PROPERTY INSPECTION REPORT FORM

Jose Andres Lopez	03/09/2023
Name of Client	*Date of Inspection*
7600 Emmett F Lowry Expressway #1102, Texas City, TX 77591	
Address of Inspected Property	
Tommy Amonette	TREC 22620
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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 systems or components 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 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.

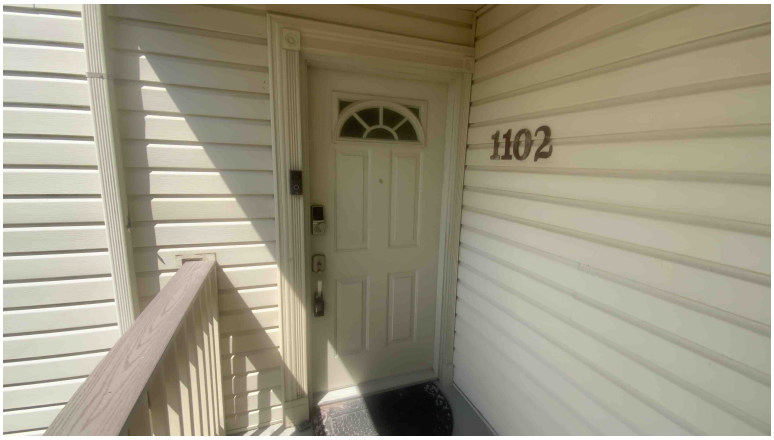
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Jose Andres Lopez



PROPERTY INSPECTED:

7600 Emmett F Lowry Expressway
#1102
Texas City, TX 77591

DATE OF INSPECTION: 03/09/2023

Inspection No. 521274-2025

INSPECTED BY:

Thomas Amonette
3407 Dry Creek
Pasadena, TX 77505
tommy.amonette@pillartopost.com
(713) 560-7417

INSPECTOR:

Tommy Amonette
Lic.#: TREC 22620
tommy.amonette@pillartopost.com
(713) 502-7281

Each office is independently owned and operated

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

I	NI	NP	D*	

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

☑	☐	☐	☐	**A. Foundations** *Comments:* • Due to the cracking in the exterior brick (See Walls in Report), it is possible that these types of cracks could be a sign of foundation settle in the home / building.
☑	☐	☐	☑	**E. Walls (Interior and Exterior)** *Comments:* • Multiple areas of damage were noted in the primary bedroom wall to the left of the window. These areas were checked for moisture and moisture WAS detected in multiple areas. Recommend further investigation into the cause of these areas of damage and moisture and make any needed repairs • Cracking in the brick and mortar was noted in multiple areas around the exterior of the home. It is possible that these may indicate some structural movement and/or foundation settlement. Recommend repairing / resealing to prevent possible moisture penetration, and monitoring for any future movement. • Vinyl siding was noted loose and/or damaged in mulitiple areas around the home. Recommend sealing / repairing these areas to prevent possible pest and / or water penetration into the walls. • Damage was noted at the exterior wall at the handrail near the front entry way door. Recommend repairing and sealing this area properly to prevent possible moisture penetration into the wall • Sealant was noted deteriorated and/or cracking in multiple areas on the exterior siding and trim. Recommend removing old sealant and resealing to prevent water penetration and possible deterioration.
☑	☐	☐	☑	**F. Ceilings and Floors** *Comments:* • The flooring was noted unlevel in multiple areas throughout the home. It is possible that this could indicate some structural movement / foundation settlement.
☑	☐	☐	☑	**G. Doors (Interior and Exterior)** *Comments:* • Daylight observed from around the front entry way door. Recommend repairing the seal to prevent water and/or pest penetration, and promote energy savings. • Trim was noted cracked / deteriorated in areas around the front exterior door of the home. Recommend repairing and sealing to prevent possible further damage from moisture and/or pest penetration.

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I	NI	NP	D*	
☑	☐	☐	☑	**H. Windows** *Comments:* • Window in the back guest bedroom was noted not able to stay open on its own, slamming shut when open and released. • Hurricane window shutters were noted on bedroom windows in the home. This impedes the egress through these windows. Bedrooms are required to have one egress window that does not require special tools to use, for a emergency exit. • Window in the front guest bedroom/office was unable to be opened at the time of inspection
☑	☐	☐	☑	**K. Porches, Balconies, Decks, and Carports** *Comments:* • Baluster for the balcony guardrail are spaced to far apart, and the bottom of the guardrail opening is too large. The maximum space allowed between balusters and under the guardrail is 4", for child safety.

II. ELECTRICAL SYSTEMS

I	NI	NP	D*	
☑	☐	☐	☑	**A. Service Entrance and Panels** *Comments:* • AFCI breakers are not present in the service panel. AFCI breakers are now required in all habitable areas as a safety measure. This might not have been required at the time of the construction of this home, but is now required in today's safety standards. • Breaker protecting the AC condenser circuit is too large for the appliance. The AC condenser certification label state the max breaker sizes to be a 25 Amp breaker and a 30 Amp breaker was observed in the panel. This could allow the compressor to overheat and cause damage to the unit before tripping the breaker.
☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures** *Comments:* • The hallway bathroom GFCI receptacle was not able to be tripped when tested. Therefore, this receptacle is not functioning safely as a GFCI protected receptacle. All receptacles in wet areas, outside, and in the garage, are required to be GFCI protected. GFCI protected receptacles reduce the risk of electrical shock. • There are currently no GFCI protected receptacles in the kitchen area. Today’s building standards require the kitchen counter receptacles to be on a minimum of 2 circuits, spaced a maximum distance of 24” apart, ALL be GFCI protected, and the refrigerator on a different circuit from the counter receptacles. Recommend making needed repairs to ensure all required areas are GFCI protected for saftey. • Smoke detectors are missing in required areas. Smoke detectors are required in all bedrooms and in each hallway. Recommend installing in required areas to promote safety.

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I	NI	NP	D*	
				III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS
☑	☐	☐	☑	**B. Cooling Equipment** *Comments:* • AC evaporator coils in the attic unit were noted extremely dirty. Recommend cleaning the coils to improve the efficiency of the system. • The current AC filter installed in the unit does not appear to be the correct size filter for the system. Recommend installing the proper size filter in the unit for proper operation
				IV. PLUMBING SYSTEMS
☑	☐	☐	☑	**A. Plumbing Supply, Distribution Systems and Fixtures** *Comments:* • Side splash piece was noted missing in the hallway bathroom sink. This is required to protect the drywall from moisture damage. • Water pressure / diverter in the hallway bathtub, does not completely change over to the shower head when adjusted, water continues to come out of the spout while the shower is running. • Tub spouts / handles in the showers/bathtubs should be sealed to prevent water penetration into the walls. • Shower control handle holder loose in the primary bath tub/shower wall. Recommend making need repairs to seal this area at the wall properly to prevent possible water penetration • Hose bibs are missing the anti-siphon device. Recommend adding these to prevent backsiphonage into the house water supply
☑	☐	☐	☑	**B. Drains, Wastes, and Vents** *Comments:* • Both bathroom toilets in the home were noted completely loose at the floor. Recommend securing and sealing at the floor to prevent possible leaks. • Improper plumbing material used to connect tail pipe to trap under the hallway bathroom sink. Material should be smooth walled pipe. • Pull rod at the primary bathroom sink failed to operate the drain stopper. • Both bathtubs in the home are currently missing a drain stopper to properly seal and hold water in the bathtubs. • Improper plumbing material used to connect tail pipe to trap under the kitchen sink. Material should be smooth walled pipe.
☑	☐	☐	☑	**C. Water Heating Equipment** *Comments:* • The TPR valve was noted with no drain line connected to the valve. This should be repaired to ensure proper drainage incase the valve is needed for use. This drain line is required to terminate to the exterior of the home within 6" of grade, due to the high pressure and temperature of the water that will be releasing if this valve is needed for use.

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				• Galvanic corrosion / major rust observed at the water connection to the unit. This occurs when dissimilar metals are directly connected. This connection should be made with a dielectric union to prevent corrosion. Rust was also noted on the top of the unit under this area. • Possible moisture damage was noted in areas at the back of the water heater closet at the wood flooring. Recommend further investigation into this area to confirm if this is active moisture damage and make any needed repairs.
				V. APPLIANCES
☑	☐	☐	☑	**D. Ranges, Cooktops, and Ovens** *Comments:* • Oven anti-tip device is missing or disconnected at the back of the unit. This is a possible safety hazard and should be corrected.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on grade
Comments:

- Note : The foundation is a shared system. Recommend consulting the HOA to verify your responsibilities for this system.
- **Due to the cracking in the exterior brick (See Walls in Report), it is possible that these types of cracks could be a sign of foundation settle in the home / building.**

☑ ☐ ☐ ☐ **B. Grading and Drainage**

⊙ Note : Gutters are present in all areas around the home

Comments:

- Grading appears to be adequate for proper water drainage around the house.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt shingles
Viewed From: Ground level with binoculars
Comments:

- Note : The roof is a shared system, recommend consulting the HOA to verify your responsibilities for this system.

Due to the height and pitch of the roof, it was viewed from the ground with binoculars. Some areas of the roof surface may not have been visible and only areas visible were inspected.

The roof coverings appears to be functioning as intended on the day of inspection, with no obvious damage or leaking noted.

☐ ☑ ☐ ☐ **D. Roof Structures and Attics**

Comments:

- Note : Due to lack of access to the attic space in the primary closet, the attic structure and insulation was unable to be accessed at the time of inspection

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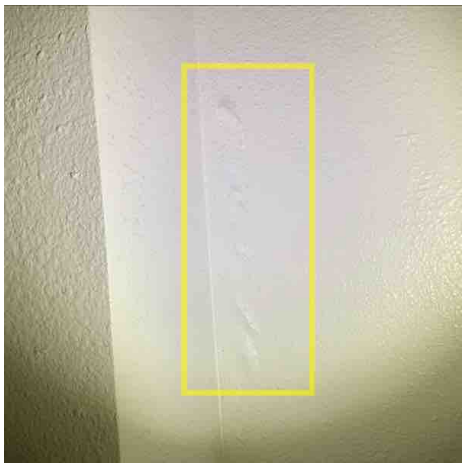
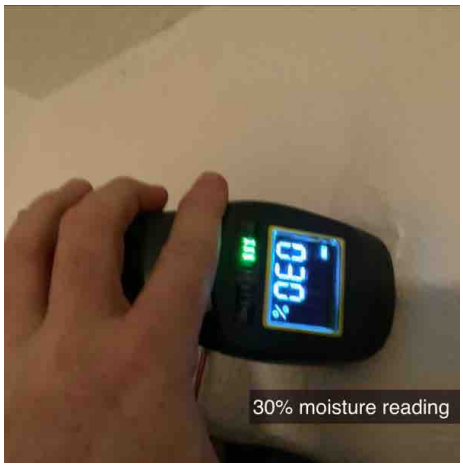
☑	☐	☐	☑	**E. Walls (Interior and Exterior)**

Comments:

- **Multiple areas of damage were noted in the primary bedroom wall to the left of the window. These areas were checked for moisture and moisture WAS detected in multiple areas. Recommend further investigation into the cause of these areas of damage and moisture and make any needed repairs**





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I NI NP D*

- **Cracking in the brick and mortar was noted in multiple areas around the exterior of the home. It is possible that these may indicate some structural movement and/or foundation settlement. Recommend repairing / resealing to prevent possible moisture penetration, and monitoring for any future movement.**

- **Vinyl siding was noted loose and/or damaged in mulitiple areas around the home. Recommend sealing / repairing these areas to prevent possible pest and / or water penetration into the walls.**

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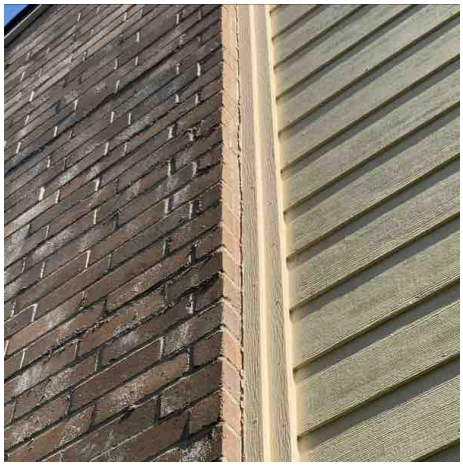
- **Damage was noted at the exterior wall at the handrail near the front entry way door. Recommend repairing and sealing this area properly to prevent possible moisture penetration into the wall**

- **Sealant was noted deteriorated and/or cracking in multiple areas on the exterior siding and trim. Recommend removing old sealant and resealing to prevent water penetration and possible deterioration.**



☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

- **The flooring was noted unlevel in multiple areas throughout the home. It is possible that this could indicate some structural movement / foundation settlement.**
- Note : All areas of the ceilings and walls throughout the home were scanned with a Infrared camera for moisture and there was no signs of possible moisture detected at the time of inspection.

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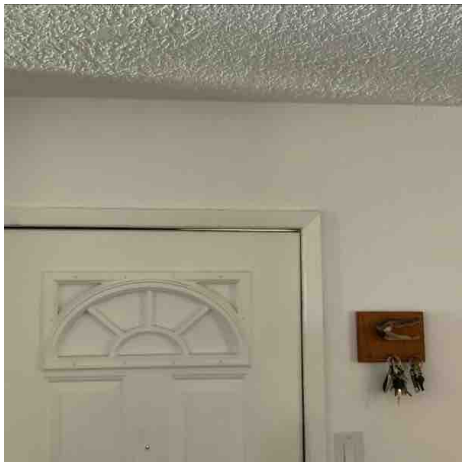
I	NI	NP	D*	
☑	☐	☐	☑	**G. Doors (Interior and Exterior)**

Comments:

- **Daylight observed from around the front entry way door. Recommend repairing the seal to prevent water and/or pest penetration, and promote energy savings.**



- **Trim was noted cracked / deteriorated in areas around the front exterior door of the home. Recommend repairing and sealing to prevent possible further damage from moisture and/or pest penetration.**

I	NI	NP	D*	
☑	☐	☐	☑	**H. Windows**

⊙ Type of Windows - Single Pane

Comments:

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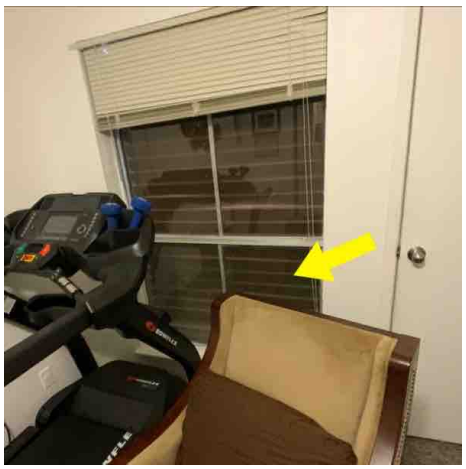
I NI NP D*

- **Window in the back guest bedroom was noted not able to stay open on its own, slamming shut when open and released.**

- **Hurricane window shutters were noted on bedroom windows in the home. This impedes the egress through these windows. Bedrooms are required to have one egress window that does not require special tools to use, for a emergency exit.**

- **Window in the front guest bedroom/office was unable to be opened at the time of inspection**



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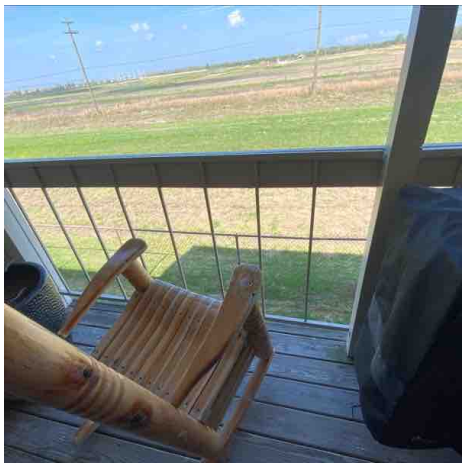
I	NI	NP	D*	
☑	☐	☐	☐	**I. Stairways (Interior and Exterior)**
☑	☐	☐	☐	**J. Fireplaces and Chimneys** *Comments:* • All areas of the fireplace, chimney, and flue that were able to be inspected, appear to be constructed correctly and up to todays standards
☑	☐	☐	☑	**K. Porches, Balconies, Decks, and Carports** *Comments:* • **Baluster for the balcony guardrail are spaced to far apart, and the bottom of the guardrail opening is too large. The maximum space allowed between balusters and under the guardrail is 4", for child safety.**



☑	☐	☐	☐	**L. Other** *Comments:* • Note : Due to the house being occupied at the time of inspection, not all receptacles, windows, walls, floors, etc. were able to be accessed for operation and inspection in the home.

II. ELECTRICAL SYSTEMS

☑	☐	☐	☑	**A. Service Entrance and Panels** ⊙ Manufacture of Electric Panel - Eaton *Comments:*

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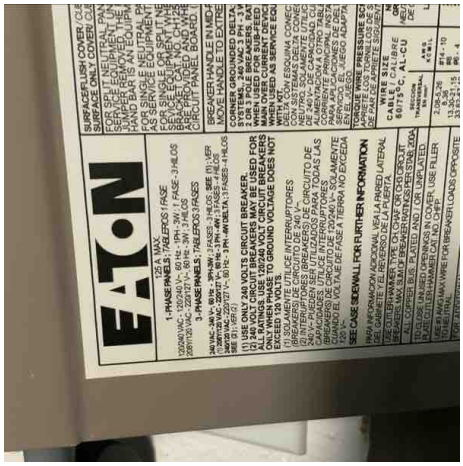
I NI NP D*

- Breaker panel is a Eaton manufactured panel, and is rated for 125 max amps and has a 100 amp main circuit breaker, 120/240 single phase service. Panel appears to be working properly at the time of inspection. No overheating was detected.





- **AFCI breakers are not present in the service panel. AFCI breakers are now required in all habitable areas as a safety measure. This might not have been required at the time of the construction of this home, but is now required in today's safety standards.**

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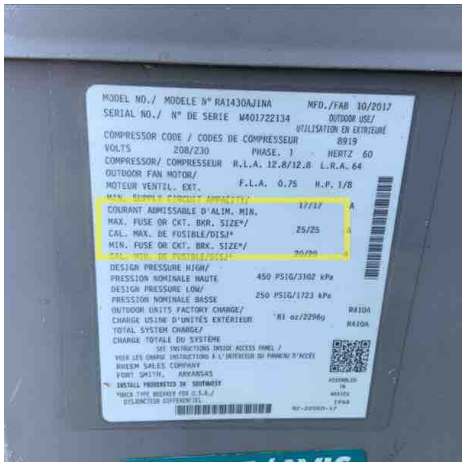
- **Breaker protecting the AC condenser circuit is too large for the appliance. The AC condenser certification label state the max breaker sizes to be a 25 Amp breaker and a 30 Amp breaker was observed in the panel. This could allow the compressor to overheat and cause damage to the unit before tripping the breaker.**



☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

- **The hallway bathroom GFCI receptacle was not able to be tripped when tested. Therefore, this receptacle is not functioning safely as a GFCI protected receptacle. All receptacles in wet areas, outside, and in the garage, are required to be GFCI protected. GFCI protected receptacles reduce the risk of electrical shock.**

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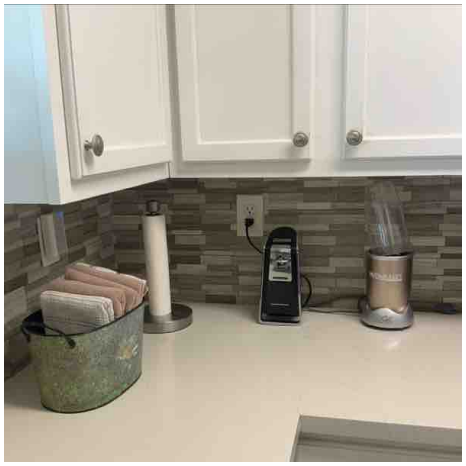
				• **There are currently no GFCI protected receptacles in the kitchen area. Today's building standards require the kitchen counter receptacles to be on a minimum of 2 circuits, spaced a maximum distance of 24" apart, ALL be GFCI protected, and the refrigerator on a different circuit from the counter receptacles. Recommend making needed repairs to ensure all required areas are GFCI protected for saftey.**



				• **Smoke detectors are missing in required areas. Smoke detectors are required in all bedrooms and in each hallway. Recommend installing in required areas to promote safety.**

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☑	☐	☐	☐	**A. Heating Equipment** *Type of Systems: Forced air* *Energy Sources: Electric* *Comments:* • Heating system temperature differential was 27°. Return temperature was 75° and average register temperature was 102°. System appears to be functioning properly at the time of inspection.
☑	☐	☐	☑	**B. Cooling Equipment** *Type of Systems: Forced air electric* ⊙ Manufacture of AC unit - Ruud *Comments:*

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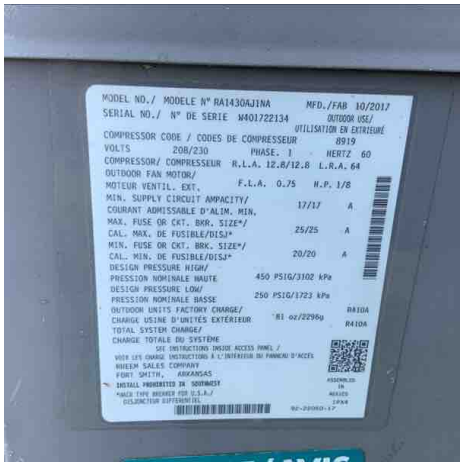
I NI NP D*

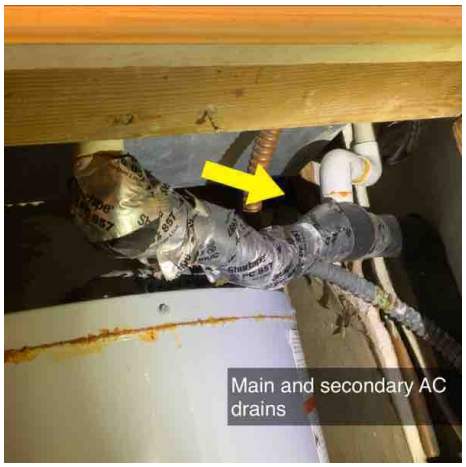
- Outside AC unit is a Ruud 2.5 ton model, manufactured in October 2017.

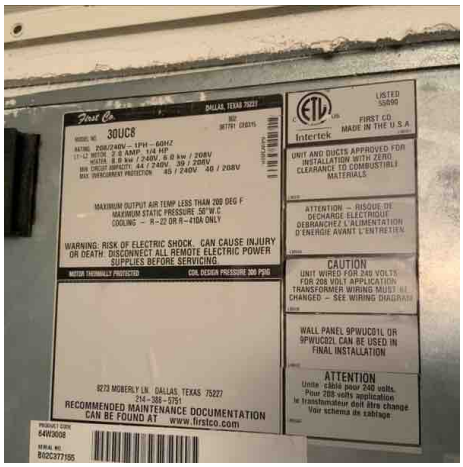
AC system temperature differential falls in the normal range of 15°-22°. The differential was 17°. Return temperature was 69° and average register temperature was 52°.
(Ambient temperature 82°.)

Notes:

The main AC condensation drain and secondary drain both terminates into a plumbing drain in the closet area







I NI NP D*

- **AC evaporator coils in the attic unit were noted extremely dirty. Recommend cleaning the coils to improve the efficiency of the system.**


- **The current AC filter installed in the unit does not appear to be the correct size filter for the system. Recommend installing the proper size filter in the unit for proper operation**


☐ ☑ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:

- Note : Was unable to visually inspect the duct work due to lack of access. Duct work is inside the upper walls, not the attic space.

IV. PLUMBING SYSTEMS

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

Type of Plumbing - Copper

Comments:

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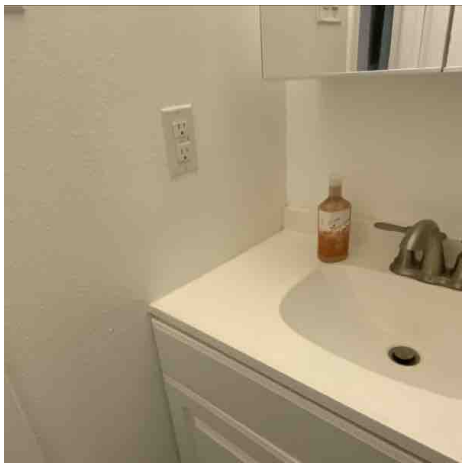
I NI NP D*

- Main water shutoff location Is at the front of the property

- **Side splash piece was noted missing in the hallway bathroom sink. This is required to protect the drywall from moisture damage.**



- **Water pressure / diverter in the hallway bathtub, does not completely change over to the shower head when adjusted, water continues to come out of the spout while the shower is running.**

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I NI NP D*

- **Tub spouts / handles in the showers/bathtubs should be sealed to prevent water penetration into the walls.**

- **Shower control handle holder loose in the primary bath tub/shower wall. Recommend making need repairs to seal this area at the wall properly to prevent possible water penetration**

- **Hose bibs are missing the anti-siphon device. Recommend adding these to prevent backsiphonage into the house water supply**

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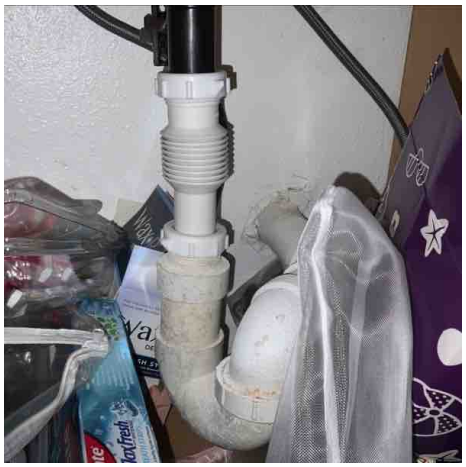
I	NI	NP	D*	
☑	☐	☐	☑	**B. Drains, Wastes, and Vents**

Comments:

- Main sewer clean out location
- **Both bathroom toilets in the home were noted completely loose at the floor. Recommend securing and sealing at the floor to prevent possible leaks.**

- **Improper plumbing material used to connect tail pipe to trap under the hallway bathroom sink. Material should be smooth walled pipe.**



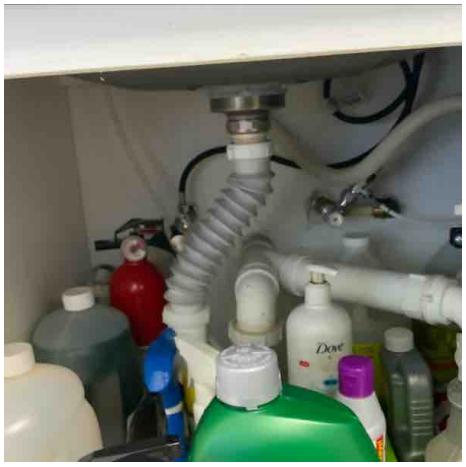
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

- **Pull rod at the primary bathroom sink failed to operate the drain stopper.**

- **Both bathtubs in the home are currently missing a drain stopper to properly seal and hold water in the bathtubs.**

- **Improper plumbing material used to connect tail pipe to trap under the kitchen sink. Material should be smooth walled pipe.**



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

I	NI	NP	D*	
☑	☐	☐	☑	**C. Water Heating Equipment**

Energy Sources: Electric
Capacity: 30 gallon

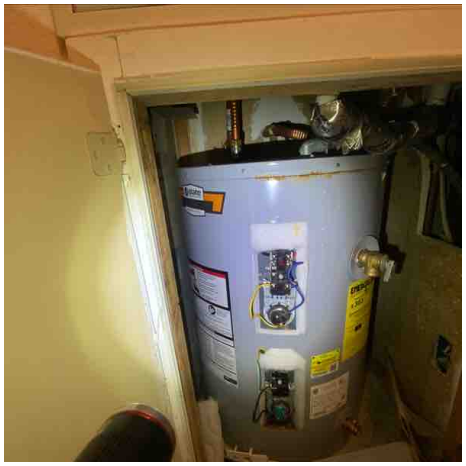
Manufacture of unit - State

Comments:

- Water Heater is a State 28 gallon electric unit, manufactured in 2021

The hot water temperature at the kitchen faucet was 118°. Water temperature should be kept between 110° and 120° to disinfect properly and to prevent scalding.

Note : The TPR drain valve was only visually inspected and was not tested at the time of inspection, due to TPR valves commonly leak after being operated.

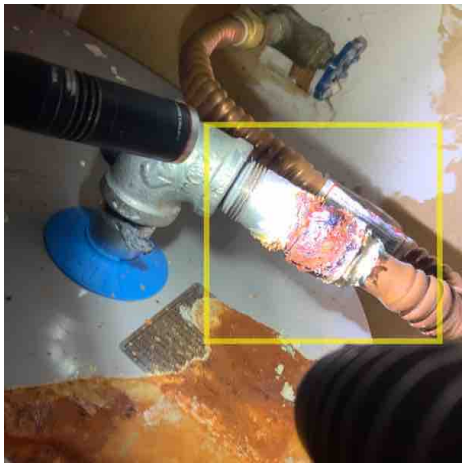


- **The TPR valve was noted with no drain line connected to the valve. This should be repaired to ensure proper drainage incase the valve is needed for use. This drain line is required to terminate to the exterior of the home within 6" of grade, due to the high pressure and temperature of the water that will be releasing if this valve is needed for use.**

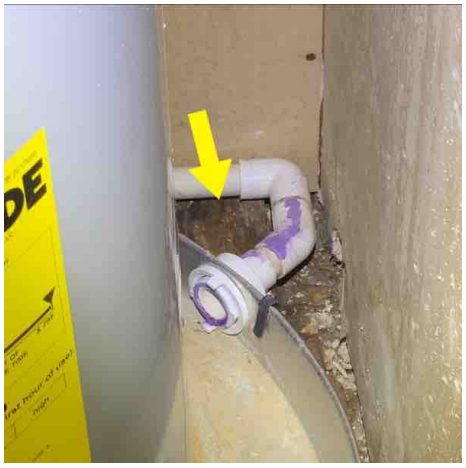
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D*	

- **Galvanic corrosion / major rust observed at the water connection to the unit. This occurs when dissimilar metals are directly connected. This connection should be made with a dielectric union to prevent corrosion. Rust was also noted on the top of the unit under this area.**



- **Possible moisture damage was noted in areas at the back of the water heater closet at the wood flooring. Recommend further investigation into this area to confirm if this is active moisture damage and make any needed repairs.**



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

☐ ☐ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**

Comments:

- Gas service is not present in the home.

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwasher**

- Manufacture of Dishwasher - Bosch

Comments:

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

I	NI	NP	D*	
				• Dishwasher was ran thru a full cycle and was functioning properly at the time of the inspection.

☑	☐	☐	☐	**B. Food Waste Disposers** *Comments:* • Garbage disposer was functioning properly at the time of the inspection.

☑	☐	☐	☐	**C. Range Hood and Exhaust Systems** *Comments:* • Range exhaust fan and lights functioned properly at the time of the inspection.
☑	☐	☐	☑	**D. Ranges, Cooktops, and Ovens** ⊙ Manufacture of Stovetop /Oven - Frigidaire ⊙ Electric *Comments:*

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

I	NI	NP	D*	

- Electric cooktop with a single oven. Tested 4 burners on low, medium, and high, all functioned properly at the time of inspection.
Oven temperature was 340° when set to 350°. The oven can be +/- 25° when set to 350°.

- **Oven anti-tip device is missing or disconnected at the back of the unit. This is a possible safety hazard and should be corrected.**

☑ ☐ ☐ ☐ **E. Microwave Ovens**

- Manufacture of Microwave - GE

Comments:
- Microwave was functioning properly at the time of the inspection.

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

Comments:
- Exhaust fans were functioning properly at the time of the inspection.

☐ ☐ ☑ ☐ **G. Garage Door Operators**

Comments:
- Garage door operator was not present at the time of inspection.

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

I	NI	NP	D*	
☑	☐	☐	☐	**H. Dryer Exhaust Systems**

Comments:

- Dryer vent appears to be ran properly and discharges to the outside of the home, at the time of inspection.

I	NI	NP	D*	
☑	☐	☐	☐	**I. Other**

Comments:

- Doorbell was functioning properly at the time of the inspection

VI. OPTIONAL SYSTEMS

I	NI	NP	D*	
☐	☐	☐	☐	**A. Other**

Comments:

- Note : This was a premium inspection which includes infrared scanning around all plumbing fixtures to check for moisture, scanning of interior walls and ceiling from inside the home checking for moisture, and scanning of the electric panel to check for any overheating / overloading. This package also includes a appliance inventory package thru Centriq, giving access to appliance information through a website or through a app (access to manuals, recall information, repair videos, orders for parts). The premium package also includes a PTP360 virtual tour of the home, with a measured floor plan of the home.