

Annotations by seller for repairs
completed after inspection.

515 WOODBINE AVE, DALLAS, TX

AID-4-U INSPECTION SERVICE, INC.
PROPERTY AGREEMENTS AND LIMITATIONS

I have requested AID-4-U Inspection Service, Inc. to conduct a limited visual inspection of this property for the purpose of informing me of major deficiencies in the condition of the inspected property. I understand the written report is the property of the inspector and the client. It shall not be used by or transferred, in any form, to anyone or company without the client's written consent.

SCOPE OF INSPECTION

The inspection is performed in accordance with the TEXAS REAL ESTATE COMMISSION'S; hereafter known as TREC; most current STANDARDS OF PRACTICE regulating real estate inspectors. The report used by AID-4-U Inspection Service, Inc. is the TREC mandated inspection report.

Only the items marked as inspected are covered in this report. An inspection of any items not included in this report must be provided by a specialist in that field.

This inspection is not an engineering report, and should not be considered one. AID-4-U Inspection Service, Inc. inspectors are not professional engineers, but are licensed by TREC as general real estate inspectors.

VISUAL INSPECTION LIMITATIONS

This is a limited visual inspection only, based on the conditions of the property on the day and time of the inspection.

The inspector does not disassemble any equipment; restore any utility that has been terminated; light pilots; change light bulbs; move furniture or obstructions, window coverings, wall coverings, floor coverings, items in closets, vehicles, plants, boxes designated for relocation to inspect any part of the building or its equipment.

The inspection report does not address the possible presence of hazardous gases, toxic waste, substances or dangers from asbestos, radon gas, lead paints, bacteria, molds, mildews, fungi, soil contamination, or any other indoor /outdoor environmental issues.

If the client has any concerns involving municipal building codes, designs, latent defects, flood plains, obstructed areas, value, soil analysis, replacement costs, future performance, capacity, or items requiring the removal of major or permanent coverings; AID-4-U Inspection Service, Inc. urges the client to contact a specialist in that field to perform a full evaluation.

This inspection is not intended to be technically exhaustive nor is to be considered a guarantee, home warranty, or insurance policy of the future life or failure of any structural or mechanical item inspected, written or implied.

It is the client's responsibility to contact a specialist in the appropriate field to fully evaluate any and all items reported as DEFICIENT in this inspection report. AID-4-U Inspection Service, Inc. recommends all repairs be completed by a licensed / certified specialist in the field of the deficient items.

FEE OR VALUABLE CONSIDERATION DISCLOSURE

AID-4-U Inspection Service, Inc. is paying a portion of the inspection fee received by the inspector to the inspector/employee

LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

DISAGREEMENTS

If a controversy or claim related to this inspection report arises, the client agrees to notify AID-4-U Inspection Service, Inc. within 10 (ten) days after the discovery of the problem. The client agrees to allow AID-4-U Inspection Service, Inc., or a professional / qualified contractor, a reasonable time to reinspect the property before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector.

If the client pursues legal action against AID-4-U Inspection Service, Inc., or its inspector, and AID-4-U Inspection Service Inc. and / or its inspector is found to be without fault, the client agrees to reimburse AID-4-U Inspection Service, Inc. and / or its inspector all attorney fees, court costs, cost of depositions, costs of expert witnesses, and any other expenses incurred by AID-4-U Inspection Service, Inc. and/or its inspector in our defense of the proceeding.

ACKNOWLEDGEMENT

I acknowledge I have read, understand, accept and agree to all the terms and conditions contained in the PROPERTY AGREEMENTS AND LIMITATIONS and also in the PROMULGATED PREAMBLE STATEMENT on the first two pages of the inspection report.

SIGNATURE _____ DATE _____



PROPERTY INSPECTION REPORT FORM

TOREY JOHNSON

Name of Client

01/28/2024

Date of Inspection

515 WOODBINE AVE, DALLAS, TX 75203

Address of Inspected Property

Michael Killion

Name of Inspector

5389

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 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 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

Present at Inspection: Buyer Buyer Agent Occupant Listing Agent

Building Status: Vacant Occupied

Weather Conditions: Sunny Cloudy Rain

Outside Temperature: 47

Utilities On: Yes No

Utilities Not On: No Water No Electricity No Gas

Orientation : The house faces North South West East



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): SLAB

Comments:

Note: Foundations on clay soil require adequate and even moisture around the perimeter of the foundation to prevent movement. Trees and shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or alongside of any part of the foundation. Depending on design and construction of a pier and beam foundation, periodic leveling may be required. (Foundations are not totally observed.) We are unable to identify previous foundation repairs.

IN THE OPINION OF THIS INSPECTOR THE FOUNDATION APPEARS TO BE PERFORMING WITHIN REASON FOR THIS AGE AND STYLE OF CONSTRUCTION AT THE TIME OF THIS INSPECTION.

HOWEVER;

Trees have been removed.

IN THE OPINION OF THIS INSPECTOR; THE TREES IN THE REAR YARD ARE PLANTED TOO CLOSE TO THE FOUNDATION. THE REMOVAL OF WATER FROM THE SOIL MASS BY TREES PLANTED TOO CLOSE TO THE FOUNDATION CAN CAUSE ABNORMAL SETTLEMENT. MANY EXPERTS RECOMMEND THAT TREES BE PLANTED NO CLOSER THAN HALF THEIR ANTICIPATED HEIGHT TO THE FOUNDATION.

B. Grading and Drainage

Comments:

Note: Foundation area surface or subsurface drains are not inspected.

TYPE OF DRAINAGE: GRADE GUTTERS (visual only)
 SUBSURFACE (not inspected) AREA SURFACE (not inspected)

HOUSE APPEARS TO LACK POSITIVE DRAINAGE AT THE EAST . PER CURRENT STANDARDS, GRADING SHOULD GENTLY SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

ALSO: THE SWALE ON THE NORTH AND SOUTH SIDES OF THE HOUSE APPEAR TO LACK PROPER SLOPE TO DIVERT WATER .

Completed by builder.

PER CURRENT STANDARDS, ALL DOWNSPOUTS SHOULD EXTEND 24 TO 36 INCHES FROM THE HOUSE AND HAVE SPLASHBLOCKS.



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C. Roof Covering Materials

Types of Roof Covering: ASPHALT COMPOSITION

Viewed From: ROOF LEVEL (WALKED ON)

Comments:

Note: Not all roofs are walked on during the inspection due to slope of roof, weather and other safety concerns. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. (Roofs are not checked for insurability; this is due to the fact that different insurance companies have different standards for insuring homes.)

IN THE OPINION OF THIS INSPECTOR THE ROOF COVERING APPEARS TO BE IN OVERALL GOOD CONDITION; NO APPARENT ONGOING LEAKS AT DECKING (IN ATTIC AREA), INTERIOR WALLS, OR CEILING SHEETROCK AND FINISH.

D. Roof Structures and Attics

Viewed From: ATTIC SPACE

Approximate Average Depth of Insulation: 14 TO 16 INCHES

Comments:

FRAMING TYPE: CONVENTIONAL TRUSS

ALL VISIBLE RAFTERS,DECK,AND SUPPORTS APPEAR TO BE INTACT AT THIS TIME.

HOWEVER:

ATTIC STAIR NOT PROPERLY INSTALLED AS PER MFG. RECOMMENDATIONS:
SOME OF THE FASTENERS THAT SECURE THE FRAME ARE NOT OF THE PROPER TYPE;
THE HINGE BRACKETS ARE NOT SECURED AS PER INSTRUCTIONS;
PROPER AMOUNT OF SHIMS NOT INSTALLED BETWEEN THE FRAME AND JOISTS.

ATTIC INSULATION: BLOWN BATT

TYPE: FIBERGLASS ROCK WOOL CELLULOSE

VERTICAL INSULATION APPROXIMATE THICKNESS : NOT VISIBLE

TYPE: BATT FIBERGLASS BATT ROCK WOOL

VENTILATION: RIDGE VENT TURBINES POWER VENT AIR HOCKS
 SOFFIT VENTS GABLE LOUVERS / SCREENS

E. Walls (Interior and Exterior)

Comments:

EXTERIOR VENEER TYPE: BRICK SIDING STUCCO STONE

EXTERIOR WALLS :

EXTERIOR WALLS APPEAR INTACT.

INTERIOR WALLS :

Note: Not all interior walls are visible/accessible in occupied homes as they are obstructed by wallpaper, paneling, furniture, etc.

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INTERIOR WALLS APPEAR TO BE INTACT WITH NO VISIBLE CRACKS OR WATER STAINS AT THIS TIME.

F. Ceilings and Floors

Comments:

CEILINGS:

Note : Not all interior ceilings are visible/accessible in occupied homes as they are obstructed by wallpaper, paneling, furniture, etc.

OBSERVED A CEILING CRACK IN THE GARAGE.

FLOORS:

Note: Not all interior floors are visible/accessible in occupied homes as they are obstructed by furniture, floor coverings, etc.

FLOORS SEEM TO BE LEVEL WITHIN REASON FOR THIS AGE AND STYLE OF CONSTRUCTION.

G. Doors (Interior and Exterior)

Comments:

INTERIOR DOORS:

DOORS APPEAR TO BE FUNCTIONING AS DESIGNED.

EXTERIOR DOORS:

DOORS APPEAR TO BE FUNCTIONING AS DESIGNED.

HOWEVER:

Completed by builder.

THE FRONT ENTRY DOOR IS NOT AIR TIGHT AT THE BOTTOM LATCH SIDE CORNER, AND THE BOTTOM GLASS PANEL IS MISSING ITS BORDER TRIM.

THE PATIO DOOR IS NOT AIR TIGHT ALONG THE BOTTOM.

GARAGE DOOR:

INTACT AT THIS TIME

H. Windows

Comments:

Note: Only accessible windows are inspected and only a representative number of these windows are checked for operation at the inspection. Defective thermal windows are not always visible. Cloudy days and other weather conditions can obscure their condition. As thermal pane windows lose their vacuum, moisture and humidity levels change. (Windows are listed as observed at the time of inspection and no warranty is implied).

FRAME TYPE: WOOD METAL VINYL

GLAZING TYPE: SINGLE PANE THERMAL STORM

ALL WINDOWS INTACT AT THIS TIME.

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I NI NP D

HOWEVER: ALL WINDOWS LACK A SCREEN

 I. Stairways (Interior and Exterior)

Comments:

 J. Fireplaces and Chimneys

Comments:

FIREPLACE: MASONRY METAL

CHIMNEY CAP: MASONRY METAL

 K. Porches, Balconies, Decks, and Carports

Comments:

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and nails.

Note: The structural load capacity is not inspected.

PORCHES BALCONY WOOD DECK PATIO COVER CARPORT

PORCHES FUNCTIONING AS INTENDED.

 L. Other

Comments:

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Comments:

PANEL LOCATION: GARAGE

PANEL MANUFACTURED BY EATON

PANEL IS A 200 AMP SERVICE

TYPE OF WIRING:

SERVICE COPPER ALUMINUM

BRANCH COPPER ALUMINUM

CIRCUIT PROTECTORS: BREAKERS FUSES

THE MAIN DISTRIBUTION PANEL APPEARS TO BE WIRED PROPERLY AT THIS TIME.

 B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: COPPER

Comments:

Note: - Connected Devices: Lights and equipment activated by photo cell switches were not checked. Landscape and exterior ground lighting is not included in this inspection. Only a representative number of interior outlets are checked. If there are no Ground Fault Circuit Interrupters (GFCI's) at wet areas, we are required by our licensing agency (TREC) to note these on report as a defect and in need of repair. Smoke detectors may be checked as inaccessible on the report, we are unable to check if wired to a security system. Intercom communication is not inspected.

GFCI PROTECTED: KITCHEN DISHWASHER BATHROOMS GARAGE

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EXTERIOR LAUNDRY

FIXTURES, SWITCHES, OUTLETS:

THE RECEPTACLE OUTLET FOR THE GARAGE DOOR OPENER IS NOT GFCI PROTECTED AS CURRENTLY REQUIRED.

NOTE; THE RECEPTACLE OUTLET FOR THE KITCHEN REFRIGERATOR IS GFCI PROTECTED. AVOID HAVING REFRIGERATOR AND FREEZER ON A GFCI PROTECTED RECEPTACLE OUTLET. *Completed by builder.*

UNABLE TO DETERMINE THE OPERATIVE END OF ONE SWITCH NEAR THE FRONT ENTRY DOOR.

DOOR BELL: RESPONDED TO CONTROL FAILED TO RESPOND TO CONTROL
 NOT PRESENT

SMOKE DETECTORS: ALL ACCESSIBLE DETECTORS RESPONDED TO MANUAL TEST AT THIS TIME.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: CENTRAL FORCED AIR

Energy Sources: HEAT PUMP

Comments:

Note: Furnaces & cooling equipment are not dismantled.

We recommend the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

NOTE; FURNACE MFG IN 2023

OPERATION : HEAT PUMP RESPONDED TO THERMOSTAT IN HEAT MODE AND PRODUCED 93 DEGREES AT THE VENT. THIS IS A 25 DEGREE DIFFERENTIAL BETWEEN THE RETURN AND SUPPLY AIR, INDICATING PROPER OPERATION.

THE SYSTEM RESPONDED TO THERMOSTAT IN EMERGENCY HEAT MODE AND PRODUCED 100 DEGREES AT THE VENT, INDICATING PROPER OPERATION.

B. Cooling Equipment

Type of Systems: CENTRAL/SPLIT/CONDENSING

Comments:

Note: We recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Air conditioning units are not checked when the outside temperature is below 60 degrees because of possible damage to the compressor unit.

NOTE; OUTSIDE CONDENSER MFG IN 2023

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I NI NP D

NUMBER OF SYSTEMS: 1 2 3 4 5

DIFFERENTIALS:

SUPPLY TEMPERATURE:

RETURN TEMPERATURE:

DIFFERENCE;

COOLING PERFORMANCE :

NOTE: THE OUTDOOR TEMPERATURE IS BELOW 60 DEGREES FAHRENHEIT; CANNOT TEST OPERATION OF COOLING SYSTEM EQUIPMENT OR FOR CONDENSATION RELATED PROBLEMS. OPERATING THE COOLING SYSTEM EQUIPMENT AT THIS TIME RISKS COSTLY DAMAGE TO THE COMPRESSOR OR OTHER COMPONENTS. PER TREC STANDARDS; HOME INSPECTORS ARE NOT REQUIRED TO OPERATE THE COOLING SYSTEM WHEN THE OUTDOOR TEMPERATURE IS LESS THAN 60 DEGREES FAHRENHEIT. THUS, UNABLE TO CONFIRM IF THE COOLING SYSTEM PROPERLY OPERATES.

C. Duct Systems, Chases, and Vents

Comments:

HVAC DUCTWORK: FLEX METAL AIR REGISTERS

DUCT WORK IS A FLEXIBLE SYSTEM.
ALL VISIBLE DUCTWORK IS INTACT.
ALL AIR REGISTERS PRESENT.

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: FRONT PARKWAY

Location of main water supply valve: FRONT FLOWER BED

Static water pressure reading: 70

Type of supply piping material: PEX

Comments:

Note: : Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water conditioning equipment (such as softeners or filters) and purification of water is not included. Personal laundry equipment is not operated to check drain systems.

MAIN WATER SUPPLY SHUT OFF

LOCATED IN FRONT FLOWER BED AND IT OPERATED AS INTENDED

WATER METER

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NO MOVEMENT AT THIS TIME

STATIC WATER PRESSURE

THE STATIC WATER PRESSURE WAS FOUND TO BE WITHIN THE CURRENT ACCEPTABLE STANDARD OF 40-80 PSI.

KITCHEN SINK

LAVATORIES

TUBS

SHOWERS

COMMODES

LAUNDRY WASHER CONNECTIONS

EXTERIOR FAUCETS

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Note: Only visible and accessible waste lines are checked.

DRAIN PIPE TYPE: PVC COPPER CAST IRON

FUNCTIONING AND APPEAR FREE OF LEAKS AT THIS TIME.
ALL DRAINS OPEN AT THIS TIME.

C. Water Heating Equipment

Energy Sources: ELECTRIC

Capacity: 50 GALLONS

Comments:

NOTE; WATER HEATER MFG IN 2023

LOCATION: ATTIC GARAGE CLOSET

UNIT APPEARS FREE OF LEAKS AND IS MAKING HOT WATER AT THIS TIME.

D. Hydro-Massage Therapy Equipment

Comments:

EQUIPMENT WAS ACCESSIBLE EQUIPMENT WAS NOT ACCESSIBLE

GFCI WAS LOCATED GFCI WAS NOT LOCATED

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

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Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

BACK FLOW PREVENTION: AIR GAP SANITARY DRAIN LOOP

OPERATION :UNIT OPERATED ON NORMAL CYCLE WITH NO VISIBLE LEAKS AT THIS TIME.

B. Food Waste Disposers

Comments:

OPERATION : THE SPLASH GUARD IS INTACT; AND HAS NO VISIBLE LEAKS AT THIS TIME.

HOWEVER: SEEMS TO BE DEBRIS IN THE UNIT

C. Range Hood and Exhaust Systems

Comments:

RECIRCULATING VENTED TO EXTERIOR

RECIRCULATING MODEL OPERATED ON VENT; THE LIGHT WORKS, AND THE GREASE FILTER IS IN PLACE.

D. Ranges, Cooktops, and Ovens

Comments:

Note: The following are not included in this inspection: clocks, timers, automatic cooking or cleaning modes.

COOK TOP TYPE: ELECTRIC GAS

OPERATION : THE BURNERS RESPONDED TO LOW, MEDIUM, AND HIGH SETTINGS.

OVEN TYPE: ELECTRIC GAS

OPERATION : THE OVEN WAS OPERATED ON TRADITIONAL BAKE AND BROIL MODES AND PRODUCED 350 DEGREES WITH A 350 DEGREE SETTING.

ANTI-TIP DEVICE: INSTALLED NOT INSTALLED N/A

NOT HAVING AN ANTI-TIP DEVICE IS A RECOGNIZED SAFETY HAZARD.

E. Microwave Ovens

Comments:

Note: Microwaves are not checked for radiation leakage.

UNIT HEATED A CUP OF WATER IN ONE MINUTE.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NON VENTED GAS HEATERS ELECTRIC HEATERS
 EXHAUST FANS

ALL EXHAUST FANS FUNCTIONING AT THIS TIME.

G. Garage Door Operators

Comments:

AUTO REVERSE HAND TEST: PASSED FAILED

PHOTOELECTRIC SENSOR TEST: PASSED FAILED NOT INSTALLED

GARAGE DOOR OPENER RESPONDING TO CONTROL AT THIS TIME.

H. Dryer Exhaust Systems

Comments:

Note: Laundry equipment is not moved to inspect vents.

VENTED: EXTERIOR ATTIC

PRESENT AND VENTS TO EXTERIOR THROUGH THE ROOF

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Note: The system is only checked in the manual mode. Timers were not tested.

NUMBER OF ZONES :

BACK FLOW PREVENTION: WAS LOCATED WAS NOT LOCATED

RAIN / FREEZE SENSOR: PRESENT NOT PRESENT