

DFW Home Inspection Group

Property Inspection Report



17860 Windflower Way, #1801, Dallas, TX 75252

Inspection prepared for: Mikhail Kozlov

Date of Inspection: 3/13/2019 Time: 11:00 am

Age of Home: 1985 Size: 1297 sqft

Weather: 60 F and sunny

Inspector: Clint Carpenter

License #20567

Phone: (214) 476-6786

Email: clint1@dfwhig.com



DFW HOME INSPECTION GROUP

DFWHIG.COM

PROPERTY INSPECTION REPORT

Prepared For: Mikhail Kozlov
(Name of Client)

Concerning: 17860 Windflower Way, #1801
Dallas TX, 75252
(Address or Other Identification of Inspected Property)

By: Clint Carpenter, License #20567 3/13/2019
(Name and License Number of Inspector) (Date)

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.

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☐ A. Foundations

Type of Foundation(s):

Slab Foundation

Comments:

A.1. The slab on grade foundation appears structurally supported as evident by exposed framing (attic), drywall condition, window/door alignment and floor levels. This is a visual inspection on the day of the inspection. No instrument measurements were taken. I was only able to visualize areas of the foundation, slab and walls in and around the home that was being inspected. None of the attached homes were viewed for inspection of the foundation.

A.2. The home Inspector is not a licensed engineer or a foundation specialist. For a true identification of foundation issues, it is recommended that you contact a specialist who can measure accurately the performance of your foundation.

A.3. There are many elements that can have adverse affects on a foundation(grading, drainage, trees and shrubs, amount of watering around foundation). It is recommended that you become aware of the importance of the proper care and monitor the foundations needs.

A.4. Portions of the exterior walls and foundation were blocked due to vegetation growth and/or high soil around the home. These areas could not be fully inspected.

A.5. This is a multi-unit property. I was only able to inspect the interior of the current unit listed. Only the exterior portion of this unit was inspected.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

X			X
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B. Grading and Drainage

Comments:

B.1. The soil levels are high along the sides of this unit. High soil levels may allow water and/or insect intrusion into the home. I recommend consulting with a landscape irrigation technician for a resolution.

B.2. The front side of the home (at the front porch) has an area of neutral drainage at grade which may route runoff from precipitation to the foundation walls. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the home 1/4-inch per foot for a distance of at least six feet from the foundation. I recommend re-grading or adding drains to improve drainage near the foundation.

I also recommend redirecting the gutter, at the front porch, away from the foundation or adding an appropriate drain.

B.3. Standing water was found to the gutters along the front South face of the home. The gutters may not be properly sloped preventing water from draining properly or the down spouts may be clogged. I recommend having the gutters evaluated for repair by a qualified contractor.



High soil levels - Side and front of home



Standing water - At front porch (SW side)

I=Inspected

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I NI NP D



Water not draining from front gutters

X	X		
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C. Roof Covering Materials

Type(s) of Roof Covering:

Asphalt shingles

Viewed From: Ladder

Ground

Comments:

C.1. DFW Home Inspection Group does not determine the life expectancy of the current roofing material. I recommend that you contact a roofing specialist and/or your insurance company to inspect the roofing material if you are concerned about the life expectancy or insurability of the roof.

C.2. The roof was not walked on during the inspection due to the slope of roof and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials day to day. Periodic observations by the home owner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

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I NI NP D



Composition Shingles (Asphalt)

X	X		X
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D. Roof Structure and Attics

Viewed From:

Attic

Approximate Average Depth of Insulation: 10 inches

Comments:

D.1. Portions of the attic could not be accessed for inspection. Mechanical equipment, ducts and other structures block some areas of attic.

D.2. Wall insulation was found to be torn away from the wall near the attic opening. The insulation should be re-installed properly, as intended.

D.3. The North wall in the attic space has holes. These areas are fire breaks and should remain intact. I recommend repairs be made to these holes and any other holes found in the attic space for proper fire breaking, by a qualified contractor.

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I	NI	NP	D



Attic Insulation - Approx. 10 inches



Insulation torn away from wall - In attic space



Hole in fire wall - Attic space

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D=Deficient

I	NI	NP	D
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X	X		X
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E. Walls (Interior and Exterior)

Wall Materials:

Interior walls are made of Drywall

Exterior walls are made of brick

Exterior walls are made of wood

Comments:

E.1. Portions of some exterior walls and the foundation of the home were blocked due to vegetation growth around the home. These areas could not be fully inspected.

E.2. Portions of interior walls of the home were blocked due to furniture and other items around the home and in the garage. These areas could not be fully inspected.

E.3. No sealant (caulking) was found around the AC breaker box. I recommend sealing the area to prevent water intrusion into the wall spaces.

E.4. Cracked sealant (caulking) was found to some of the shower walls in the upstairs bathrooms. These areas should be re-sealed to prevent any water intrusion into the wall spaces.

E.5. Interior wall seam crack was found to one wall in the upstairs North bedroom. I recommend patching any wall or ceiling cracks and then painting to match current color schemes.



Seal around AC breaker box



Cracked caulking - Upstairs shower walls

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Ceiling and Floor Materials:

Ceiling is made of drywall

Comments:

F.1. Portions of interior floors of the home are blocked due to furniture and other items. These areas could not be fully inspected.

F.2. Several floor tile cracks were found to one tile in the Kitchen and several tiles in the upstairs North bathroom (See pictures for exact locations). It is unknown how the cracks occurred. I recommend replacing or repairing all cracked tiles as needed. Also consider having the cause of cracking determined and corrected by a qualified contractor.

F.3. Minor damage and water/chemical staining is noted to cabinet flooring under the upstairs North bathroom sink. No major damage was found where visible.



Crack to tile (Kitchen)



Cracks to tile floors - Upstairs North bathroom (4)

I=Inspected

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D=Deficient

I NI NP D



Damaged cabinet floor - Upstairs North Bathroom

X			X
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G. Doors (Interior and Exterior)

Comments:

G.1. The upstairs North bedroom door hits the top door frame upon closing and does not shut properly. I recommend having the door or frame adjusted accordingly. I recommend evaluation be done by a qualified contractor for any other damage that may have occurred causing the issue at hand.

G.2. The exterior storage closet is missing its interior door knob.

G.3. Moderate wood rot was found to the door frame of the exterior storage closet. All wood rot should be repaired or replaced and then painted to match current color schemes.

G.4. The sliding glass screen door frame is damaged.

G.5. The upstairs North bathroom door lock is inoperable. I recommend repair or replacement by a qualified contractor.

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D=Deficient

I	NI	NP	D
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Door hits frame - Upstairs North Bedroom



Missing interior door knob - Exterior storage closet



Moderate wood rot - Door frame to exterior storage closet



Minor damage to sliding door screen

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Inoperable door lock - Upstairs North Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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H. Windows

Window Types:

Window Frame material: Vinyl

Comments:

H.1. Several windows, throughout the home, were found to have moderate dried-up condensation and staining between the double-panes (See pictures for locations). Double-pane windows are windows which each have two panes of glass. The air space between the inner and outer panes acts as insulation, reducing heat loss, saving on heating costs and increasing home comfort levels. This space is often filled with a type of inert gas which increases the window's resistance to heat flow. The inner and outer panes are separated by a perimeter strip filled with a desiccant which absorbs moisture so that no condensation forms on the glass. The two panes and desiccant strip form a single assembly which is held within the window frame. Over time, desiccant strips can become saturated, will no longer absorb moisture and when this happens, condensation will become visible under certain conditions. Double-pane assemblies which have only recently failed can often be repaired. Window glazing which has been exhibiting condensation problems for long periods and which show a white haze often cannot be repaired and must be replaced. It is sometimes more cost effective to replace the entire affected window. Consult with a Window technician to evaluate the windows for possible repairs or replacement.

H.2. Several windows were found to have loose side springs (See pictures for exact location). I recommend having the windows evaluated for repair by a qualified Window technician.

H.3. A cracked glass pane was found to two windows (See pictures for location). I recommend having the windows evaluated for replacement by a qualified Window technician.

H.4. Some exterior window screens are missing from the outside of the windows.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

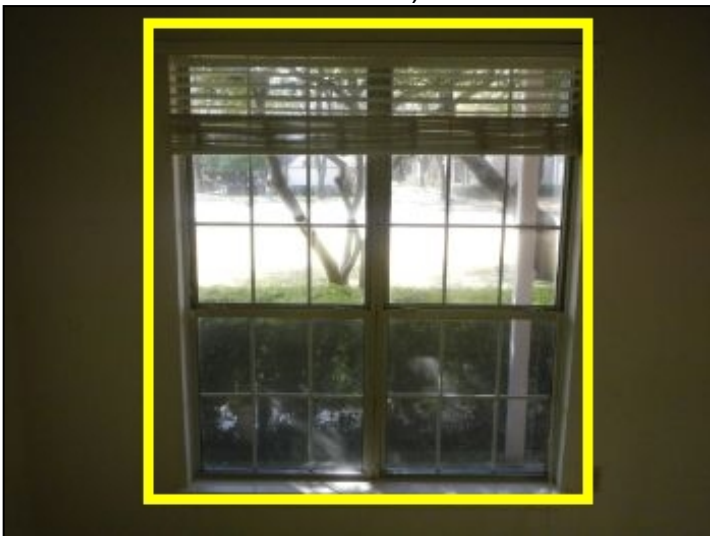
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Condensation in between glass panes - Den (SW Window)



Condensation in between glass panes - Den (NW Window)



Condensation in between glass panes - Dining



Condensation in between glass panes - Upstairs South Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



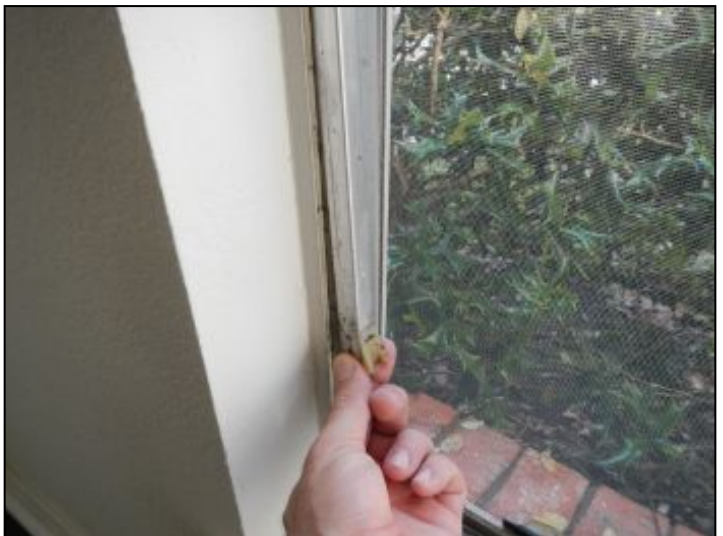
Condensation in between glass panes - East Den



Condensation in between glass panes - Upstairs North Bedroom



Condensation in between glass panes - Top Den window



Loose side spring - Den (SW window)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Loose side spring - Den (SW window)



Loose side spring - East Den (Patio window)



Loose side spring - East Den (Patio window)



Cracks to glass panes - Upstairs North Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cracks to glass panes - Upstairs North Bedroom

X			
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I. Stairways (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X	X		X
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J. Fireplaces and Chimneys

Locations:

Den

Types:

Prefabricated

Comments:

J.1. The National Fire Protection Association and I, recommend an NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at <http://www.csia.org> Differing levels: Level I : is a visual inspection of readily accessible areas of the chimney structure and flue and basic appliance installation and connection. There must be a lack of obstructions or combustible deposits in the flue. Level II: includes Level I visual inspection. Proper clearances from combustibles in accessible locations, proper construction and condition of accessible portions of the chimney structure and all enclosed flues, all accessible portions the chimney exterior and interior, including areas within accessible attics, crawl spaces, and basements. Most Include inspection by video camera scanning. Level III: includes Level II inspection. Proper construction and condition of concealed portions of the chimney structure and flues (this requires demolition or removal of portions of the building where necessary). This type of inspection is used for cause and origin fire investigations or when a chimney has known damages such as a chimney fire or lightning strike. A Level I inspection was performed.

J.2. The interior firebox back wall of the fireplace has minor cracking. I recommend consultation with a qualified Chimney Technician for sealing or repair.

J.3. The upper portion of the fireplace mantle, has loose tiles. I recommend repairs be made by a qualified contractor.

J.4. The chimney flue should be cleaned by a qualified contractor (chimney sweep). Dirty flues are potential fire hazards.

J.5. Water was found to be collecting on top of the chimney cap above the roof. This can cause rusting of the cap which may lead to premature failure or water intrusion into the attic space below. I recommend having the chimney cap repaired by a qualified contractor. I was unable to fully view the top portion of the chimney cap.

I=Inspected

NI=Not Inspected

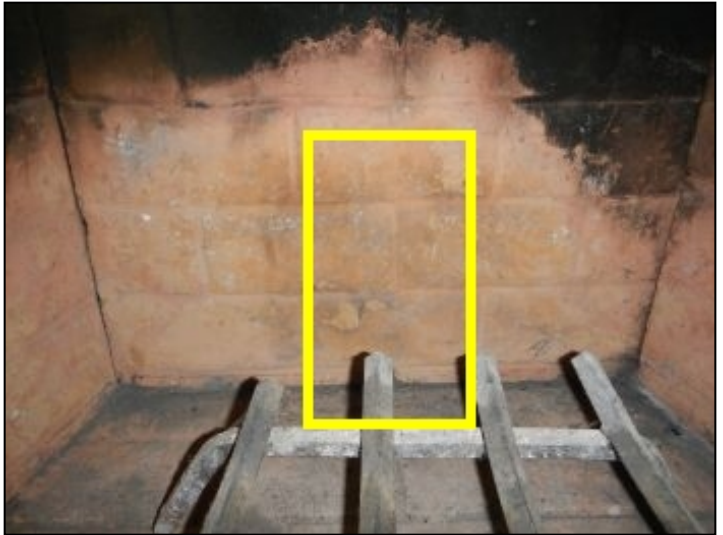
NP=Not Present

D=Deficient

I	NI	NP	D
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Fireplace (Wood burning)



Minor cracks in back firebox wall



Loose tiles above fireplace

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K. Porches, Balconies, Decks, and Carports

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

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D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

Location: Laundry Room

Materials and Amp Rating: Copper wiring

15 amp

20 amp

30 amp

40 amp

60 amp

Comments:

A.1. **AFCI** (Arc Fault Circuit Interrupter) protection is not present for all living areas in this property. This property was built before the original AFCI requirement by the NEC (National Electrical Code) in January-2002 and should have the protection. The TREC SOP (Standards of Practice) require this observation and notes the lack of this protection is a recognized safety hazard. It is recommended that AFCI protection be installed in this property, but it is not required.

A.2. Three wires, within the breaker box, were improperly color-coded using white instead of black or red. The wires are not properly coded with black markings to indicate whether or not they are ungrounded conductors.

A.3. The main electrical service panel is located in the Laundry room. Electrical panels are no longer allowed to be installed in laundry rooms because of high relative humidity which can cause corrosion of electrical components. Corrosion of service panel components was not visible at the time of the inspection.

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I	NI	NP	D
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GE Breaker panel - 100 AMP



GE Breaker panel - 100 AMP



Wrong color-coded wires

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper wiring

100 Amp service panel

Comments:

B.1. One outlet, in the attic space, is missing a cover plate. This condition has left energized electrical components exposed to touch and are a shock/electrocution hazard. I recommend installing a cover for prevention.

B.2. No Ground Fault Circuit Interrupter (**GFCI**) protection was provided to wall outlets in the kitchen and the downstairs bathroom. I recommend that GFCI protection be restored by a qualified electrical contractor to meet generally-accepted current standards.

B.3. Several closet light fixtures were found without a protective cover. I recommend protective covers over all exposed light bulbs.

B.4. The following light fixtures were found to have missing bulb(s) or inoperable bulb(s). The front porch light fixture and the light fixture in the foyer (1 bulb). If after the bulbs are replaced, and the lights still fail to respond to the switches, the conditions may represent a potential fire hazard, and I recommend that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



Missing outlet cover - Attic space

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X	X		
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 A. Heating Equipment

Type of Systems:

Electric forced hot air

Location: Kitchen Closet

Filter Size: 20 x 16 x 1

Energy Sources: Electrical

Comments:

A.1. The heating system of this home was inspected and reported on with the information as listed. While I make every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC technician would discover. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

A.2. The general standard for air temperature differential should be between 30-55 degrees. The differences in temperature are measured from supply and registers. The difference in air temperature were within acceptable ranges. The heating equipment appears to be heating properly. To properly inspect the heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected.

I=Inspected

NI=Not Inspected

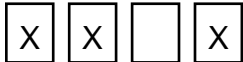
NP=Not Present

D=Deficient

I	NI	NP	D
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Goodman ARUF30B14AB Serial #: 1306008482 Mfg. 06/2013



B. Cooling Equipment

Type of Systems:

Electric

Thermostat Location: Downstairs Hallway

Comments:

B.1. Portions of the cooling system of this home were inspected and reported on with the information as listed. While I make every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC technician would discover. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

B.2. The ambient air test was performed by measuring temperatures on the supply and return registers. This was done to determine if the difference of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system fell within acceptable ranges. This indicates that the equipment is cooling properly.

B.3. The upstairs thermostat did not appear to control the HVAC system. I recommend consultation with the current home owner on its operation.

B.4. The AC condenser concrete pad is damaged and should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Goodman GSZ130301AG Serial #: 1312079277
Mfg. 12/2013



Broken AC pad

X	X		
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C. Duct Systems, Chases, and Vents

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

X	X		X
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 A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

West yard

Location of Main Water Supply Valve:

West yard - In water meter

Comments:

A.1. The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle.

Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

A.2. Static Water Pressure Reading: Approx. 68 psi

A.3. The hot and cold valves in the Laundry room were found to have a minor leak. I recommend having the valves evaluated and repaired by a qualified Plumber.

A.4. Anti-siphon devices should be installed on all exterior water faucets. I recommend installing anti-siphon device to prevent water from freezing inside the pipes.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Water Meter - West Front lawn



Static Water Pressure - Approx. 68 psi



Minor leaks at both washer connections - Laundry room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I	NI	NP	D
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Drains, Wastes, and Vents

Comments:

B.1. Not all vents and drains are visible and can be hidden in walls, ceiling or under insulation. Portions that are not visible to the inspector cannot be inspected.

B.2. The drain plumbing, coming from the kitchen sink should have a negative slope to allow for proper drainage. The plumbing is not sloping towards the drain. This may cause water to back-up into the sink. I recommend having the drain pipe corrected accordingly.

B.3. The drain stopper lever, for the upstairs South bathroom tub, is loose. The stopper is working, although, I recommend having the lever adjusted by a qualified contractor for smoother operation.

B.4. The water stopper for the upstairs NE bathroom tub has become detached. I recommend having the stopper re-installed accordingly.

B.5. The upstairs North bathroom sinks do not have pivot rods for the water stoppers. The sinks do not allow for water stoppers to be installed. The water stoppers are inoperable at this time.



No slope to drain - Kitchen sink



Loose drain lever - Upstairs South Bathroom tub

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

Electric powered

Location: Laundry room

Capacity:

40 gallons

Comments:

C.1. Drip pan is missing from under the water heater. I recommend having a drip pan installed to prevent any water damage.

C.2. There is no water heater **expansion tank** installed to allow for thermal expansion of water in the plumbing pipes. The house may have been built before the requirement for expansion tanks was set in place. Although it may not be required, I recommend the installation of an expansion tank by a qualified technician or plumbing contractor.



Whirlpool E2F40RD045V Serial #: 0636117580
Mfg. 09/2006



Missing drip pan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

X			X
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 A. Dishwashers

Comments:

A.1. The dishwasher was operated through a normal cycle and appears to be in working condition at the time of the inspection.

A.2. Lack of a proper **air gap** noted at the dishwasher drain lines. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. I recommend having a qualified plumber install an air gap to prevent possible contamination.



Amana ADB1300AFB0 Serial #: F64511159

X			X
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 B. Food Waste Disposers

Comments:

B.1. The Food Waste disposal is functional and appears to be working as intended.

B.2. The disposal splash guard is worn and deteriorating. This part is usually available for replacement at a retailer that sells the disposal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Food Waste Disposal



Damaged splash guard

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 C. Range Hood and Exhaust Systems

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 D. Ranges, Cooktops, and Ovens

Comments:

D.1. The range (Oven/stove top) responded to all controls and appears to be in working condition at the time of the inspection. The self-cleaning feature was not tested.

D.2. Anti-tip bracket is missing from the range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GE JVM3160DF1BB Serial #: SA222659A



E. Microwave Ovens

Comments:

E.1. The microwave was ran for approximately one minute and appears to be in working condition. Not all features of the microwave oven are tested for functionality.

E.2. The lights to the microwave were found inoperable when the light button was depressed. The bulbs may be burned out, or a problem may exist with the wiring or switch within. If after the bulbs are replaced, and the lights still fail to respond to the switch, the condition may represent a potential fire hazard, and I recommend that an evaluation and any necessary repairs be performed by a qualified person.



Whirlpool WFE320M0ES0 Serial #: R52531088

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. All bathroom exhaust fans were operated and appear to be in working condition.

F.2. It appears that most bathroom exhaust vents terminate improperly into the attic space. This can create excessive moisture. I recommend directing the vent towards the exterior to allow for proper ventilation. I did not see any exhaust vents terminating to the exterior of the home.

F.3. No ventilation was provided for the laundry room at the time of the inspection. This condition is likely to result in excessively high humidity which can cause elevated moisture levels in materials. Elevated moisture levels can lead to deterioration of some materials. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this room to prevent problems resulting from excessively high humidity.



Bathroom fans exhaust into attic space

☐ ☒ ☒ ☐

G. Garage Door Operators

Door Type:
Comments:

☒ ☒ ☐ ☐

H. Dryer Exhaust Systems

Comments:

H.1. The dryer vent tubing is visible from the interior utility room and appeared to be in working condition. Not all sections of the vent tube are visible or in total view, therefore could not be inspected fully.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

 I. Other

Observations:

I.1. The refrigerator is functional and appears to be in working condition.

I.2. I was unable to retrieve any ice from the ice dispenser. It appears to be inoperable.

I.3. One of the pull-out drawers was cracked.

Whirlpool ED2VHEXVB00 Serial #:
HRW1408316

Inoperable ice dispenser



Cracked middle drawer

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

☒ ☐ ☐ ☐

B. Fence

Observations:

☒ ☐ ☐ ☒

C. Smoke Detectors

Observations:

C.1. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

C.2. I recommend changing all batteries, for your smoke and CO detectors, prior to moving in to your home.

C.3. All of the smoke detectors appear to be outdated. Consider replacing all smoke detectors, older than 8 - 10 years, or replace according to the manufacturers recommendation.

C.4. The smoke detector in the upstairs hallway has been painted over. I recommend having the smoke detector replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Out-dated smoke detectors

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Outbuildings

Materials:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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H. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<p>B.1. The soil levels are high along the sides of this unit. High soil levels may allow water and/or insect intrusion into the home. I recommend consulting with a landscape irrigation technician for a resolution.</p> <p>B.2. The front side of the home (at the front porch) has an area of neutral drainage at grade which may route runoff from precipitation to the foundation walls. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the home ¼-inch per foot for a distance of at least six feet from the foundation. I recommend re-grading or adding drains to improve drainage near the foundation.</p> <p>I also recommend redirecting the gutter, at the front porch, away from the foundation or adding an appropriate drain.</p> <p>B.3. Standing water was found to the gutters along the front South face of the home. The gutters may not be properly sloped preventing water from draining properly or the down spouts may be clogged. I recommend having the gutters evaluated for repair by a qualified contractor.</p>
Page 6 Item: D	Roof Structure and Attics	<p>D.2. Wall insulation was found to be torn away from the wall near the attic opening. The insulation should be re-installed properly, as intended.</p> <p>D.3. The North wall in the attic space has holes. These areas are fire breaks and should remain intact. I recommend repairs be made to these holes and any other holes found in the attic space for proper fire breaking, by a qualified contractor.</p>
Page 8 Item: E	Walls (Interior and Exterior)	<p>E.3. No sealant (caulking) was found around the AC breaker box. I recommend sealing the area to prevent water intrusion into the wall spaces.</p> <p>E.4. Cracked sealant (caulking) was found to some of the shower walls in the upstairs bathrooms. These areas should be re-sealed to prevent any water intrusion into the wall spaces.</p> <p>E.5. Interior wall seam crack was found to one wall in the upstairs North bedroom. I recommend patching any wall or ceiling cracks and then painting to match current color schemes.</p>

Page 9 Item: F	Ceilings and Floors	<p>F.2. Several floor tile cracks were found to one tile in the Kitchen and several tiles in the upstairs North bathroom (See pictures for exact locations). It is unknown how the cracks occurred. I recommend replacing or repairing all cracked tiles as needed. Also consider having the cause of cracking determined and corrected by a qualified contractor.</p> <p>F.3. Minor damage and water/chemical staining is noted to cabinet flooring under the upstairs North bathroom sink. No major damage was found where visible.</p>
Page 10 Item: G	Doors (Interior and Exterior)	<p>G.1. The upstairs North bedroom door hits the top door frame upon closing and does not shut properly. I recommend having the door or frame adjusted accordingly. I recommend evaluation be done by a qualified contractor for any other damage that may have occurred causing the issue at hand.</p> <p>G.2. The exterior storage closet is missing its interior door knob.</p> <p>G.3. Moderate wood rot was found to the door frame of the exterior storage closet. All wood rot should be repaired or replaced and then painted to match current color schemes.</p> <p>G.4. The sliding glass screen door frame is damaged.</p> <p>G.5. The upstairs North bathroom door lock is inoperable. I recommend repair or replacement by a qualified contractor.</p>

Page 13 Item: H	Windows	<p>H.1. Several windows, throughout the home, were found to have moderate dried-up condensation and staining between the double-panes (See pictures for locations). Double-pane windows are windows which each have two panes of glass. The air space between the inner and outer panes acts as insulation, reducing heat loss, saving on heating costs and increasing home comfort levels. This space is often filled with a type of inert gas which increases the window's resistance to heat flow. The inner and outer panes are separated by a perimeter strip filled with a desiccant which absorbs moisture so that no condensation forms on the glass. The two panes and desiccant strip form a single assembly which is held within the window frame. Over time, desiccant strips can become saturated, will no longer absorb moisture and when this happens, condensation will become visible under certain conditions. Double-pane assemblies which have only recently failed can often be repaired. Window glazing which has been exhibiting condensation problems for long periods and which show a white haze often cannot be repaired and must be replaced. It is sometimes more cost effective to replace the entire affected window. Consult with a Window technician to evaluate the windows for possible repairs or replacement.</p> <p>H.2. Several windows were found to have loose side springs (See pictures for exact location). I recommend having the windows evaluated for repair by a qualified Window technician.</p> <p>H.3. A cracked glass pane was found to two windows (See pictures for location). I recommend having the windows evaluated for replacement by a qualified Window technician.</p> <p>H.4. Some exterior window screens are missing from the outside of the windows.</p>
Page 18 Item: J	Fireplaces and Chimneys	<p>J.2. The interior firebox back wall of the fireplace has minor cracking. I recommend consultation with a qualified Chimney Technician for sealing or repair.</p> <p>J.3. The upper portion of the fireplace mantle, has loose tiles. I recommend repairs be made by a qualified contractor.</p> <p>J.4. The chimney flue should be cleaned by a qualified contractor (chimney sweep). Dirty flues are potential fire hazards.</p> <p>J.5. Water was found to be collecting on top of the chimney cap above the roof. This can cause rusting of the cap which may lead to premature failure or water intrusion into the attic space below. I recommend having the chimney cap repaired by a qualified contractor. I was unable to fully view the top portion of the chimney cap.</p>

ELECTRICAL SYSTEMS

Page 20 Item: A	Service Entrance and Panels	<p>A.1. AFCI (Arc Fault Circuit Interrupter) protection is not present for all living areas in this property. This property was built before the original AFCI requirement by the NEC (National Electrical Code) in January-2002 and should have the protection. The TREC SOP (Standards of Practice) require this observation and notes the lack of this protection is a recognized safety hazard. It is recommended that AFCI protection be installed in this property, but it is not required.</p> <p>A.2. Three wires, within the breaker box, were improperly color-coded using white instead of black or red. The wires are not properly coded with black markings to indicate whether or not they are ungrounded conductors.</p> <p>A.3. The main electrical service panel is located in the Laundry room. Electrical panels are no longer allowed to be installed in laundry rooms because of high relative humidity which can cause corrosion of electrical components. Corrosion of service panel components was not visible at the time of the inspection.</p>
Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. One outlet, in the attic space, is missing a cover plate. This condition has left energized electrical components exposed to touch and are a shock/electrocution hazard. I recommend installing a cover for prevention.</p> <p>B.2. No Ground Fault Circuit Interrupter (GFCI) protection was provided to wall outlets in the kitchen and the downstairs bathroom. I recommend that GFCI protection be restored by a qualified electrical contractor to meet generally-accepted current standards.</p> <p>B.3. Several closet light fixtures were found without a protective cover. I recommend protective covers over all exposed light bulbs.</p> <p>B.4. The following light fixtures were found to have missing bulb(s) or inoperable bulb(s). The front porch light fixture and the light fixture in the foyer (1 bulb). If after the bulbs are replaced, and the lights still fail to respond to the switches, the conditions may represent a potential fire hazard, and I recommend that an evaluation and any necessary repairs be performed by a qualified electrical contractor.</p>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 25 Item: B	Cooling Equipment	B.4. The AC condenser concrete pad is damaged and should be replaced.
PLUMBING SYSTEMS		
Page 26 Item: A	Plumbing Supply, Distribution System and Fixtures	<p>A.3. The hot and cold valves in the Laundry room were found to have a minor leak. I recommend having the valves evaluated and repaired by a qualified Plumber.</p> <p>A.4. Anti-siphon devices should be installed on all exterior water faucets. I recommend installing anti-siphon device to prevent water from freezing inside the pipes.</p>

Page 28 Item: B	Drains, Wastes, and Vents	<p>B.2. The drain plumbing, coming from the kitchen sink should have a negative slope to allow for proper drainage. The plumbing is not sloping towards the drain. This may cause water to back-up into the sink. I recommend having the drain pipe corrected accordingly.</p> <p>B.3. The drain stopper lever, for the upstairs South bathroom tub, is loose. The stopper is working, although, I recommend having the lever adjusted by a qualified contractor for smoother operation.</p> <p>B.4. The water stopper for the upstairs NE bathroom tub has become detached. I recommend having the stopper re-installed accordingly.</p> <p>B.5. The upstairs North bathroom sinks do not have pivot rods for the water stoppers. The sinks do not allow for water stoppers to be installed. The water stoppers are inoperable at this time.</p>
Page 29 Item: C	Water Heating Equipment	<p>C.1. Drip pan is missing from under the water heater. I recommend having a drip pan installed to prevent any water damage.</p> <p>C.2. There is no water heater expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The house may have been built before the requirement for expansion tanks was set in place. Although it may not be required, I recommend the installation of an expansion tank by a qualified technician or plumbing contractor.</p>
APPLIANCES		
Page 30 Item: A	Dishwashers	A.2. Lack of a proper air gap noted at the dishwasher drain lines. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. I recommend having a qualified plumber install an air gap to prevent possible contamination.
Page 30 Item: B	Food Waste Disposers	B.2. The disposal splash guard is worn and deteriorating. This part is usually available for replacement at a retailer that sells the disposal.
Page 31 Item: D	Ranges, Cooktops, and Ovens	D.2. Anti-tip bracket is missing from the range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.
Page 32 Item: E	Microwave Ovens	E.2. The lights to the microwave were found inoperable when the light button was depressed. The bulbs may be burned out, or a problem may exist with the wiring or switch within. If after the bulbs are replaced, and the lights still fail to respond to the switch, the condition may represent a potential fire hazard, and I recommend that an evaluation and any necessary repairs be performed by a qualified person.

Page 33 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<p>F.2. It appears that most bathroom exhaust vents terminate improperly into the attic space. This can create excessive moisture. I recommend directing the vent towards the exterior to allow for proper ventilation. I did not see any exhaust vents terminating to the exterior of the home.</p> <p>F.3. No ventilation was provided for the laundry room at the time of the inspection. This condition is likely to result in excessively high humidity which can cause elevated moisture levels in materials. Elevated moisture levels can lead to deterioration of some materials. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this room to prevent problems resulting from excessively high humidity.</p>
Page 34 Item: I	Other	<p>I.2. I was unable to retrieve any ice from the ice dispenser. It appears to be inoperable.</p> <p>I.3. One of the pull-out drawers was cracked.</p>
OPTIONAL SYSTEMS		
Page 35 Item: C	Smoke Detectors	<p>C.3. All of the smoke detectors appear to be outdated. Consider replacing all smoke detectors, older than 8 - 10 years, or replace according to the manufacturers recommendation.</p> <p>C.4. The smoke detector in the upstairs hallway has been painted over. I recommend having the smoke detector replaced.</p>