



5 POINT HOME INSPECTIONS

512-429-1091

cwalsh@5pointinspections.com

<https://5pointinspections.com>



RESIDENTIAL INSPECTION

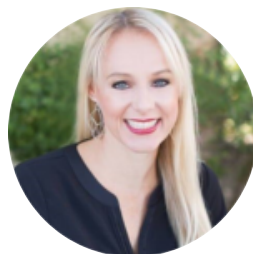
3700 Clawson Rd 401
Austin, TX 78704



Inspector
Chris Walsh
25159

512-429-1091

cwalsh@5pointinspections.com



Agent
Shay Webb



PROPERTY INSPECTION REPORT FORM

| | |
|-------------------------------------------------------------------------------|-------------------------------------------------|
| Jaret Kanarek <i>Name of Client</i> | 03/18/2024 2:00 pm <i>Date of Inspection</i> |
| 3700 Clawson Rd 401, Austin, TX 78704 <i>Address of Inspected Property</i> | |
| Chris Walsh <i>Name of Inspector</i> | 25159 <i>TREC License #</i> |
| <i>Name of Sponsor (if applicable)</i> | <i>TREC License #</i> |

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

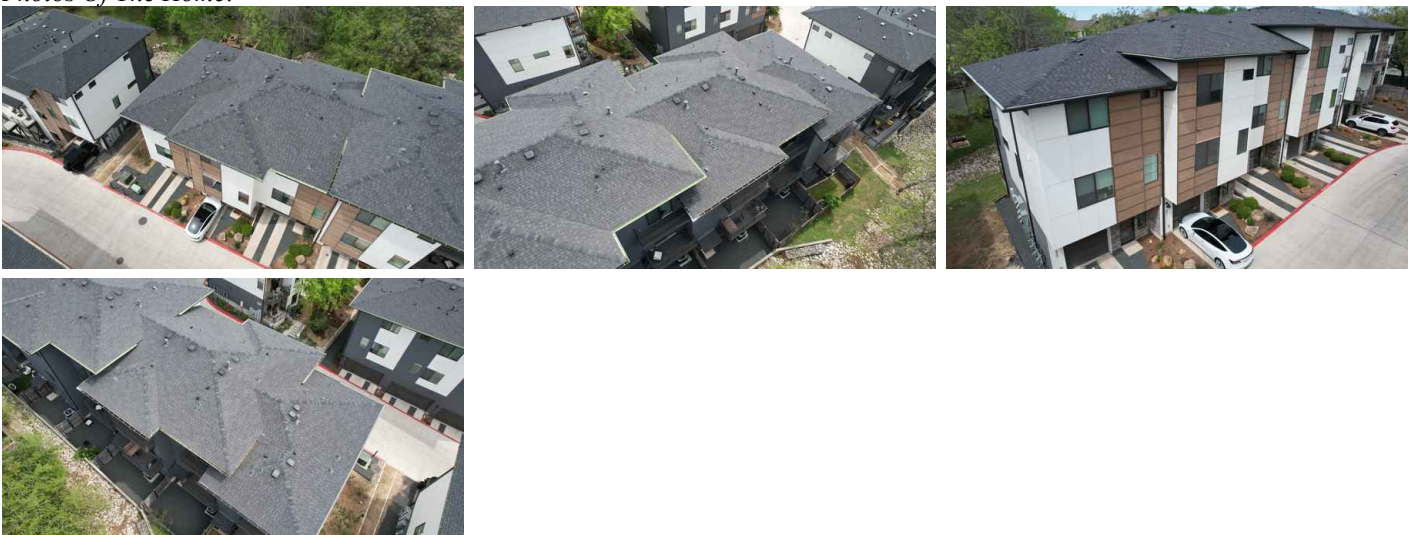
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

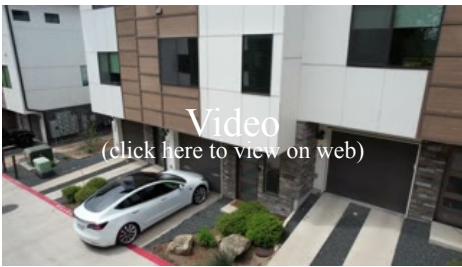
INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN 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

In Attendance: None
Occupancy: Vacant
Heading: South West
Photos Of The Home:



Drone Video:



Weather Conditions: Cloudy

Temperature (approximate): 67 Fahrenheit (F)



Type of Building: Condominium

About The Inspection:

At 5 Point Home Inspections, we are honored to have earned your trust as your premier home inspection service provider. Our comprehensive inspection is a professional service that provides valuable opinions and insights, without disrupting the integrity of your home. We believe in transparency and honesty, and our non-invasive limited visual inspection is designed to provide a thorough examination of your property's condition.

Our inspection is not meant to be technically exhaustive, as it is impossible to find everything. However, our report is a comprehensive resource that contains a wealth of information that will aid you in making informed decisions. Our goal is not to pass or fail your property, but to provide you with professional opinions that will assist you in making the best decisions for your home.

In the event that our report indicates any deficiencies or repairs are needed, we recommend seeking out qualified professionals to provide additional opinions and cost estimates for repair or replacement. Trust in 5 Point Home Inspections to provide you with the information you need to make informed decisions about your home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

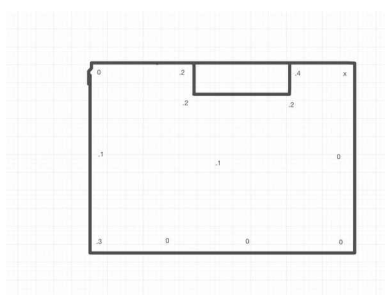
A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Measurements:

Our team utilized a Zip Level to take foundation elevation measurements on the first floor, which have been presented in the image below. It is important to note that while these measurements are useful in assessing foundation performance, they do not always accurately represent the true state of the foundation due to variations in floor covering styles and craftsmanship.

It is imperative to consider these measurements alongside other indicators to formulate a comprehensive opinion on foundation movement. It is important to note that these measurements alone should not be considered as an absolute indicator of foundation performance. Our team understands the complexity of assessing foundation performance and we take great care in utilizing a variety of tools and indicators to provide our clients with the most accurate and reliable assessments possible.



Performing As Intended:

After conducting a limited visual inspection, it is my professional opinion that the foundation is performing its intended purpose and providing adequate support to the structure above. Our team understands the importance of a strong and stable foundation, and we take great care in assessing all aspects of its performance.

However, it is important to note that this opinion is based on a limited visual inspection and can only provide a general assessment of the foundation's performance. We recommend regular inspections and maintenance to ensure the continued stability and strength of the foundation. If any issues arise, it is important to address them promptly to prevent further damage or deterioration. Trust in our team to provide you with the most accurate and reliable assessments of your property's foundation.

Comments:

Shared Foundation:

This home was part of a shared foundation. Without access to all portions of the foundation the inspection is limited to the visible portions of the home.

B. Grading and Drainage

Comments:

Your inspector will report as deficient the following issues related to foundation performance:

Drainage around the foundation that is not performing, Deficiencies in grade levels around the foundation, and Deficiencies in installed gutter and downspout systems

Condo Grading:

This home was part of a condo association. Normally the drainage and grading are handled by the association and not by the owner. We recommend contacting the association to confirm exactly what portions are owner responsibility as this inspection does not cover these areas of a condo.

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

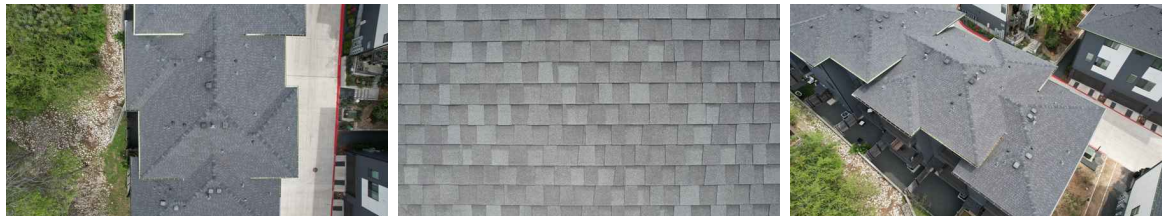
| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Type: Dimensional: The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Viewed From: Drone



What's inspected?:

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Roofing Contractor Recommended:

When the roof covering section of the inspection is marked "D" for deficient, we highly recommend that a licensed roofing contractor be called to further evaluate the entire roof covering in order to make the necessary repairs.

A licensed roofing contractor will have the expertise and experience to assess the true condition of the roof covering, including any issues with shingles, flashing, vents, and other components. They will also be able to identify any potential leaks or points of weakness in the roof covering that may require attention.

It is important to address any deficiencies in the roof covering promptly to prevent water damage, structural damage, and other issues that may arise. A licensed roofing contractor can provide a detailed assessment of the roof covering and recommend the most appropriate repairs or replacement options based on the condition of the roof and the client's budget.

Our team takes great care in identifying any deficiencies in the roof covering during our inspections and providing our clients with recommendations to address these issues. We highly recommend that clients follow our recommendations and work with licensed professionals to ensure the safety and longevity of their roofing system.

Comments:

Condo:

This home was part of a condo association. Normally the roof coverings are handled by the association and not by the owner. We recommend contacting the association to confirm exactly what portions are owner responsibility as this inspection does not cover these areas of a condo.

Did Not Walk Roof (Slope/Height):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

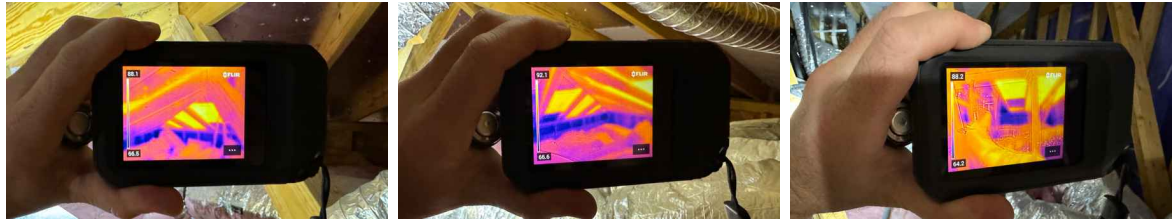
As per our inspection criteria and industry standards, if the inspector did not get on the roof due to the slope or height of the roof. We will clearly state that the inspection of the roof was limited to visual portions only and that a more thorough inspection may be necessary.

We will also recommend that the client consults a licensed roofing contractor to perform a more detailed inspection of the roof, especially if any concerns or deficiencies were observed during the visual inspection from a drone or ground level. A licensed roofing contractor will have the specialized equipment and expertise to safely access and inspect the roof, including any hard-to-reach areas such as valleys, ridges, and flashings.

It is important to note that a visual inspection from a drone or ground level can still provide valuable information about the condition of the roof, including any visible signs of damage or wear, such as missing or damaged shingles, or signs of water damage. However, it may not be possible to detect all issues without a more thorough inspection.

D. Roof Structures and Attics

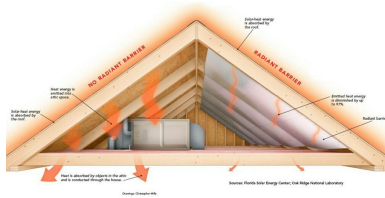
Viewed From: Attic



Radiant Barrier Installed:

The home had radiant barrier roof sheathing installed. Radiant barrier sheathing consists of a foil-type material bonded to the underside of the roof sheathing panels. It's purpose is to reflect heat to help reduce cooling costs.

While a radiant barrier can help with energy efficiency and reducing heat transfer, it does limit visibility of the roof decking and makes it difficult to inspect. In this case, we were not able to inspect the some areas of the roof decking due to the presence of the radiant barrier.



Approximate Average Depth of Insulation: 12 Inches



How Much Is Needed?:

The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

What's inspected?:

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Comments:

As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We will clearly state in our report that not all areas of the attic were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

We will also explain in our report that traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

Blocked Areas:

As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We clearly state in our report that often not all areas of the attic are able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

Traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

1: FIREBLOCKING MISSING

➔ Deficiencies

Units should be separated by fire blocking such as gypsum board in case of a fire to prevent spread from one unit to the other. Recommend installation for safety.



Attic Right Side Of Home. Small area should be sealed to be fully fire

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

blocked.

E. Walls (Interior and Exterior)

Comments:

1: Common Wall Drywall Deficiencies

 Recommendation

Common drywall defects were observed including cracks, loose joint tape, or nail pops. As homes settle over time, these defects may become visible. We recommend repairing these items to improve aesthetics.



Above Stairs

2: WET AREA CAULKING RECOMMENDED

 Recommendation

Caulking in wet areas helps to prevent moisture intrusion/damage. It is deteriorated or missing in one or more locations. Recommend adding caulk to areas noted to prevent water intrusion.



Front Right Bathroom



Front Right Bathroom

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

1: Door Doesn't Latch

 Deficiencies

One or more doors do not latch properly. Recommend handyman repair latch and/or strike plate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Front Left Bedroom Door

2: Garage Vehicle Door Damaged

Recommendation

The garage door had general damage at time of inspection. Recommend repair or replacement as needed.



H. Windows
Comments:

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Fireplace Type: None
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

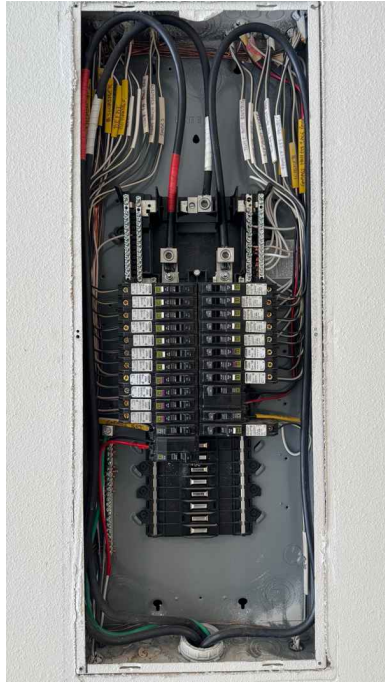
D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Photos Of Panels:



Sub Panel Garage



Sub Panel Garage



Main Shutoff Left Side Of Home

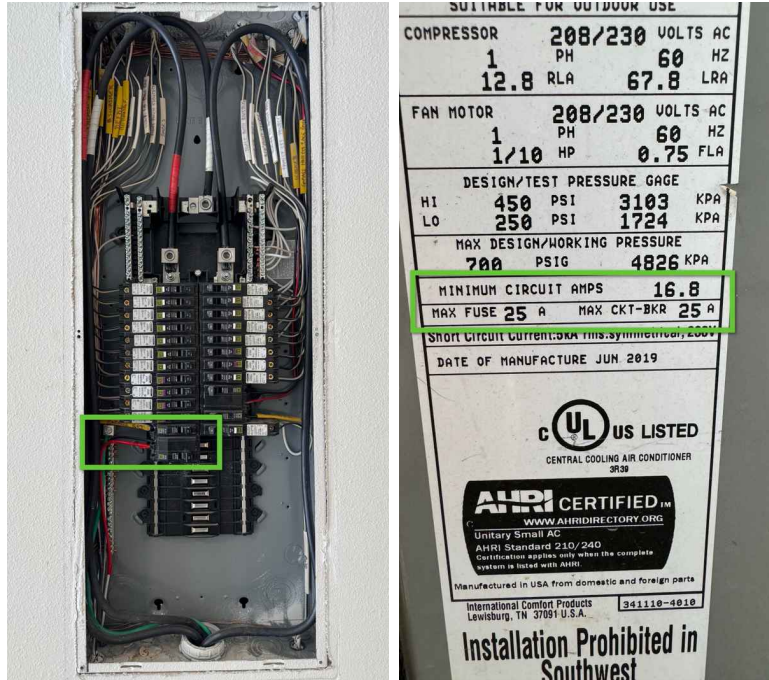
Box Rating and/or Main Disconnect Rating: 150 amps -

HVAC Breaker Size:

During the inspection, the inspector verified that the HVAC breaker used was inside the range required by units the data plate.

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

I NI NP D



Comments:

Electrical systems and components of a home are dangerous and should only be worked on by licensed professionals. We also emphasize that injury or death may result from attempts at correction by those without proper qualifications.

It is important to note that electrical codes change from time to time, and things that were not required in the past may now be required. Therefore, even minor electrical deficiencies can pose a significant safety hazard and should be addressed promptly.

In our report, we will recommend that a licensed electrician be called to further inspect and make necessary repairs or improvements if any electrical deficiencies are found. This is important to ensure that the electrical system is safe and up to code.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex

About AFCI protection:

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Comments:

1: GFCI Protection Missing

🟡 Deficiencies

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Ground fault circuit interrupter (GFCI) protection of electrical receptacles was missing in one or more required areas. Although GFCI protection may not have been required when this home was built, modern electrical safety standards require GFCI protection of receptacles at certain locations in the home. You should consult with a qualified electrical contractor to discuss options and costs for installation of GFCI protection.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker in a panel) with a GFCI receptacle that will protect all those downstream. or
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

All work should be performed by a qualified electrical contractor.



Water heater missing GFCI protection

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

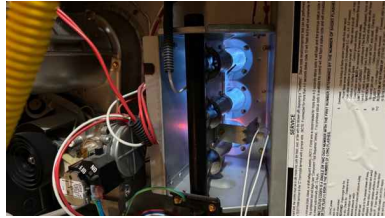
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Photo Of Unit And Serial Number:



Manufacturer: Comfortmaker
 Year of Manufacture: 2019
 Type of Systems: Forced Air
 Energy Sources: Gas
 Photos of Heat:



Comments:

B. Cooling Equipment

Photo Of Unit And Data Plate:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Manufacturer: Comfortmaker

Year of Manufacture: 2019

Type of Systems: Central Air Conditioner

Temperature Differential Within Range:

The cooling equipment was inspected according to Texas's standards of practice and was performing as intended at the time of inspection.

Temperature differential readings are the fundamental standard for testing the proper operation of the cooling system. The average acceptable range is considered to be between 15-22° Fahrenheit measured between the return air and conditioned supply air. Today's measurements fell within that range, indicating that the cooling system is operating efficiently and effectively.



HVAC Condensate Drain Info:

As the HVAC system creates condensation it requires a system to dispose of this moisture. This home was equipped with one or more systems that are labeled below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Float Switch Attic Pan



Primary Condensate Drain Primary Bathroom Sink

Comments:

1: Suction Line Not Sealed At HVAC Unit

➔ Deficiencies

During the inspection, it was observed that the suction side refrigerant pipe insulation is not properly sealed to the cabinet. The larger pipe may sweat and drip into the overflow pan, leading to rust and deterioration over time. This can result in decreased performance and potential damage to the system.

To improve performance and prevent potential damage, it is recommended to seal the insulation to the cabinet. This will prevent condensation from forming and dripping into the overflow pan, reducing the risk of rust and deterioration.

A qualified HVAC technician should be consulted to properly seal the insulation to the cabinet. Addressing this issue promptly will help to improve the performance and longevity of the system.



Attic

C. Duct Systems, Chases, and Vents

Comments:

Photo of Air Filter:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Dirty Filter

[Recommendation](#)

It was observed that the air filter(s) in the HVAC system are dirty. This can cause the system to work harder than it needs to, which can put additional strain on the unit and shorten its lifespan. Dirty filters can also affect the efficiency of the system, as they can reduce the airflow and make it harder for the system to heat or cool the space. It is recommended that the air filter(s) be replaced as soon as possible to ensure that the HVAC system is operating at peak efficiency.

In addition to replacing the air filter(s), it is also recommended that the HVAC system be serviced and cleaned to ensure that it is operating properly. A qualified HVAC technician can inspect the system, clean the ducts, and perform any necessary maintenance or repairs to ensure that the system is running efficiently and effectively. Regular maintenance of the HVAC system can help to prevent breakdowns, prolong the life of the system, and reduce energy costs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



-

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Next To Meter



Static Water Pressure Reading: 72 PSI

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of Supply Piping Material: PEX

Comments:

The Inspector has conducted a thorough inspection of the property, and has made every effort to identify any conditions that may require further evaluation or repair. However, it is important to note that there may be components of the property that are not visible or accessible, such as underground plumbing components or pipes within walls, which may not have been evaluated during our limited visual inspection.

The Inspector is not able to predict or anticipate future events or changes in performance of any component or system due to changes in use or occupancy. Therefore, there is no guarantee or warranty, for the future performance of any components.

Water supply shut-offs, not operated:

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

The drainage system is checked by running water in the sinks, sowers, and bathtubs watching for signs of leaks or slow drainage. Bathroom overflows, washing machine drains and floor drains are not included in this inspection. For a further evaluation or hydrostatic pressure test we recommend contacting a licensed plumber to evaluate options.

C. Water Heating Equipment

Photo of Unit And Serial Number:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manufacturer: AO Smith

Year of Manufacture: 2019

Capacity: 0 Gallons

Energy Sources: Gas

Photo Of Water Temperature :



Comments:

TPR Valve:

The TPR valve is a special safety valve and its responsible for making sure your hot temperature-pressure relief valve water tank stays within its designed temperature and pressure limits.

Its located on top or on the side near the top of your water heater. The valve has a lever that can be lifted up or down and a discharge pipe that runs from the valve straight down to the bottom of your water heater.

1: TPR Terminates Too High

⊖ Deficiencies

The Temperature Pressure Relief valve should terminate within 6 inches of floor. If activated, high temperature and pressure water will come out and could cause injuries if anyone is standing close by. Recommend extending to within 6 inches of the ground.

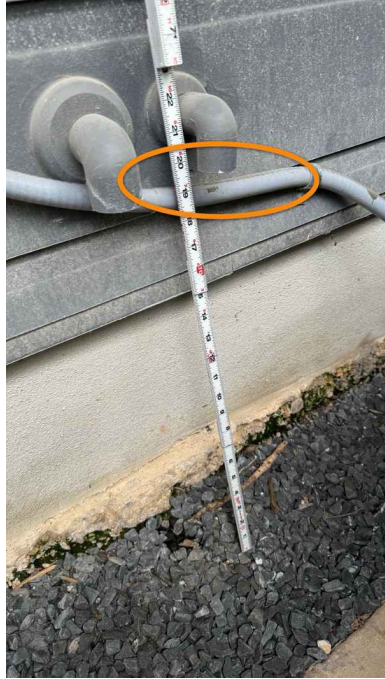
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Back Side Of Home

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left Side Of Home



Type of Gas Distribution Piping Material: Black Iron

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

V. APPLIANCES

A. Dishwashers

Photo Of Dishwasher In Operation:



Comments:

The dishwasher was operated under a normal washing cycle. It was functioning correctly at the time of inspection. No deficiencies were found unless noted below.

1: NO HIGH LOOP

⊖ Deficiencies

Dishwasher did not have "high-loop" or air gap present. The purpose of a dishwasher air gap or high drain loop is to prevent back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The high drain loop is also there to prevent improper drainage of water while the dishwasher is running. Image below shows the proper configurations of either an air gap or high loop.



B. Food Waste Disposers

Comments:

The garbage disposal was run with normal operating conditions during the time of inspection. During operation it was inspected for proper operation, leaks and being securely mounted. No deficiencies were found unless otherwise noted.

C. Range Hood and Exhaust Systems

Type Of Fan System: Exhausts To Exterior

Comments:

The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

D. Ranges, Cooktops, and Ovens

Oven/Range Type: Gas

Heating Elements:

The heating elements were set to high and inspected for proper functionality. No deficiencies were found unless noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Oven:

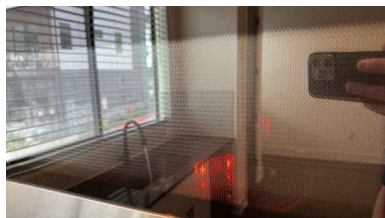
The oven was set to bake @ 350 degrees Fahrenheit and measured with a thermometer. A temperature variance of less than or greater than 25 degrees is considered acceptable. No deficiencies were found unless noted below.



Comments:

E. Microwave Ovens

Magic Stick Photo:



Comments:

The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspector will report as Deficient: the lack of mechanical ventilation in a bathroom if no operable window is present, inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building, and a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type. No deficiencies were found unless noted below.

G. Garage Door Operators

Comments:

The inspector shall report as Deficient: inoperative units; deficiencies in performance or mounting missing or damaged components, installed photoelectric sensors located more than six inches above the garage floor, deficiencies in performance or absence of auto reversing mechanisms and manual detachment device, and door locks or side ropes that have not been removed or disabled. No deficiencies were found unless noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

H. Dryer Exhaust Systems

Dryer Hookup Type: Gas, Electric

Photo Of Dryer Receptacle:



Comments:

The inspector shall report as Deficient: missing or damaged components, the absence of a dryer exhaust system when provisions are present for a dryer, ducts that do not terminate to the outside of the building, screened terminations, and ducts that are not made of metal with a smooth interior finish. No deficiencies were found unless noted below.

Dryer exhaust duct: visual inspection only: A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.