Gallons

Comments- Electric Unit:

All supply, drain, and electric lines were installed correctly and unit was performing as intended.



Manufacturer: GE

Year Water Built::

2008

Note: According to the National Home Builder Association the average life expectancy of an water heating unit of this type is approx. 10-12 years if properly maintained.

Location: Utility Room

1: No Cut-off Valve

➔ **Recommendation**

Deficient: Cold water supply line for the water heater does not have a cut-off valve at the entrance to the tank as required. Cold water line into water heater should have a cut-off valve to allow water supply to be turned off for service or in an emergency event.

Deficient: Drain line terminations should have a 90 degree turn-down installed that terminated approx. six inches above grade.

Note: It is also recommended that hot water line be insulated.

Have a plumbing specialist perform needed repairs.

Recommendation: Contact a qualified plumbing contractor.



☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

Hydro-massage tub plumbing was installed correctly and was performing as intended.

1: Hydro-massage Tub Support

▲ Safety Hazard

Observation: Determination could not be made if existing second floor framing is sufficient to support hydro-massage tub. I did not see any evidence of modifications being made to structure to provide added support. Recommend having a structural engineer provide further evaluation.

Recommendation: Contact a qualified structural engineer.

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

System installed correctly and performing as intended.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:

Disposer in place with no power supply hooked up.

1: No Power Supply

⊖ Recommendation

Deficient: Disposer is in place with power supply hooked up to it . Have an electrical specialist perform needed repairs.

Recommendation: Contact a qualified electrical contractor.



☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

System installed correctly and performing as intended.

Exhaust Hood Type: Vented

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

System installed correctly and performing as intended.

Range/Oven Energy Source: Electric

1: Anti-Tip Device Not Installed:

🚫 Recommendation

Deficient: Stove does not have an anti-tip device installed as required . Have a handyman provide needed repairs.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **E. Microwave Ovens**

Comments:

System installed correctly and performing as intended.

1: Microwave Door Handle

🚫 Recommendation

Deficient: Microwave door handle is missing. A replacement may be available through manufacturer.

Recommendation: Contact a qualified professional.

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

Comments:

System installed correctly and performing as intended.

1: Improper Venting

🚫 Recommendation

Deficient: Improper venting practices were noted. All bathroom exhaust fans are terminated into attic space and are required to vented to the exterior of the home. Have a plumbing specialist provide needed repairs.

Recommendation: Contact a qualified plumbing contractor.



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☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

System installed correctly and performing as intended.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

System installed correctly and performing as intended.

1: Dryer Vent Exhaust Dirty

🔴 **Recommendation**

Deficient: **Dryer vent exhaust pipe is clogged with lint and will need to be cleaned by a professional.** Annual cleaning is recommended to prevent build-up of lint.

Here is a link to more information about the hazards of dryer lint:

<https://www.thespruce.com/dryer-vent-lint-fire-hazard-2145839>

Recommendation: Contact a qualified professional.

