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PROPERTY INSPECTION REPORT

Prepared For: PHIL RAVELING & FRANCES MORENO
(Name of Client)

Concerning: 4803 MARCH AVE, DALLAS, TX 75209
(Address or Other Identification of Inspected Property)

By: Michael Killion, Lic #5389 01/02/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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 seller’s 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Buyer Agent Occupant Listing Agent

Building Status: Vacant Occupied

Weather Conditions: Sunny Cloudy Rain

Outside Temperature: 50

Utilities On: Yes No

Utilities Not On: No Water No Electricity No Gas

Orientation : The house faces North South West East



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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.

* Please note there is installed auto irrigation system which provides moisture 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, WEST AND NORTH. PER CURRENT STANDARDS, GRADING SHOULD GENTLY SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

SOME OF THE GUTTERS ARE FULL OF DEBRIS .



*There is a new (2022) grass dog run on the west side of the house which slopes away from the house at approximately 10 degrees.

Gutters have been cleared of debris. And there are drainage catch basins on all sides of the house.

SOIL TOO HIGH CONDITIONS ARE PRESENT ALONG BOTH SIDES OF THE N/E CORNER OF THE HOUSE. UNDER PRESENT STANDARDS THERE SHOULD BE AT LEAST 4 INCHES OF FOUNDATION VISIBLE BELOW BRICK VENEER AND 6 INCHES OF FOUNDATION VISIBLE BELOW ANY SIDING / STUCCO.

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C. Roof Covering Materials

Types of Roof Covering: ASPHALT COMPOSTION & METAL & POLY-MEMBRANE

Viewed From: WALKED ON & FROM GROUND WITH BINOCULARS

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.

HOWEVER: THE POLY MEMBRANE ROOF COVER ABOVE THE FRONT PORCH IS BUBBLED; AND SHOWS SIGNS OF STANDING WATER THAT INDICATES IT IS NOT PROPERLY SLOPED TO DRAIN WATER.



NEED A QUALIFIED ROOFING CONTRACTOR TO FULLY EVALUATE THE ROOF AND MAKE ANY NEEDED REPAIRS.

***The poly membrane roof above the front porch was repaired in February 2021. No standing water.**

D. Roof Structures and Attics

Viewed From: ATTIC ACCESS AREA ONLY

Approximate Average Depth of Insulation: 12 INCHES

Comments:

FRAMING TYPE: CONVENTIONAL TRUSS

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

ATTIC INSULATION: BLOWN BATT

TYPE: FIBERGLASS ROCK WOOL CELLULOSE

VERTICAL INSULATION APPROXIMATE THICKNESS : NOT VISIBLE

TYPE: BATT FIBERGLASS BATT ROCK WOOL

VENTILATION: RIDGE VENT TURBINE 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.

OBSERVED HAIRLINE CRACKS IN WALL AT THE CORNERS OF THE WINDOW IN THE DOWNSTAIRS GUEST BATHROOM.

CAULK REPAIRS NEEDED BETWEEN SOME OF THE STAIR TREADS AND RISERS = COSMETIC.



*Small cosmetic caulk and paint repairs have been done in March 2024.

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.

CEILINGS APPEAR TO BE INTACT WITH NO VISIBLE CRACKS OR WATER STAINS AT THIS

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TIME.

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.

HOWEVER :

THE MASTER BATHROOM BARN DOOR IS CHIPPED AT THE BOTTOM HANDLE SIDE CORNER.



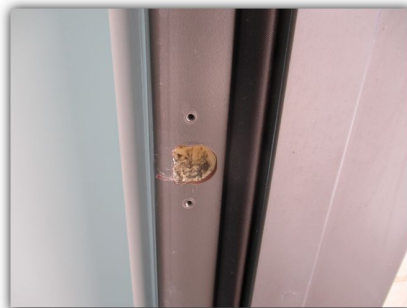
*This cosmetic doors chip was repaired in 2021.

EXTERIOR DOORS:

THE SLIDING DOOR FOR THE BALCONY LACKS A SCREEN.

THE KITCHEN TO WEST YARD DOOR AND THE MEDIA ROOM TO BALCONY DOOR CAN BE OPENED FROM THE OUTSIDE AFTER THE DEAD BOLT HAS BEEN ENGAGED. THE CAUSE AND REMEDY SHOULD BE FURTHER INVESTIGATED FOR SECURITY REASONS.

THE FRONT ENTRY DOOR LACKS LACKS A DEAD BOLT STRIKE PLATE.



*The doors to the west yard and the media room to balcony are a European style door that function perfectly as designed.

There is a new deadbolt strike plate on the front door.

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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

THE CASEMENT WINDOWS LACK A SCREEN.

WAS UNABLE TO UNLOCK AND OPEN THE CASEMENT WINDOW IN MASTER BEDROOM DUE TO THE LOCK BEING OBSTRUCTED BY THE WINDOW SCREEN FRAME. NEED ONE WINDOW PER SLEEPING AREA THAT WILL OPEN FULLY, WITH FREE ACCESS TO THE OUTDOORS FOR SAFETY PURPOSES. LACK OF EMERGENCY EGRESS WINDOWS IS A SAFETY HAZARD.

***All windows operate as designed and those that open do so.**

I. Stairways (Interior and Exterior)

Comments:

INTACT AT THIS TIME

J. Fireplaces and Chimneys

Comments:

FIREPLACE: MASONRY METAL

CHIMNEY CAP: MASONRY METAL

BOTH FIREPLACES APPEAR TO BE FREE OF SEPARATIONS AND PROPERLY INSTALLED AT THIS TIME.

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 AND BALCONY FUNCTIONING AS INTENDED

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

PANEL LOCATION: GARAGE

PANEL MANUFACTURED BY SIEMENS
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 BATHROOMS GARAGE EXTERIOR
 POOL LIGHT

FIXTURES, SWITCHES, OUTLETS:

WAS UNABLE TO DETERMINE THE OPERATIVE END OF SOME OF THE SWITCHES IN :
MASTER BEDROOM = 2, UPPER HALL NEAR MEDIA ROOM = 1, AND AT THE N/W
EXTERIOR CORNER OF THE HOUSE.

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

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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I	NI	NP	D
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A. Heating Equipment

Type of Systems: CENTRAL FORCED AIR

Energy Sources: GAS

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; BOTH FURNACES MFG IN 2018

OPERATION : BOTH FURNACES RESPONDED TO THERMOSTAT COMMANDS AND PRODUCED A STEADY BLUE FLAME, INDICATING PROPER OPERATION. FURNACES ARE ELECTRONIC IGNITION.

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; BOTH OUTSIDE CONDENSERS MFG IN 2018

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 BOTH COOLING SYSTEMS PROPERLY OPERATE.

***All HVAC systems are operating and have been maintained regularly.**

C. Duct Systems, Chases, and Vents

Comments:

HVAC DUCTWORK: FLEX METAL AIR REGISTERS

DUCT WORK IS A FLEXIBLE SYSTEM.

ALL VISIBLE DUCTWORK IS INTACT.

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ALL AIR REGISTERS PRESENT.

ROOF GAS VENT PIPES AND PLUMBING VENTS:

APPEAR TO BE INTACT AT THIS TIME

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: FRONT PARKWAY

Location of main water supply valve: REAR INTERIOR WALL OF THE GARAGE

Static water pressure reading: 68 PSI

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 ON REAR INTERIOR WALL OF GARAGE AND IT OPERATED AS INTENDED.

WATER METER

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

Comments:

Note: Only visible and accessible waste lines are checked.

DRAIN PIPE TYPE: PVC COPPER CAST IRON

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

C. Water Heating Equipment

Energy Sources: GAS
Capacity: 2 TANKLESS UNITS
Comments:

NOTE; THE N/W WATER HEATER MFG IN 2018 AND THE S/E WATER HEATER MFG IN 2017

LOCATION: N/W AND S/E EXTERIOR OF THE HOUSE

BOTH UNITS APPEAR FREE OF LEAKS AND 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. 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.

HOWEVER:

THE TOP UTILITY TRAY WAS NOT INSTALLED

B. Food Waste Disposers

Comments:

OPERATION : THE SPLASH GUARD IS INTACT; UNIT MAKES NO EXCESSIVE NOISE OR EXCESSIVE VIBRATION; AND HAS NO VISIBLE LEAKS AT THIS TIME.

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C. Range Hood and Exhaust Systems

Comments:

RECIRCULATING VENTED TO EXTERIOR

VENTED MODEL OPERATED ON VENT AND THE LIGHT WORKS.

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 LEFT OVEN WAS OPERATED ON TRADITIONAL BAKE MODE AND PRODUCED 350 DEGREES WITH A 350 DEGREE SETTING.

THE RIGHT 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

E. Microwave Ovens

Comments:

Note: Microwaves are not checked for radiation leakage.

UNIT HEATED A CUP OF WATER IN ONE MINUTE.

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

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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 LOWER WEST SIDE ROOF.

HOWEVER:

THE DRYER VENT HOOD ON THE ROOF LACKS A SELF CLOSING BACK DRAFT DAMPER.

THE DRYER VENT PIPE NEEDS TO BE CLEANED.



I. Other

Comments:

THE KITCHEN FRIG WAS OPERATING AT 40 DEGREES AND FREEZER AT 15 DEGREES.

THE MINI FRIG WAS OPERATING AT 38 DEGREES.

LEFT SIDE OF WINE COOLER OPERATING AT 52 DEGREES AND RIGHT SIDE AT 60 DEGREES.

ALL THE BURNERS OPERATED AT THE PATIO GRILL.

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 : 8

BACK FLOW PREVENTION: WAS LOCATED WAS NOT LOCATED

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I NI NP D

RAIN / FREEZE SENSOR: PRESENT NOT PRESENT

ZONES 1,3, 8 OPERATED ON MANUAL MODE WITH GOOD PRESSURE TO ALL HEADS.

ZONES 2,4,5,6,7 ARE A DRIP SYSTEM AND MOST OF THE HOSES ARE COVERED WITH MULCH AND OR STONE. NO DEFECTS WERE OBSERVED WHEN THESE ZONES WERE MANUALLY OPERATED.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: IN GROUND GUNITE- PLASTER SURFACE

Comments:

Note : Pools and spas are checked for equipment only, not for leakage. Pool timer functions are not checked. We do not backwash pools.

TYPE: POOL SPA HOT TUB

The objective of our limited visual pool inspection is to determine if the pool and related equipment may benefit from a more thorough inspection by a qualified pool specialist. The scope of our inspection includes a limited visual inspection of the pool electrical system, primary circulation system, pool barrier system, the pool interior surface and surrounding deck. We do not dismantle components such as filters, pumps and heaters. We do not test water chemistry. We do not test or operate manual control valves, chemical injectors or similar components.

THE POOL IS EQUIPPED WITH A SINGLE MAIN DRAIN. CURRENT STANDARDS REQUIRE A POOL / SPA / HOT TUB TO BE EQUIPPED WITH DUAL DRAINS NO CLOSER THAN 3 FEET APART.

I WAS UNABLE TO GET THE HEATER TO OPERATE.

DOORS HAVING DIRECT ACCESS TO POOL ARE NOT EQUIPPED WITH ONE OF THE FOLLOWING AS REQUIRED FOR SAFETY REASONS : A 30 SECOND AUDIBLE ALARM (THAT CAN BE HEARD THROUGHOUT HOUSE) WITH A DEACTIVATION DEVICE NO LESS THAN 54 INCHES ABOVE THE THRESHOLD; OR A SELF-CLOSING, SELF-LATCHING DEVICE WITH A POSITIVE MECHANICAL LATCHING / LOCKING INSTALLED NO LESS THAN 54 INCHES ABOVE THE THRESHOLD.

THE GATES ARE NOT SELF CLOSING AS SELF LATCHING AS REQUIRED WITH A POOL PRESENT. THIS IS A RECOGNIZED SAFETY HAZARD.

***The pool pumps and heating system are operating normally and have been regularly maintained.**

C. Other

Comments:

I DID NOT KNOW HOW TO OPERATE THE PATIO FIRE PIT.