



Single Family Residence

INSPECTED FOR

Heather Cole
4144 Shady Bend Drive
Dallas, TX 75244

May 26, 2020

Best Inspections
1004 Cortez
Denison, TX 75020

903-271-0612

butchgayoso@bestinspections.net

PROPERTY INSPECTION REPORT

Prepared For: Heather Cole
(Name of Client)

Concerning: 4144 Shady Bend Drive, Dallas, TX 75244
(Address or Other Identification of Inspected Property)

By: Clyde (Butch) Gayoso, Lic #5891 05/26/2020
(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 REPORT 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

Promulgated by the Texas Real Estate Commission (TREC), P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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;
- the 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

Inspection Time In: **9 am** Property was: **Vacant, Newly Remodeled**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Partly Cloudy**
Outside temperature during inspection: **68 Degrees**
Parties present at inspection: **Buyer**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Heather Cole. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the deficiencies / damages in place and should not be considered to show all of the deficiencies / damages found. There will be some damage and/or deficiencies not represented with digital imaging.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Crawl Space Viewed From: Not Applicable - Not a Pier and Beam Foundation

Comments: The foundation appears to be performing as intended.

MAINTENANCE OF SLAB ON GRADE (Ground) FOUNDATIONS

Foundation problems associated with expansive clay are usually caused by the lack of moisture in the soil which shrinks when dry and results in foundation deflections and settlements. When the moisture content of the active supporting soil at the perimeter of the foundation is maintained uniformly, the changes of the foundation failure are greatly alleviated.

Before any foundation maintenance can be effectively implemented, it is imperative that proper drainage is provided. This could necessitate some recontouring of existing grade, placing fill dirt at perimeter grade beams, placing splash blocks at downspouts to prevent soil erosion and other specifics peculiar to a particular site. Water should always run away from the house and there should be no ponding of water near the foundation. Care should be taken to insure that the soil is two inches below the top of the perimeter grade beams and/or the foundation brick ledge. The soil should be sloped approximately one inch per foot to drain at least (36) inches away from the foundation.

The moisture content of the soil at the perimeter of the foundation should be maintained during all seasons. This is best accomplished by utilizing a lawn sprinkler system or by placing soaker hoses eighteen (18) inches from the foundation and regulated to a flow of one-fourth (1/4) inch in height until the water is observed standing on the ground. The volumetric expansion of the active soil will now provide uniform support for the foundation. Watering should be repeated when drying cracks are observed or when the soil is evidently dried.

Trees and shrubbery can produce an adverse effect on the foundation. Their roots sap moisture from the soil, both at the perimeter and under the slab. This lowers the moisture from the soil, both at the perimeter and under the slab. This lowers the moisture content of the active supporting soil at various places which can cause differential movements of the foundations. In certain instances, root severing at the foundation may be recommended. Guttering is not necessary where proper drainage is provided. On gabled ends or sides of the house, there is no run-off so more watering will probably be required. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which is shaded and not exposed to as much direct sun.

Most major foundation movements can be prevented if the active supporting soil is well maintained. The extent of the distress transmitted to the structure would be lessened and the service life of the residence would be considerably increased.

This information is provided as a means of general maintenance. Since conditions and drainage around each foundation may vary, it is recommended additional information be obtained regarding foundation maintenance that may be more specific to your foundation.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Checked
semi-annually

Note-There are large trees close to the house. It is recommended, that larger trees be at least 15 feet from the structure, as the root system of the tree could cause damage to the foundation. These should be monitored and corrective measures taken if necessary.

Need to patch the foundation corners with hydraulic mortar/cement where they have cracked. This is a common occurrence and does not affect the house structurally. Sealing these cracks will reduce the risk of water penetration, which could freeze and expand during the winter and cause the cracks to enlarge.

Corrected -
builder punch
list



B. Grading and Drainage

Comments:

The front porch appears to slope towards the house. This condition can promote moisture seepage. Unfortunately, it is difficult to improve this situation without resurfacing the porch adjacent to the house.



Need to remove the debris from the gutters.

Corrected -
checked
monthly



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The trenches in the back yard need to be filled as they are a trip hazard.

Corrected -
builder
punch list



It is recommended that splashguards be installed at the bottom of each downspout.

Corrected -
brand new ones
installed 4/24



The bottom section of the downspout is missing at the southeast corner.

Corrected -
builder
punch list



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Composition

Viewed From: Walked on roof

Comments: No deficiencies observed.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

There is evidence of previous hail at the exhaust and vent caps. There is however no visible evidence of hail at the shingles. It may be the shingles were previously replaced but the exhaust and vent caps reused. No repairs are deemed necessary at this time.



D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 14" to 16"

(Note: Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Insulation Type: Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

One of the stair railing handles is missing at the attic stairs in the garage.



There should be a 2 foot wide floored path from the attic access stairs to the furnace and a/c units in the attic. Additional flooring is needed to cover the void(s) in the existing flooring.



Improvements and modifications were observed in the attic.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Insulation needs to be installed at the attic walls that are adjacent to living areas.



E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer

Note: It is recommended all exterior areas that may allow water intrusion be sealed. Silicone caulk will generally serve as a practical means of sealing these areas. These areas commonly include window and brick or siding joints, siding and brick joints, door fascia and wall joints, along the bottom of exterior door thresholds, around wall penetrations such as water faucets, gas pipes, dryer vents, electric meters, A/C disconnect boxes, etc. This would also include securely fastening and sealing wood trim board joints and siding joints. Once these areas have been sealed, the caulk in the joints may separate after a few years and should be monitored and re-sealed as necessary. This is considered to be general routine maintenance that comes with home ownership. An exception to the openings in the walls needing to be sealed would be the Weep Holes (openings in the mortar joints, typically found at foundation level and above doors and windows that have steel lintels) in the brick veneer wall structure.

Note- the brick walls have been painted which makes it difficult to detect areas of wall separation that may have been repaired.

Typical minor cracking was observed at some of the interior walls. This implies that some structural movement of the building has occurred, as is typical of most houses. This condition appears to be mainly cosmetic in nature as there is no indication of movement visible at the exterior walls.

Need to securely fasten and seal the trim boards at the back porch.



Corrected -
builder punch
list

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Need to patch the mortar at the top of the east wall.



Corrected -
milder punch
list

-

F. Ceilings and Floors

Comments: No deficiencies observed.

-

G. Doors (Interior and Exterior)

Comments:

The furnace closet door and the west door to the Jack and Jill bathroom don't latch properly when closed.

There is no locking hardware at the east bathroom door.

The front bedroom closet door should be trimmed or adjusted as necessary to close properly.

all
corrected -
milder
punch list

The strike plates are missing at the top of the master bathroom closet doors.



Due to changes in the International Residential Code (IRC), it is recommended the door between the garage and the interior of the house be equipped with an auto-closer device to prevent automobile fumes from entering the house. (Note-most cities have not adopted this code.)

Some type of support needs to be installed below the threshold at the garage door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Screws are missing at three of the hinges at the master bedroom doors to the exterior.



H. Windows

Comments:

There are no window screens.

The tilt latch at the front window in the northeast corner bedroom needs to be adjusted to work properly.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments: No deficiencies observed.



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

- K. Porches, Balconies, Decks, and Carports**

Comments:

Need to patch the cracks in the driveway to prevent water from penetrating, which could result in soil expansion below the driveway and further damage.

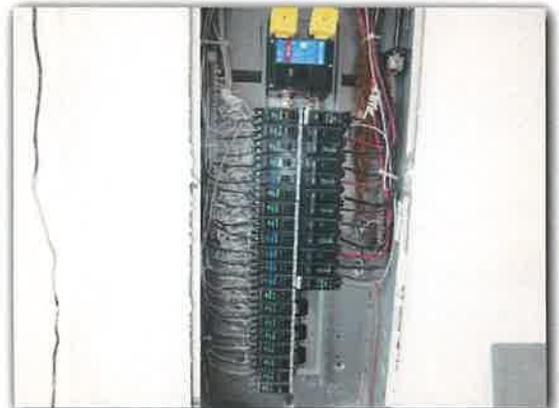


II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:

200 Amp Eaton Distribution Panel



Some of the breakers are not labeled properly. The west bathroom and master bathroom outlets, and the exterior outlets are connected to the outlet labeled "Dishwasher".

- B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

I was unable to verify proper bonding of appliances and gas piping.

Note- there is no doorbell.

Ring doorbell

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Due to code changes since the house was built, the installation of a ground fault circuit interrupter (GFCI) is recommended at all kitchen outlets. The only kitchen outlets that currently have GFCI protection are the ones beside the sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The installation of a ground fault circuit interrupter (GFCI) is recommended at the front porch outlet. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The lights were observed to flicker when the a/c system turned on. It is recommended that a licensed electrician evaluate these conditions and determine the needed repairs.

Note: It is recommended to replace the batteries in all of the smoke and carbon monoxide detectors once a year for reasons of safety.

Replaced annually

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace(s)

Energy Source: Gas (2 Units)

Comments: Appear to be performing as intended.

Note-It is recommended that a licensed HVAC technician service the Heating System to confirm operation and efficiency. This would include checking the heat exchangers on Gas Units for any cracks that could result in carbon monoxide poisoning, and checking the heating elements on Electric Units. This will also be beneficial if claims are made under a Home Warranty/Service Agreement Policy.



It is recommended that a screen covering be installed at the ceiling of the furnace closet to reduce the risk of insulation falling into the closet and/or rodents from entering the closet.

A portion of the furnace exhaust pipe is disconnected in the garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

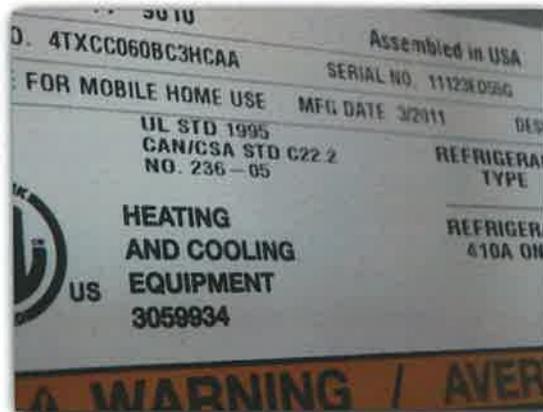
Type of System: Central Forced Air System (2 Units)

Comments:

Note-It is recommended that a licensed HVAC technician service the A/C system to confirm operation and efficiency due to the expenses that can incur with a system that needs cleaning or is low on refrigerant. This will also be beneficial if claims are made under a Home Warranty/Service Agreement Policy.

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

Coil and Condenser Information.



This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The intake air at the master bedroom unit registered 70 degrees. The output air registered 60 degrees.

The intake air registered 70 degrees. The output air registered 57 degrees.

The temperature drop measured across the evaporator coil of both air conditioning systems is less than considered typical. There should be at least 15 degrees difference in the intake and the output air. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Note-The drip pan under the a/c coil in the attic has a safety shut off switch designed to turn the system off when water collects in the pan. It may be desirable to install a secondary drain pipe from the pan to the exterior as an added measure to protect against water damage in the event the primary drain pipe becomes clogged and water is discharged into the drain pan, and the shut off switch fails.



Need to remove the insulation from the drip pan under the a/c units in the attic to reduce the risk of the secondary drain pipe from becoming clogged and allowing water to overflow and penetrate the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



C. Duct Systems, Chases, and Vents

Comments:

An additional duct is recommended at the south portion of the living room. Note-the two vent covers on the north side of the living room are directed away from the living room.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the street



Location of main water supply valve: Unable to Locate a Main Supply Valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Static water pressure reading: 62 #PSI



Comments:

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

I checked water meter for movement with all systems off. Movement would indicate the presence of a water leak. No movement was detected.



Corrected -
builder
punch list



The west hall bathroom shower did not have adequate water pressure. This condition should be investigated and/or repaired.

The water shut off valve in the garage wall does not shut off the water to the interior of the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I could not inspect the water supply to the washing machine connections as the drain plug has not been removed.



Corrected -
inuder punch
list

-

B. Drains, Wastes, and Vents

Comments: No deficiencies observed.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

Note-the efficiency of the washing machine drain could not be determined, as the drain plug has not been removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Note- The clean out for the main drain was not found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.

Corrected -
builder
punch
list

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

The sink in the east hall bathroom was observed to drain slowly, suggesting that an obstruction may exist.

-
-
-
-

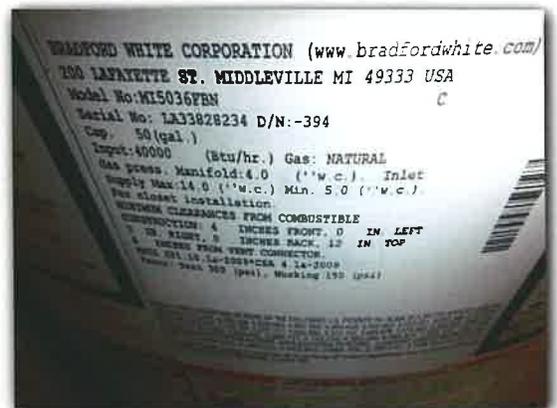
C. Water Heating Equipment

Energy Source: Gas (1 Unit)

Capacity: 50 Gallons

Comments: Appears to be performing as intended.

Water Heater Information:



It is recommended the pipe connected to the drip pan beneath the water heater discharge to the lower level of the garage floor to prevent water intrusion into the house in the event water discharges into the pan.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The supply of combustion air (and draft air) for the water heater may be insufficient. When combustion air is required, two openings are normally required. One should be located within the uppermost twelve inches of the enclosure and the other within the lower twelve inches of the enclosure. This condition represents a health hazard that should be further investigated by a Licensed Plumber and repaired as necessary.

It is recommended that a screen covering be installed at the ceiling of the water heater closet to reduce the risk of insulation falling into the closet and/or rodents from entering the closet.

Note- Due to the number of bathrooms, an additional water heater may be beneficial.

The insulation should be cleared away from the water heater exhaust flue in the attic. At least a 1 inch clearance is recommended between exhaust flues and combustible materials.



-

D. Hydro-Massage Therapy Equipment

Comments:

-

E. Gas Distribution System

Comments:

I checked for leaks using a TIFF 8800A Gas Leak Detector. No leaks were detected.

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

V. APPLIANCES

A. Dishwashers

Comments:



Dishwasher
replaced
7/20

The dishwasher soap door did not open as intended when the unit was operated.

The dishwasher does not respond when the cancel button is activated. This should cancel after the cancel button is pressed for over 3 seconds.

B. Food Waste Disposers

Comments:



corrected -
inuder
punch
list

The vacuum switch is not working at the disposal.

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. Range Hood and Exhaust Systems

Comments: Appears to be performing as intended.



D. Ranges, Cooktops, and Ovens

Comments:



This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

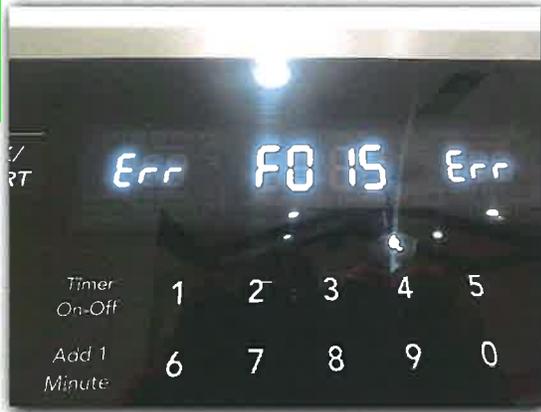
I NI NP D

The front middle burner is not working properly and should be further evaluated.



Corrected -
inuder
punch
list

The ovens are not working properly. An Error Code was displayed.



-
-
-
-

E. Microwave Ovens

Comments: Appears to be performing as intended.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: Appear to be performing as intended.

- G. Garage Door Operators**
Comments: Appears to be performing as intended.
I checked the auto safety reverse using applied resistance and using the electronic sensor. Both worked as intended.

- H. Dryer Exhaust Systems**
Comments: Vents to exterior as intended.
The screen on the dryer vent cover needs to be removed to prevent clogging of the lint. When lint becomes clogged, it may result in a fire hazard. This will also allow the dryer to perform more efficiently.

Corrected -
builder punch
list

Dryer vent
cleaned
annually



VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments:
Control Panel



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The main shut off valves and back flow valves were observed in the front yard.



Corrected -
builder
punch
list

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor Yes or No.

Water distribution was not observed at several stations. There appears to be damaged pipes and/or heads in some of the stations. It is recommended the entire system be further evaluated by proper personnel to determine the needed repairs.

B. Electric Gate

Comments:

The Electric Driveway Gate appears to be performing as intended.

The travel needs to be adjusted to completely close at the driveway gate.



Corrected -
builder
punch
list

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 05/27/2020, between Heather Cole (herein known as the Client) and Best Inspections (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 4144 Shady Bend Drive (herein known as the property).

I. SCOPE OF SERVICES

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
 - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
 - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
 - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. 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. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection 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. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

VIII. SECURITY SYSTEM INSPECTION NOTICE

The Inspector contracts with ADT Security Services Inc. to perform all of our security system inspections. As part of this inspection, you should expect one of ADT sales representatives to contact you to offer you the opportunity to receive a FREE Security System if you sign up for their services. If you do not wish to have any follow-up calls from ADT, please contact our office by phone or email and we will have your name removed from the ADT callback list.

Best Inspections

1004 Cortez
Denison, TX 75020

Phone: 903-271-0612
Fax:

INVOICE

SOLD TO:

Heather Cole
4144 Shady Bend Drive
Dallas, TX 75244

INVOICE NUMBER	4144 Shady Bend Drive - Cole
INVOICE DATE	May 26, 2020
TERMS	Due on receipt

DESCRIPTION	PRICE	AMOUNT
Wood Destroying Insect Inspection and Report	\$75.00	\$75.00
Inspection Fee	\$400.00	\$400.00
 PAYMENTS: 5/26/2020 Confirmation #687361888	 (-\$475.00)	 (-\$475.00)
SUBTOTAL		\$475.00
TAX		\$0.00
TOTAL		\$475.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!

REPORT SUMMARY

The “Report Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as “Deficient”. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

FOUNDATIONS

- Need to patch the foundation corners with hydraulic mortar/cement where they have cracked. This is a common occurrence and does not affect the house structurally. Sealing these cracks will reduce the risk of water penetration, which could freeze and expand during the winter and cause the cracks to enlarge.

GRADING AND DRAINAGE

- The front porch appears to slope towards the house. This condition can promote moisture seepage. Unfortunately, it is difficult to improve this situation without resurfacing the porch adjacent to the house.
- Need to remove the debris from the gutters.
- The trenches in the back yard need to be filled as they are a trip hazard.
- It is recommended that splashguards be installed at the bottom of each downspout.
- The bottom section of the downspout is missing at the southeast corner.

ROOF STRUCTURES AND ATTICS

- One of the stair railing handles is missing at the attic stairs in the garage.
- There should be a 2 foot wide floored path from the attic access stairs to the furnace and a/c units in the attic. Additional flooring is needed to cover the void(s) in the existing flooring.
- Insulation needs to be installed at the attic walls that are adjacent to living areas.

WALLS (INTERIOR AND EXTERIOR)

- Need to securely fasten and seal the trim boards at the back porch.
- Need to patch the mortar at the top of the east wall.

DOORS (INTERIOR AND EXTERIOR)

- The front bedroom closet door should be trimmed or adjusted as necessary to close properly.
- The strike plates are missing at the top of the master bathroom closet doors.
- Some type of support needs to be installed below the threshold at the garage door.

This confidential report is prepared exclusively for: Heather Cole

© Best Inspections 903-271-0612

- Screws are missing at three of the hinges at the master bedroom doors to the exterior.

WINDOWS

- There are no window screens.
- The tilt latch at the front window in the northeast corner bedroom needs to be adjusted to work properly.

SERVICE ENTRANCE AND PANELS

- Some of the breakers are not labeled properly. The west bathroom and master bathroom outlets, and the exterior outlets are connected to the outlet labeled "Dishwasher".

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- I was unable to verify proper bonding of appliances and gas piping.
- Due to code changes since the house was built, the installation of a ground fault circuit interrupter (GFCI) is recommended at all kitchen outlets. The only kitchen outlets that currently have GFCI protection are the ones beside the sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- The installation of a ground fault circuit interrupter (GFCI) is recommended at the front porch outlet. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- The lights were observed to flicker when the a/c system turned on. It is recommended that a licensed electrician evaluate these conditions and determine the needed repairs.

HEATING EQUIPMENT

- It is recommended that a screen covering be installed at the ceiling of the furnace closet to reduce the risk of insulation falling into the closet and/or rodents from entering the closet.
- A portion of the furnace exhaust pipe is disconnected in the garage.

COOLING EQUIPMENT

- The temperature drop measured across the evaporator coil of both air conditioning systems is less than considered typical. There should be at least 15 degrees difference in the intake and the output air. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
- Note-The drip pan under the a/c coil in the attic has a safety shut off switch designed to turn the system off when water collects in the pan. It may be desirable to install a secondary drain pipe from the pan to the exterior as an added measure to protect against water damage in the event the primary drain pipe becomes clogged and water is discharged into the drain pan, and the shut off switch fails.
- Need to remove the insulation from the drip pan under the a/c units in the attic to reduce the risk of the secondary drain pipe from becoming clogged and allowing water to overflow and penetrate the structure.

DUCT SYSTEMS, CHASES, AND VENTS

- An additional duct is recommended at the south portion of the living room. Note-the two vent covers on the north side of the living room are directed away from the living room.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- The west hall bathroom shower did not have adequate water pressure. This condition should be investigated and/or repaired.
- The water shut off valve in the garage wall does not shut off the water to the interior of the house.
- I could not inspect the water supply to the washing machine connections as the drain plug has not been removed.

DRAINS, WASTES, AND VENTS

- The sink in the east hall bathroom was observed to drain slowly, suggesting that an obstruction may exist.

WATER HEATING EQUIPMENT

- The supply of combustion air (and draft air) for the water heater may be insufficient. When combustion air is required, two openings are normally required. One should be located within the uppermost twelve inches of the enclosure and the other within the lower twelve inches of the enclosure. This condition represents a health hazard that should be further investigated by a Licensed Plumber and repaired as necessary.
- It is recommended that a screen covering be installed at the ceiling of the water heater closet to reduce the risk of insulation falling into the closet and/or rodents from entering the closet.
- The insulation should be cleared away from the water heater exhaust flue in the attic. At least a 1 inch clearance is recommended between exhaust flues and combustible materials.

DISHWASHERS

- The dishwasher soap door did not open as intended when the unit was operated.
- The dishwasher does not respond when the cancel button is activated. This should cancel after the cancel button is pressed for over 3 seconds.

FOOD WASTE DISPOSERS

- The vacuum switch is not working at the disposal.

RANGES, COOKTOPS, AND OVENS

- The front middle burner is not working properly and should be further evaluated.
- The ovens are not working properly. An Error Code was displayed.

DRYER EXHAUST SYSTEMS

- The screen on the dryer vent cover needs to be removed to prevent clogging of the lint. When lint becomes clogged, it may result in a fire hazard. This will also allow the dryer to perform more efficiently.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- Water distribution was not observed at several stations. There appears to be damaged pipes and/or heads in some of the stations. It is recommended the entire system be further evaluated by proper personnel to determine the needed repairs.

ELECTRIC GATE

- The travel needs to be adjusted to completely close at the driveway gate.