Homesmith Home Inspections





321 First St. Houston, TX 77059

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Homesmith Home Inspections

PROPERTY INSPECTION REPORT

Prepare	ed For:	Sam Jones		
Concer	ning:	321 First St. Houston	, TX 77059	
Inspect	ion Date:	04/18/2020		
By:	Inspector N Signature:	lame: Todd Duff	License Number: 21107	Date: 11/01/2014
	Sponsoring	Inspector: N/A	License Nu	mber 21107
	Phone: 713	-256-2498	E-Mail: ins	pector@homesmithhomeinspections.com

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 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 sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

* malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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 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 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 ASAN 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

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: - Property is a residential home.

Comments: - Poured slab - In this Inspectors opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation at the time of inspection. Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

B. Grading and Drainage - Comments: - Flat slope, - Slope grade is adequate relative to the foundation. Existing ground elevation is 4-6 inches below the top of the slab which is acceptable for this situation.



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I NI NP D

C. Roof Covering Materials

Type of Roof Covering: - OSB board / wood slat

Viewed from: - Ground level

Comments: - 30 year architectural asphalt shingles - The roof is in overall good condition and performing as designed and installed.





D. Roof Structures and Attics

Viewed from: - Attic where safely accessible Approximate Average Depth of Insulation: - Attic insulation consisted of batt type insulation -Comments: - 2 x 6 Rafter - Roof structure appeared to be performing to it's designed standards.

- Possible roof deck damage noted on back of roof adjacent to the chimney. Recommend further review by licensed roofing contractor.



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E. Walls (Interior and Exterior) - Comments: Drywall/Brick/Wood siding, - Nominal caulk needed in several siding locations.

- Damage vent cover noted on left side - needs repair.





F. Ceilings and Floors - Comments: - Drywall/carpet/tile/laminate, - The ceilings and floors appeared to be in good condition.

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I NI NP D	
G. Doors (Interior and Exterior) - Comments: - Solid wood and hollow core Surface dent noted on garage door	r -

needs repair.

- Upstairs closet door needs adjustment.
- Both upstairs attic access doors are missing self closing hinges and proper locking hardware.
- Double doors in master office scrape carpet surface need adjustment.
- Liivng room entry door is missing weather strip material needs repair.



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I NI NP D				
	Windows - Comments: -	Aluminum double hung	g - single pane,	- Damaged plastic glazing strips noted on most windows
- nee	eds repair.			

- All window screens are missing need replacement.
- Storm window noted on breakfast room window.
- Missing locking mechanism upstairs left side bedroom needs repair.



I. Stairways (Interior and Exterior) - Comments: - Carpeted stairs with wood handrails, - Handrail does not properly terminate into the wall (required) This requirement is to prevent clothing (shirt/coat sleeves) from catching on the end of the handrail and result in a fall or bodily injury - needs repair.

- Attic stairway assembly does not have the rigid insulation material (required). Insulation on the attic stair assembly keeps conditioned air from escaping into the attic space - needs repair.



J. Fireplaces and Chimneys - Comments: - Brick, - Fireplace is a gas fireplace with a gas log equipment package. A damper clamp to clamp the damper open should be used with all gas fireplaces and was missing at the time of inspection.

- Gas valve was frozen - Could not be tested.

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I NI NP D

J. Fireplaces and Chimneys (continued)



K. Porches, Balconies, Decks, and Carports - Comments: - Concrete, - Cracks noted on driveway surface - these cracks should be sealed with proper driveway sealant to prolong the life of the driveway.

- Surface cracks noted on front porch surface.



L. Other - Comments: - Swimming pool and swimming pool equipment, - The swimming pool and all equipment and components related to the swimming pool were not included in the scope of the inspection.

- The gate latch (s) does not close latch when the gate (s) is closed. Both gates are missing self - closing hinges - needs repair/replacement. Both conditions are deficient, hazardous conditions until rectified. It is suggested that the client contact a reputable fence company knowledgeable with swimming pool access gate and fencing requirements to repair the fence in a code compliant manner.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: - Aluminum, - The panel is located in the kitchen pantry.

- The panel has aluminum entry branches.

- The panel appears to be missing anti - oxidant compound on the aluminum entry branches. Anti - oxidant compound prohibits oxidation from forming on the aluminum entry branches - needs repair.

- The panel appears to have double lugged neutrals - double lugged neutrals can produce excessive heat. Ideally there should be one lug (wire) per neutral - needs repair.

- The panel does not appear to have the required ARC fault breakers - needs repair.

- The electrical system appeared to be properly grounded via a 8 foot grounding rod at the electrical meter. It was undeterminable if the home was properly grounded.



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I NI NP D	
B. Branch Circuits, Connected Devices, and F	ixtures
Type of Wiring: - Copper	
Comments: - Copper - Required GFCI protection was over current protection devices be installed (one outlet	non - existent in the kitchen wet areas. It is recommended that these a not protected).
- Open ground circuit (no ground wire) located in livin	g room - needs repair.

- loose cable wire in master bedroom needs repair.
- Closet light fixtures are missing proper lens covers needs repair.
- Dead wall switch noted in upstairs right bedroom closet.
- Exterior switch for garage light fixture is missing proper plastic cover.
- Damage light fixture noted in garage needs repair.
- Florescent light fixture in garage did not engage needs repair.
- Missing cover plate noted in attic needs repair.
- Damaged wiring (repaired with electrical tape) noted in attic needs repair.
- Exterior light fixture on garage did not engage needs repair.



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I NI NP D

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

B. Branch Circuits, Connected Devices, and Fixtures (continued)
Dead switch - upstairs
right side bedroom
closet











Light in pantry did not function

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: - Forced air Energy Sources: - Natural gas Comments: - Ruud - The furnace is a gas fired unit located in the attic.

- The furnace was manufactured by Ruud in 2014.
- The furnace flue exhaust vent appears to be properly strapped to the underside of the roof deck.

- Heating system appeared to be functioning as designed. Heated air exiting the supply air vents was 115 degrees vs an ambient air temperature of 75 degrees produces a differential of 40 degrees which is acceptable per industry standards.





B. Cooling Equipment

Type of Systems: - Central A/C Comments: - Ruud - The condenser is located on the right side of the house.

comments. Rudu The condenser is rocated on the right side of the

- The condenser was manufactured by Ruud in 2014.

- The exterior portion of the refrigerant line appears to be properly insulated.

- It appears the pan overflow drain line is draining onto the rood surface and is composed of the wrong type of material (should by pvc pipe) with an improper (un-insulated) penetration exiting the house which is allowing rodents to enter the attic apace- needs repair.

- The a/c system appeared to be functioning as designed. Cooled air exiting the supply air vents was 42 degrees vs an ambient air temperature of degrees produces a differential of 33 degrees which is acceptable per industry standards.

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I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I NI NP D			
Cor	ipment (continued) denser is located right die of hous		Addenser was nufactured in 2014
not loca mai proj mat not (allo	AC paan drain is properly ated/not nufactured with per terial/penetration is properly sealed owing rodent entry attic space)	tem deg	ual conditioned ar operature (42.8 grees) exiting the oply air vents

C. Duct Systems, Chases, and Vents - Comments: - Insulated metal duct/insulated flex, - HVAC ducts are not properly supported. Several air ducts are in direct contact with each other which can cause a condition known as "sweating" which is moisture build up inside the actual air ducts - Ducts should be properly separated with insulating material



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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: - The water meter is located on the municipal right of way in front of the house.

Location of main water supply valve: - Right side of the house

Static water pressure reading: - The water pressure is 60 psi which is within acceptable range of 40 - 80 psi. Comments: - Galvanized - The home has galvanized piping installed. Galvanized pipe is known to corrode over time. Further review by and cost estimates by a licensed and competent plumber are suggested.



B. Drains, Wastes, and Vents - Comments: - PVC, - Damaged drain stop noted on upstairs guest bathroom vanity sink - needs repair.

- Leak noted in vanity sink drain pipe under counter - needs repair.



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C. Water Heating Equipment

Energy Sources: - Natural gas Capacity: - 50 gallon Comments: - AO Smith - The water heater is a gas fired unit located in the attic.

- The water heater does have a drain pan and TPR valve termination to the exterior of the structure (required).

- The water heater was manufactured in 2018. - Support straps missing or not properly installed - needs repair.



D. Hydro-Massage Therapy Equipment - Comments: - N/A

E. Other - Comments: N/A

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V. APPLIANCES

A. Dishwashers - Comments: - Frigidaire, - Dishwasher was turned on to full normal cycle and appeared to be functioning normally at the time of the inspection.

- Dishwasher is missing an air gap or high loop device. These devices are designed to prevent gray water from the dishwasher from contaminating potable (drinking water).



B. Food Waste Disposers - Comments: - In-Sinkerator, - Unit was engaged and appeared to be functioning normally at the time of the inspection.



C. Range Hood and Exhaust Systems - Comments: - Frigidaire, - Unit was engaged and appeared to be operating normally at the time of the inspection.

- Vent fan and lights functioned normally.
- Exhaust system is a re-circulating system.





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I NI NP D	
D. Ranges, Cooktops, and Ovens - Comments: - Frigidaire,	- All electric burners were engaged and appeared to be
functioning normally at the time of the inspection.	

- Both ovens were engaged and tested the temperature at 350 degrees. The test thermometer showed a 0 degree differential which is within tolerance levels (25 degrees).



E. Microwave Ovens - Comments: - Frigidaire, - Unit was engaged and appeared to be operating normally at the time of the inspection.

- Carousel and light functioned normally.



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F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: - N/A, - Vent fan missing in master bathroom.



G. Garage Door Operators - Comments: - Genie, - The garage door safety sensors are missing - The sensors are designed to stop the garage door from closing on any objects or people and are therefore a safety device - needs repair.



H. Dryer Exhaust Systems - Comments: - Rigid metal, - Exterior dryer cover is damaged and in need of repair.

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I. Other - Comments: - N/A

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Summary

I. STRUCTURAL SYSTEMS

- B. Grading and Drainage Flat slope, Slope grade is adequate relative to the foundation. Existing ground elevation is 4-6 inches below the top of the slab which is acceptable for this situation.
- D. Roof Structures and Attics 2 x 6 Rafter, Roof structure appeared to be performing to it's designed standards.

- Possible roof deck damage noted on back of roof adjacent to the chimney. Recommend further review by licensed roofing contractor. Viewed From: - Attic where safely accessible Approximate Average Depth of Insulation: - Attic insulation consisted of batt type insulation -

E. Walls (Interior and Exterior) Drywall/Brick/Wood siding, - Nominal caulk needed in several siding locations.

- Damage vent cover noted on left side - needs repair.

- G. Doors (Interior and Exterior) Solid wood and hollow core. Surface dent noted on garage door needs repair.
 - Upstairs closet door needs adjustment.
 - Both upstairs attic access doors are missing self closing hinges and proper locking hardware.
 - Double doors in master office scrape carpet surface need adjustment.
 - Liivng room entry door is missing weather strip material needs repair.
- H. Windows Aluminum double hung single pane, Damaged plastic glazing strips noted on most windows needs repair.
 - All window screens are missing need replacement.
 - Storm window noted on breakfast room window.

- Missing locking mechanism - upstairs left side bedroom - needs repair.

I. Stairways (Interior and Exterior) - Carpeted stairs with wood handrails, - Handrail does not properly terminate into the wall (required) This requirement is to prevent clothing (shirt/coat sleeves) from catching on the end of the handrail and result in a fall or bodily injury - needs repair.

- Attic stairway assembly does not have the rigid insulation material (required). Insulation on the attic stair assembly keeps conditioned air from escaping into the attic space - needs repair.

J. Fireplaces and Chimneys - Brick, - Fireplace is a gas fireplace with a gas log equipment package. A damper clamp to clamp the damper open should be used with all gas fireplaces and was missing at the time of inspection.

- Gas valve was frozen - Could not be tested.

K. Porches, Balconies, Decks, and Carports - Concrete, - Cracks noted on driveway surface - these cracks should be sealed with proper driveway sealant to prolong the life of the driveway.

- Surface cracks noted on front porch surface.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Aluminum, - The panel is located in the kitchen pantry.

- The panel has aluminum entry branches.

- The panel appears to be missing anti - oxidant compound on the aluminum entry branches. Anti - oxidant compound prohibits oxidation from forming on the aluminum entry branches - needs repair.

- The panel appears to have double lugged neutrals - double lugged neutrals can produce excessive heat. Ideally there should be one lug (wire) per neutral - needs repair.

- The panel does not appear to have the required ARC fault breakers - needs repair.

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Summary (continued)

A. Service Entrance and Panels (continued)

- The electrical system appeared to be properly grounded via a 8 foot grounding rod at the electrical meter. It was undeterminable if the home was properly grounded.

- B. Branch Circuits, Connected Devices, and Fixtures Copper, Required GFCI protection was non existent in the kitchen wet areas. It is recommended that these over current protection devices be installed (one outlet not protected).
 - Open ground circuit (no ground wire) located in living room needs repair.
 - loose cable wire in master bedroom needs repair.
 - Closet light fixtures are missing proper lens covers needs repair.
 - Dead wall switch noted in upstairs right bedroom closet.
 - Exterior switch for garage light fixture is missing proper plastic cover.
 - Damage light fixture noted in garage needs repair.
 - Florescent light fixture in garage did not engage needs repair.
 - Missing cover plate noted in attic needs repair.
 - Damaged wiring (repaired with electrical tape) noted in attic needs repair.

- Exterior light fixture on garage did not engage - needs repair. Type of Wiring: - Copper III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment - Ruud, - The condenser is located on the right side of the house.

- The condenser was manufactured by Ruud in 2014.

- The exterior portion of the refrigerant line appears to be properly insulated.

- It appears the pan overflow drain line is draining onto the rood surface and is composed of the wrong type of material (should by pvc pipe) with an improper (un-insulated) penetration exiting the house which is allowing rodents to enter the attic apace- needs repair.

- The a/c system appeared to be functioning as designed. Cooled air exiting the supply air vents was 42 degrees vs an ambient air temperature of degrees produces a differential of 33 degrees which is acceptable per industry standards. Type of System: - Central A/C

C. Duct Systems, Chases, and Vents - Insulated metal duct/insulated flex, - HVAC ducts are not properly supported. Several air ducts are in direct contact with each other which can cause a condition known as "sweating" which is moisture build up inside the actual air ducts - Ducts should be properly separated with insulating material

IV. PLUMBING SYSTEM

B. Drains, Wastes, and Vents - PVC, - Damaged drain stop noted on upstairs guest bathroom vanity sink - needs repair.

- Leak noted in vanity sink drain pipe under counter - needs repair.

C. Water Heating Equipment - AO Smith, - The water heater is a gas fired unit located in the attic.

- The water heater does have a drain pan and TPR valve termination to the exterior of the structure (required).

- The water heater was manufactured in 2018. - Support straps missing or not properly installed - needs repair. Energy Source: - Natural gas Capacity: - 50 gallon

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Client: Sam Jones

Summary (continued)

V. APPLIANCES

A. Dishwashers - Frigidaire, - Dishwasher was turned on to full normal cycle and appeared to be functioning normally at the time of the inspection.

- Dishwasher is missing an air gap or high loop device. These devices are designed to prevent gray water from the dishwasher from contaminating potable (drinking water).

- G. Garage Door Operators Genie, The garage door safety sensors are missing The sensors are designed to stop the garage door from closing on any objects or people and are therefore a safety device needs repair.
- H. Dryer Exhaust Systems Rigid metal, Exterior dryer cover is damaged and in need of repair.

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