



Inspection Report

Property Address:



Ground Up Inspection Services LLC

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832-382-1291

PROPERTY INSPECTION REPORT

Prepared For:

[REDACTED]

(Name of Client)

Concerning:

[REDACTED]

(Address or Other Identification of Inspected Property)

By:

Alan Sieracki 22240 / Ground Up Inspection Services LLC

6/30/2017

(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 standard 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.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED 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:

In Attendance: Vacant (inspector only)	Type of building: Single Family (2 story)	Approximate age of building: Over 10 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No		

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

I NI NP D

I. Structural Systems

☐ ☐ ☐ ☒ **A. Foundations**

Foundation: Poured concrete

Comments:

Inspections of foundations is limited to visual observation of accessible interior and exterior structural components at the time of inspection. The inspector does not perform any engineering studies or measurements. Factors which could obscure potential conditions affecting the foundation and preclude accurate assessment of its performance include but not limited to painting, repairs, concealed areas behind walls, floor coverings, furniture, landscaping, patios, decking, high soil, heavy vegetation, etc. Conditions at the time of the inspection (e.g. certain distress indicators may be readily visible during drought conditions, but not readily detectable during rainy periods). Checking for and reporting of geological faults is beyond the scope of this inspection.

There is no single universally accepted standard for residential building foundation performance. Foundation performance cannot be fully assessed based on a one time visual inspection. Even when foundation measurements are taken multiple measurements need to be compared over time to determine if abnormal movement is occurring. A single snap shot in time cannot determine if there is contemporary movement. If a second opinion or more in depth assessment of the performance or an evaluation of the adequacy of the structures foundation is desired, we recommend consulting with a licensed professional engineer who specializes in residential foundations.

*It is my opinion that the foundation is supporting the structure at time of inspection.

1. Lacking a minimum of 4" foundation exposure on front side under windows and along the right side of home. Recommend repair by a professional landscaper. (photos 1-2)
2. Tree roots can potentially cause damage to foundations. It recommended that all trees be removed or replanted at least 10ft away from the foundation.

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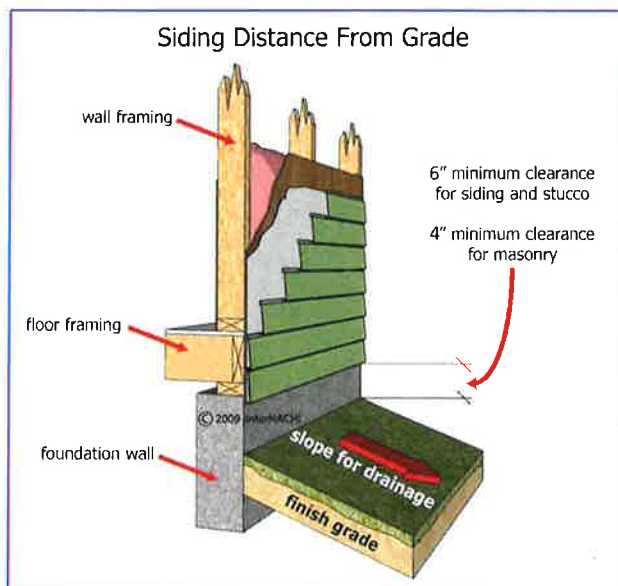
A. Item 1(Picture) Missing 4" of slab exposure right side.



A. Item 2(Picture) Missing 4" minimum slab exposure at front.

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A. Item 3(Picture) Example of proper slab exposure.



A. Item 4(Picture) Recommend trees be planted minimum 15ft away from the foundation.

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

☐ ☐ ☐ ☒ C. Roof Covering Materials

Roof Covering: Asphalt/Fiberglass

Viewed roof covering from: Ladder, Walked roof

Comments:

1. The flashing over the right side bay window is beginning to lift. This could potentially allow water to intrude under the flashing causing water damage to the roof decking. Recommend repair.

2. Ridge vents should terminate at least 6" from the edge of the run. When you run the vent all the way to the end it leaves room for an exposed opening. When you stop it short of the edge you can run a ridge cap

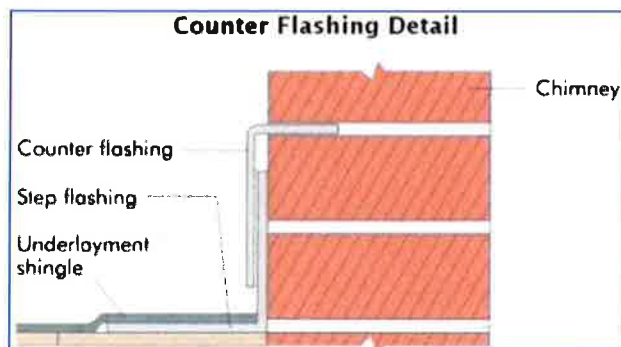
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under the vent to prevent possible water damage. Although this most likely does not affect the venting process of the attic it is just noted as a incorrect installation of the ridge vent.



C. Item 1(Picture) Flashing above left side bay window at left corner is beginning to lift.



C. Item 2(Picture) Example of proper counter flashing.



C. Item 3(Picture) All ridge vents to terminate 6 inches from the end of the run.

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☐ ☐ ☐ ☒ D. Roof Structures and Attics

Roof-Type: Gable, Hip

Method used to observe attic: From entry

Attic info: Pull Down stairs

Roof Structure: Stick-built

Comments:

1. The attic access pull down was installed using screws in lieu of the proper 16D penny nails that are recommended. Using deck screws rather than the proper 16D nails may reduce the shear strength and may not support the ladder. Recommend installing proper 16D nails to support the ladder. Apply 2ea on the ends and 3ea on each side for proper installation.
2. The attic must have a clear unobstructed step off point from the access ladder and a clear catwalk to all mechanical unit. This step off and catwalk should be a minimum of 24' wide, clear and unobstructed.
3. The water heater does not have the required clear work platform in front of the unit. This work space should be a clear 30" space in front of the unit. Currently a technician must stand on the attic access to perform maintenance on the water heater which is unsafe.

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16D nails should be used to secure the pull down access.

D. Item 1(Picture) Attic pull down stairs should be secured with 16D nails. Currently installed with screws.

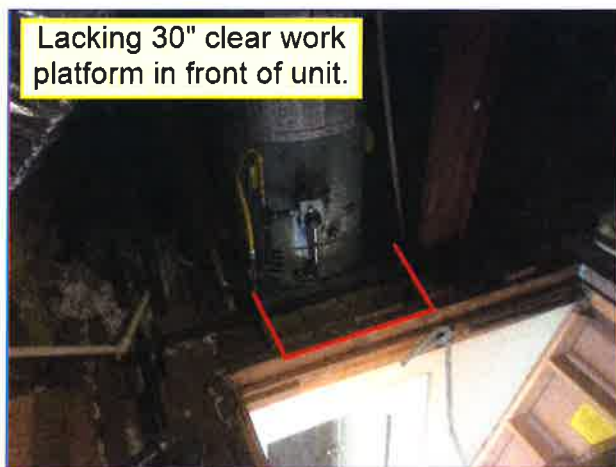


No clear step off from attic access point.

D. Item 2(Picture) No clear step off from attic access to mechanicals.

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D. Item 3(Picture) Missing 30" clear work space in front of water heater in attic.

MECHANICAL APPLIANCE

No.	IMC	IRC	Description
1	306.3	1305.1.3	Minimum 30" x 30" level work area
2	306.3	1305.1.3	- Install mechanical appliances in available areas for observation, maintenance and replacement
3	306.2	1305.1.3	Minimum 24" solid floor path

D. Item 4(Picture) Example of proper catwalk and work space.

☐ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Wall Structure: Wood

Siding Style: Lap

Siding Material: Cement-Fiber

Wall Material: Gypsum Board

Countertop: Granite

Comments:

1. Across the front and left side of the home all vegetation should be cut back at least 12" off the exterior cladding of the home so that air may circulate around the structure to assist in drying of moisture.
2. Missing weep hole at bottom row of brick at the rear patio column. Recommend installing weep holes.
3. The siding on the rake walls should not be in direct contact with the shingles. It is recommend that the siding be a minimum of 1.5" off the roof covering to prevent water wicking and premature deterioration of the siding material.
4. Recommend cleaning all mildew off the homes siding to help maintain and prevent premature deterioration of the material.

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5. Observed settlement crack in brick at the rear left corner of the home. This crack travels through a mortar joint of the brick and is considered to be common with the natural movement of the home. Recommend touching up with brick mortar at this time.
6. Brick lintel is rusting at the ends of the steel lintel above the garage door. When steel lentils rust they tend to expand and may cause some diagonal cracking in the brick. Recommend painting as maintenance to prevent further rusting.
7. Large gap at bottom of garage door trimmers between it and the concrete. This gap may allow water to intrude behind the trimmer and cause deterioration and rotting. the bottom edge of the trimmer is showing the beginning signs of premature deterioration. Recommend caulking and sealing the trimmer to the concrete to prevent future water damage to the door trimmer.
8. Warm spot indicated through thermal imaging camera in entry wall above the utility room door. Possibly missing insulation in wall cavity. Although the temperature difference was not easily felt while in the room, further assessment is recommended.

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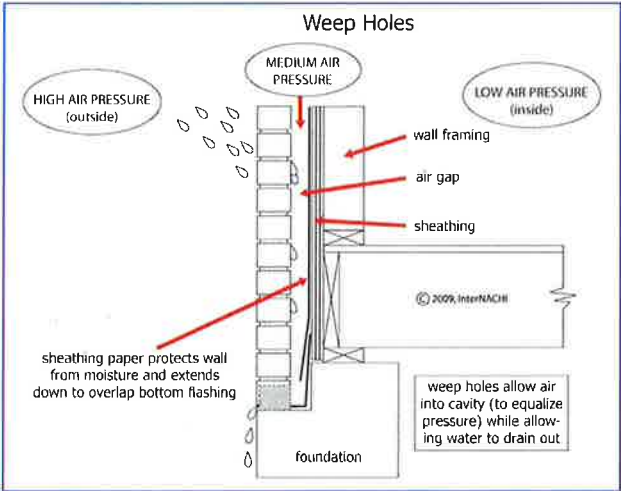


Cut back all landscaping
at least 12" of home.

E. Item 1(Picture) Cut all landscape back 12" from structure.



E. Item 2(Picture) Rear patio columns missing weep holes.



E. Item 3(Picture) Example of proper weep holes in brick.

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E. Item 4(Picture) Siding on rake walls should be minimum 1.5" off the roof covering (shingles)



E. Item 5(Picture) Mildew on rear siding facing north should be cleaned.



E. Item 6(Picture) Movement crack observed at left rear corner of home.

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E. Item 7(Picture) Paint rusted ends of brick lentil on left and right side of garage door.



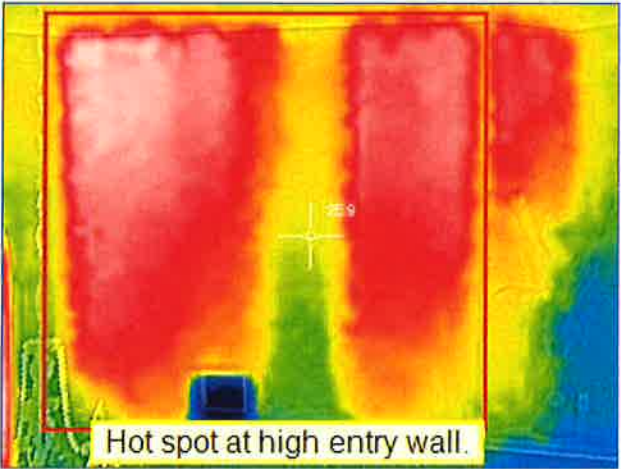
E. Item 8(Picture) Bottom of the garage door trimmers to concrete.

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E. Item 9(Picture) Hot spot indicated at high entry wall.



E. Item 10(Picture) Hot spot indicated at high entry wall.

☐ ☐ ☐ ☒ F. Ceilings and Floors

- Ceiling Structure:** Not visible
- Floor Structure:** Wood joists, Slab
- Ceiling Materials:** Gypsum Board
- Floor Covering(s):** Hardwood T&G, Tile

Comments:

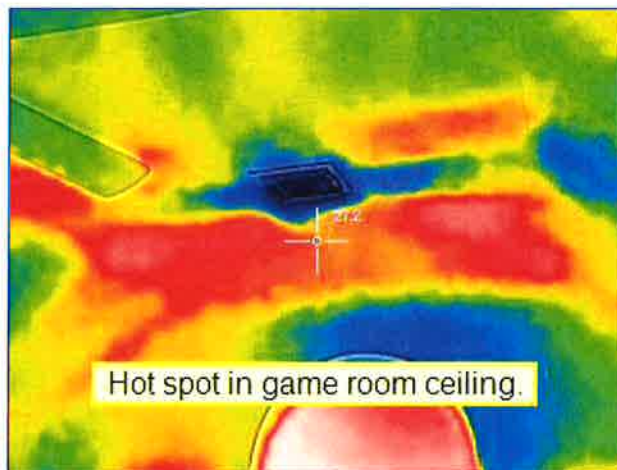
1. A hot spot in the game room ceiling near the rear wall was indicated through thermal imaging. Possible missing insulation in this area in the attic. Further assessment is recommended.
2. On the left side of the game room in the angled ceiling a hot spot was indicated. possible missing insulation in this area of the attic. Further assessment is recommended.
- 3.

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F. Item 1(Picture) Hot spot in game room ceiling.



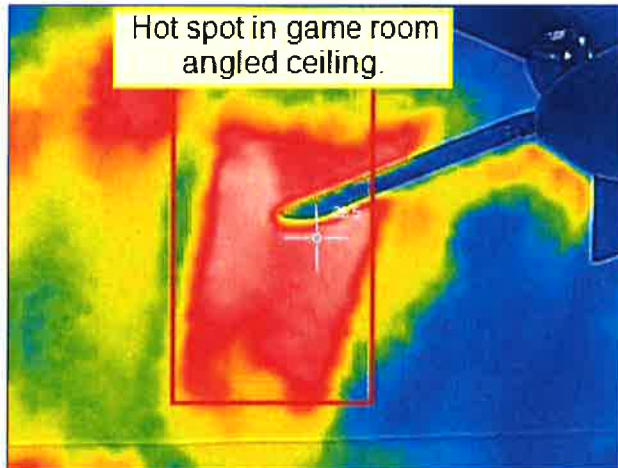
F. Item 2(Picture) Hot spot indicated in game room ceiling.

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F. Item 3(Picture) Hot spot in game room angled ceiling.



F. Item 4(Picture) Hot spot in left side game room angled ceiling.

☐ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Exterior Entry Doors: Wood, Fiberglass

Interior Doors: Hollow core

Comments:

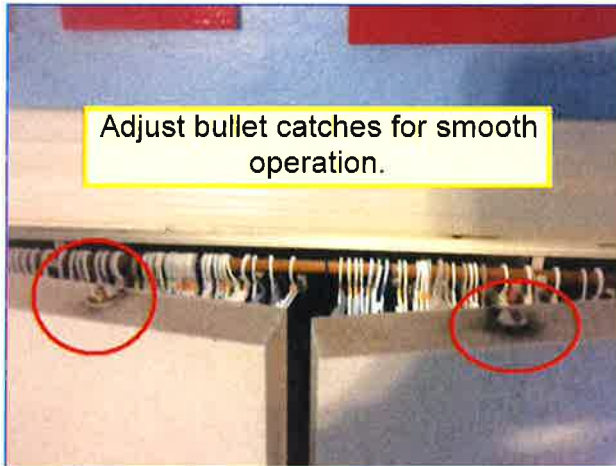
1. Small amount of daylight was penetrating through the weather stripping at the rear exterior door. recommend repair of the weather stripping to achieve proper seal.
2. The closet doors were hard to open and close at the upstairs front left bedroom closet. These bullet catches are adjustable and will need to be adjusted from time to time as the home naturally settles and moves.
3. The lock mechanism does not function properly at the upstairs right rear bedroom closet door. Recommend adjustment for repair.

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G. Item 1(Picture) Small amount of daylight penetrating through rear door.



G. Item 2(Picture) Adjust bullet catches on closet doors for smooth operation front left bedroom closet



G. Item 3(Picture) Door latch mechanism does not function at upper right rear bedroom closet.

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☐ ☐ ☐ ☒ H. Windows

Window Types: Single-hung

Window Manufacturer:

Extra Info: Home had Champion windows installed

Comments:

NOTE: Multiple windows were somewhat hard to operate due to the metal springs are aging. It is common with the older metal window springs that they get stiff and become hard to operate with time. Recommend a service check and adjust to regain smooth operation.

☒ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

Comments:

☐ ☐ ☐ ☒ J. Fireplaces and Chimneys

Chimney (exterior): Cement Fiber

Types of Fireplaces: Gas/LP Log starter

Operable Fireplaces: One

Comments:

1. Observed signs of rotting on the chimney 1x4 trim. Recommend repair.



J. Item 1(Picture) Fireplace 1x4 show signs of rotting and deterioration.

☒ ☐ ☐ ☐ K. Porches, Balconies, Decks and Carports

Driveway: Concrete

Comments:

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II. Electrical Systems

☐ ☐ ☐ ☒ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground

Panel Capacity: 150 AMP

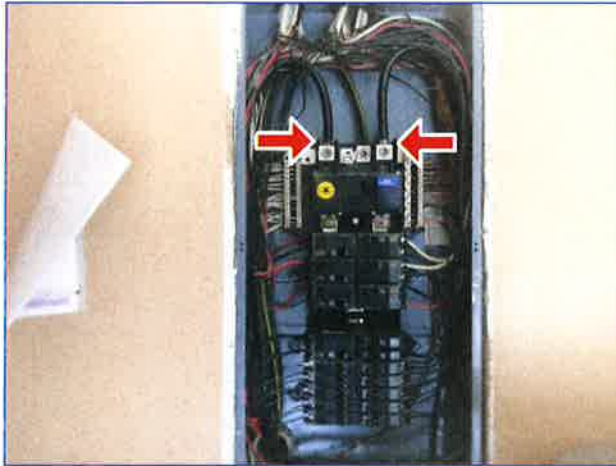
Panel Type: Circuit breakers, GFCI Breakers

Electric Panel Manufacturer: SQUARE D

Comments:

Note: The main electrical service panel is a Square D panel with square D circuit breaker's main breaker is 150 A and is located in the garage.

1. Missing anti oxidant gel on the main aluminum conductors at the main lugs. Aluminum conductors have a tendency to heat up more than copper and this may cause corrosion at the main lugs. Although it is not required by code it is recommended due to the characteristics of aluminum wiring.



A. Item 1(Picture) Missing anti oxidant gel on main aluminum conductors main lug nuts.

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

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

Comments:

1. The grounding rod located on the left front side of the home should be flush with the grade. For proper operation repair is recommended.

2. All exterior lights should be caulked and sealed to the brick. This will help prevent possible water intrusion behind and into the junction box.

3. The living room ceiling fan wobbles on medium speed. Recommend fan be balanced for proper operation.

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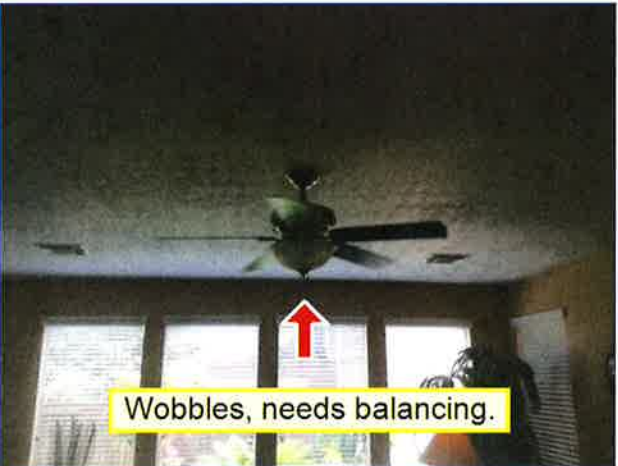
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B. Item 1(Picture) Grounding rod should be flush with grade.



B. Item 2(Picture) Caulk and seal all exterior coach lights to brick.



B. Item 3(Picture) Living room ceiling fan wobbles on medium speed need balancing.

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☐ A. Heating Equipment

Heat Type: Furnace

Energy Source: Gas

Heat System Brand: TRANE

Comments:

☒ ☐ ☐ ☐ B. Cooling Equipment

Cooling Equipment Type: Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Two

Central Air Brand: TRANE

Comments:

Note: A/C unit model and serial numbers in photos below for future reference.

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

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B. Item 1(Picture) A/C unit #1 model and serial numbers.



B. Item 2(Picture) A/C unit #2 model and serial numbers.

☐ ☐ ☐ ☒ C. Duct Systems, Chases and Vents

Ductwork: Insulated

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

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Comments:

1. Observed multiple air ducts in the attic that are in contact with one another. This may cause condensation and in turn cause possible water damage to the ceiling below it. Recommend separating all ducts with batt insulation for a repair.



C. Item 1(Picture) Ducts in contact of one another.



C. Item 2(Picture) Ducts in contact with one another.



C. Item 3(Picture) Ducts in contact with one another.

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

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

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IV. Plumbing System

☐ ☐ ☐ ☒ **A. Plumbing Supply, Distribution System and Fixtures**

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PVC, CPVC

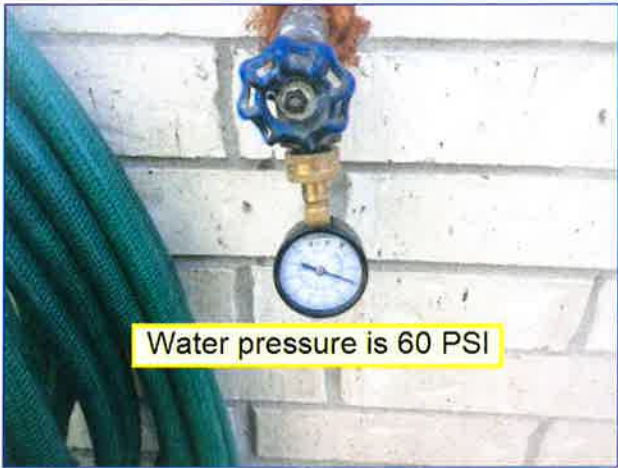
Comments:

Note: The water pressure to the home was at 60 PSI. This is acceptable normal water pressure is between 40-80 PSI.

1. The commode in the powder room should have a minimum of 15" from the wall to the center of the commode. Currently there is only 13-3/4". Recommend possibly installing an offset flange to achieve proper clearance as a repair. Recommend consulting with a licensed plumber for further assessment.
2. The commode and tank in the powder room is currently installed crooked and not straight with the wall. In correspondence with item #1 in this section it is recommended to consult with a licensed plumber for repair.

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

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A. Item 1(Picture) Water pressure to house is 60 PSI



A. Item 2(Picture) The commode in powder bath should be minimum 15" center from the wall.



A. Item 3(Picture) Powder room commode is crooked and not straight.

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I NI NP D

☒ ☐ ☐ ☐ B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

Note: For future reference the main sewer clean out is located at the front right corner of the home.



B. Item 1(Picture) Note:the main sewer clean out is located at the front right corner of home.

☒ ☐ ☐ ☐ C. Water Heating Equipment

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Location: Attic

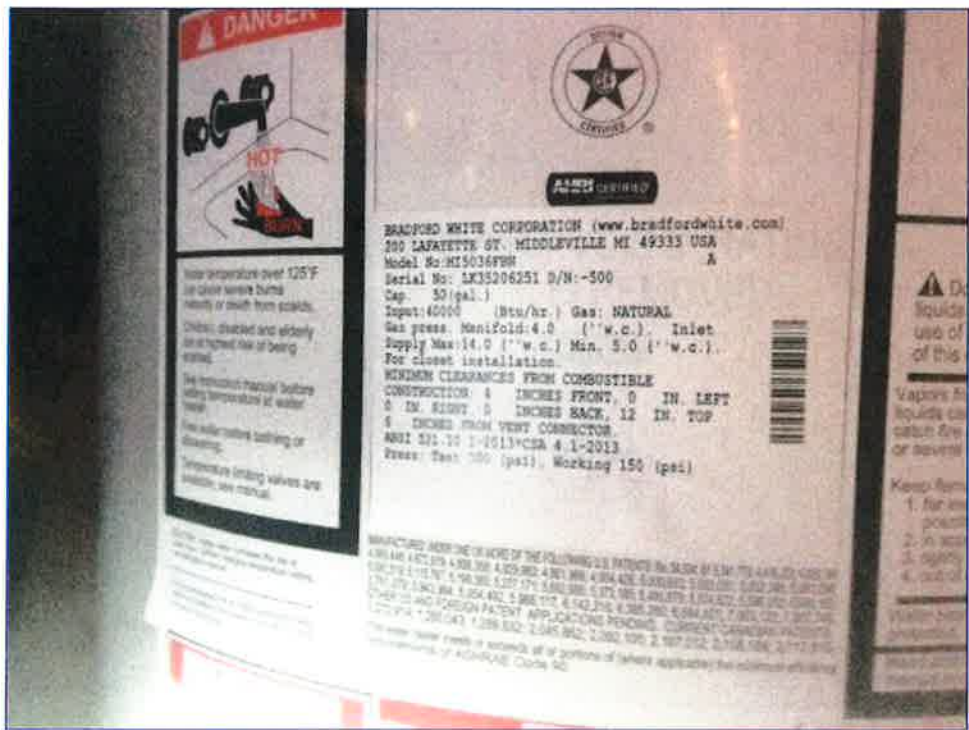
WH Manufacturer: BRADFORD-WHITE

Comments:

Note: Water heater model and serial number in photo below for future reference.

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C. Item 1(Picture) Water heater model and serial numbers.

☒ ☐ ☐ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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I NI NP D

V. Appliances

☐ ☐ ☐ ☒ A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

Note: Dishwasher model and serial number in photo below for future reference.

1. The dishwasher drain line lacks a proper air gap. Recommend creating a loop and tying the drain line at the highest point under the cabinet to achieve a natural air gap since one is not installed.



A. Item 1(Picture) Dishwasher model and serial number.



A. Item 2(Picture) Dishwasher is missing the air gap. Drain hose must be secured to the highest point to create an air gap if one isn't present.

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

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

I NI NP D

☒ ☐ ☐ ☐ C. Range Hood and Exhaust System

Comments:

☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

Note: Microwave model and serial numbers in photo below for future reference.



E. Item 1(Picture) Microwave model and serial number.

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

☐ ☐ ☐ ☒ G. Garage Door Operator(s)

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

1. The reverse safety feature when the garage door comes in contact with an object does not function. Recommend adjustment of the sensitivity setting on the main unit for repair.

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

I NI NP D



G. Item 1(Picture) The reverse safety feature when the door comes in contact with an object does not function recommend sensitivity adjustment at main unit.

☐ ☒ ☐ ☐ **H. Dryer Exhaust System**

Comments: