

RCP Inspections



1809 Wooten Park dr.

Austin, TX

RCP Inspections

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Plano, TX 75023

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TREC 21105

INVOICE

SOLD TO:

Xuan Wang

TX

INVOICE NUMBER 20160511-01

INVOICE DATE 05/11/2016

LOCATION 1809 Wooten Park dr.

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$400.00	\$400.00
5/12/2016	(\$400.00)	(\$400.00)
SUBTOTAL		\$400.00
TAX		\$0.00
TOTAL		\$400.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Xuan Wang
(Name of Client)

Concerning: 1809 Wooten Park dr., Austin, TX
(Address or Other Identification of Inspected Property)

By: Peter Robinson, Lic #21105 05/11/2016
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☐ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☐ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☐ Fair ☐ Cloudy ☐ Rain Temp: _____
Utilities On: ☐ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|---|--|
| <input type="checkbox"/> Sub Flooring | <input type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input type="checkbox"/> Floors Covered | <input type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected |
| <input type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input type="checkbox"/> Siding Over Older Existing Siding |
| <input type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |
- ☐ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Slab

Comments: At the time of the inspection, the foundation looked to be performing it's intended function

Signs of Structural Movement or Settling

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

☒ The foundation appears to be performing the function intended

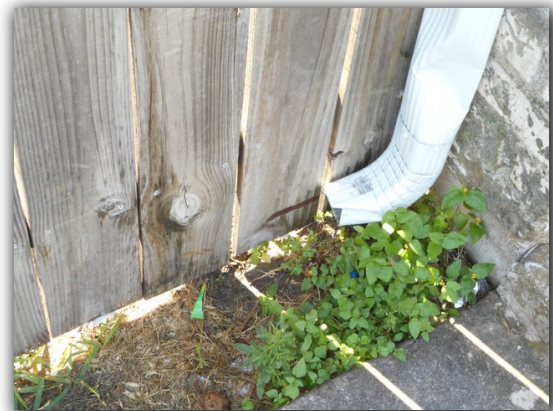
SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments: Gutters should extend 36 inches from the foundation and exterior walls and there should be 6 inches of clearance between the ground and the exterior wall siding to prevent insect and termite damage.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.



☒ Gutters draining too close to the structure

☒ Inadequate grading clearance to exterior wall surface

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☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Modified Bitumen Membrane

Viewed From: Edge of Roof

Comments: The roof showed signs of granule loss, water ponding, and leaking. It had rained the night before but the water had not drained off the roof adequately at the time of the inspection. I recommend replacement of the roof

☒ Torn, damaged, perforated or missing shingles



☒ Roof decking deflection and / or sagging

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- ☒ Indication of water ponding
- ☒ The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: Some areas Obstructed from view

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments: There was no attic entry at the time of the inspection but as you can see from the pictures there's significant water damage and the roof needs to be replaced.

- ☒ Evidence of moisture penetration

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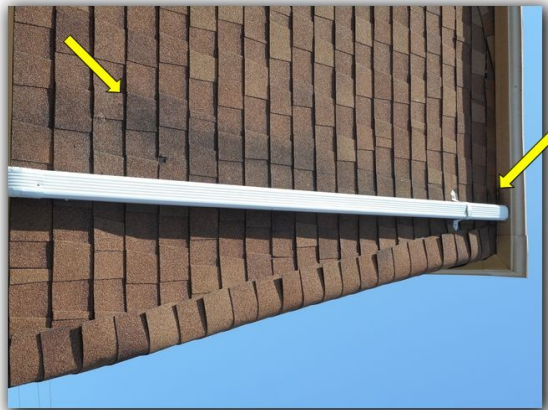
NP=Not Present

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I	NI	NP	D
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☒ Inadequate or Missing Attic Access



gutters/downspouts

☒ Loose, missing or damaged

☒ ☐ ☐ ☐

E. Walls (Interior and Exterior)

Comments: At the time of the inspection there was significant signs of water damage, some past and some present. The wood trim around all the exterior windows showed signs of water and weather damage.

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

I	NI	NP	D
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Interior Walls:



☒ Water stains on walls and/or ceilings



☒ Freshly Painted

Exterior Walls:

Siding Materials: ☒ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

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- ☒ Fascia / trim boards are water damaged at several areas



- ☒ Caulking / sealant is separated or missing in some areas



- ☒ Wood siding is water damaged in some areas
☒ Weep holes not open and/or improper spacing

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I	NI	NP	D
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the purpose of weep holes is to let trapped moisture escape from behind the siding and they should not be blocked

- ☒ Inadequate clearance between siding and grade



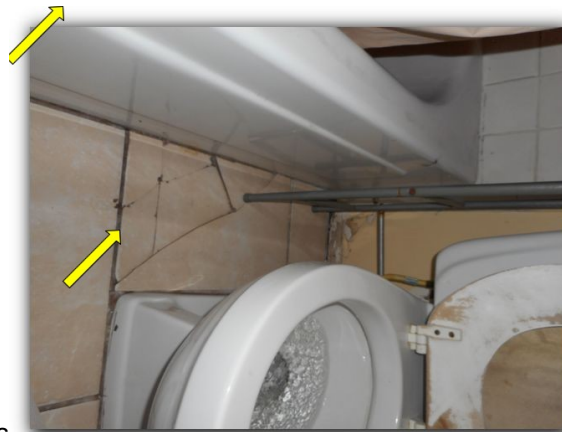
There should be a clearance of 4 to 6 inches between exterior siding and grade level to prevent insects from entering and moisture damage

☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments: There were water stains through out the units and the floor crack in the bathroom should be monitored to make sure it's not structural

- ☒ Water stains on ceiling



- ☒ Floor cracks in some areas

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I	NI	NP	D
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☒ ☐ ☐ ☐

G. Doors (Interior and Exterior)

Comments:

Interior Doors

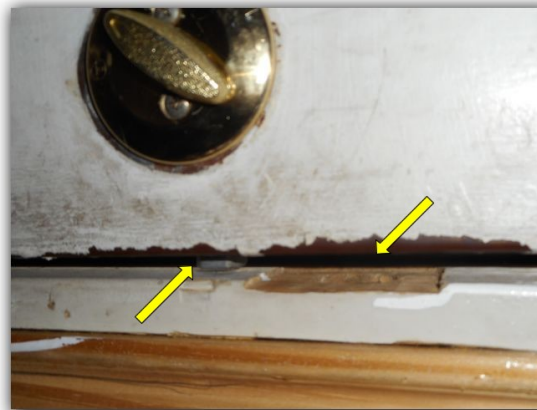
☒ Damaged doors: _____



looks like a door got kicked in and there were a few holes punched through the wall by this door at the time of the inspection

Exterior Doors

☒ Sliding screen door is missing / or damaged



☒ Deficient Hardware
door did not line up

the second latch on this

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☒ ☐ ☐ ☒

H. Windows

Comments: The springs on all the windows were defective and there were no screens. One of the windows in unit 101 was leaking water and I would recommend a certified mold inspection

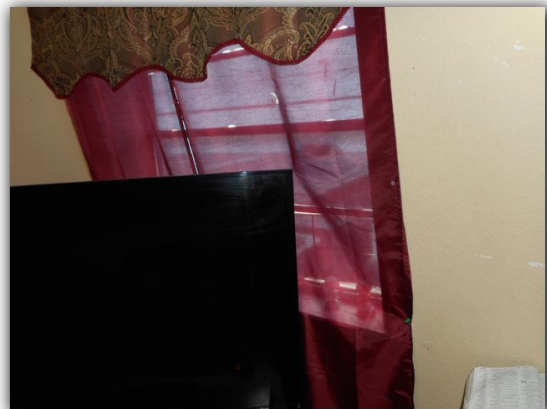


☒ Some glass panes are loose, damaged or missing



☒ Some window lift supports are loose, damaged or missing

☒ Some window / door screens are damaged or missing



☒ Inspection of the windows was limited
shades were nailed on some of the windows

the

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☒ ☐ ☐ ☐

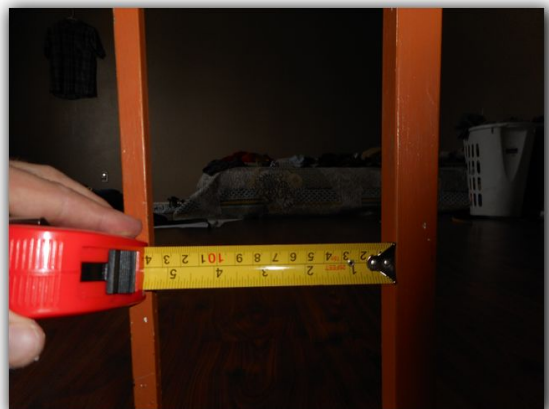
I. Stairways (Interior and Exterior)

Comments: It is considered a safety hazard if the balusters of the stairs permit an object greater than 4 inches to pass through

INTERIOR



☒ Baluster Spacing on steps Exceed 4 3/8"



☒ Vertical railing spacing is greater than 4"

☒ Hand railing is loose / missing at one or more locations

EXTERIOR

☐ ☒ ☒ ☐

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: ☐ Factory ☐ Masonry ☐ Free Standing

☐ ☒ ☒ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

☐ ☒ ☒ ☐

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

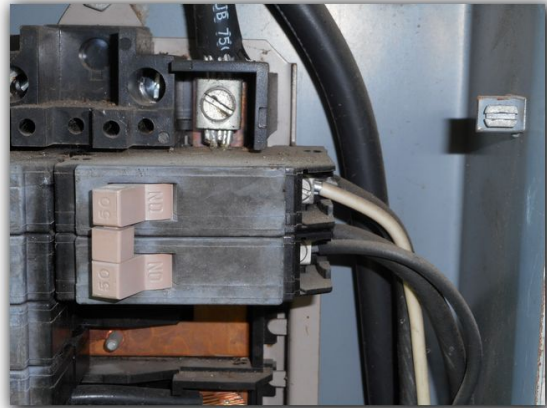
☒ ☐ ☐ ☐

A. Service Entrance and Panels

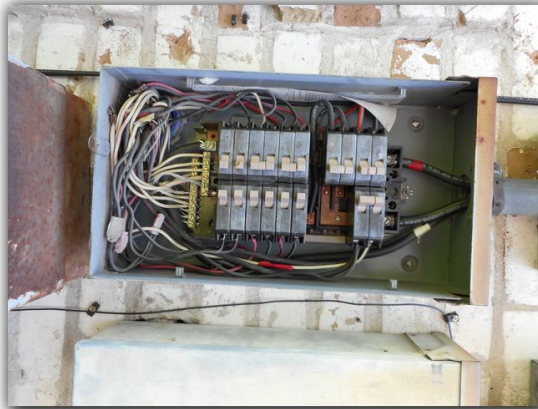
Comments: there should be 10 feet of clearance at the service entrance above any walkways and there should be a drip loop before the entrance to prevent water from getting in. There is aluminum circuit wiring so I recommend a licensed electrician come in and evaluate it.

☒ Overhead Service ☐ Underground Service

Main Disconnect Panel



- ☒ Doubled lugged breakers / Fuses
- ☒ Ground wire / rod / CWB could not be verified
- ☒ Service line has inadequate clearance to ground
- ☒ Lack of anti-oxidants on aluminum conductor terminals



- ☒ A/C condensing unit #1:
Specifies max amp breaker of __60 and a 60__ amp breaker is in use
- ☒ A/C condensing unit #2:
Specifies max amp breaker of ____60 and a ____60 amp breaker is in use

Sub Panels

Type of Wire: ☐ Copper ☒ Aluminum

☒ ARC FAULTS NOT TESTED -- OCCUPIED

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☒ ☐ ☐ ☐

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☒ Aluminum Conduit copper and aluminum

Comments: aluminum branch circuit wiring should be thoroughly evaluated by a licensed electrician

Outlet and Switches

- ☒ Loose, damaged, missing outlets / switches / covers
- ☒ Test indicate open circuit, no power at various outlets



open ground at one outlet

- ☒ Lack of anti-oxidants on aluminum conductor terminals
- ☒ Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Fixtures



- ☒ Ceiling fans inoperable or in need of repair

Smoke and Fire Alarms Smoke alarms were not operating at the time of the inspection

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Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments: Recommend cleaning and service by a licensed technician

- ☒ System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional

☒ ☐ ☐ ☐

B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments: Recommend cleaning by a licensed technician

- ☒ Unit #1:

Supply Air Temp: ____ 60 °F Return Air Temp: ____ 78 °F Temp. Differential: 18 ____ °F

- ☒ Unit #2:

Supply Air Temp: ____ 59 °F Return Air Temp: ____ 75 °F Temp. Differential: ____ 16 °F

- ☒ Refrigerant lines not properly insulated at Evaporative Coil



Insulation looked brittle

For attic installations :

there is no evaporative cooler, I wasn't able to remove this text

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☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments: I wasn't able to see the ducts due to no attic access. The hvac system need to be evaluated and cleaned by a licensed professional and there were signs of excessice moisture at



the time of the inspection



this one's missing a cover!



Type of Ducting: ☐ Flex Ducting ☐ Duct Board ☐ Metal

☒ Return air filter needs cleaning or replacement

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: exterior wall ☐ Functional Flow Inadequate

Location of main water supply valve: exterior sidewalk

Static water pressure reading: 60 _____ ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi

Comments: I recommend a licensed plumber and a handyman repair the leaks under the sinks and the water damage in all the cabinets below the sinks and a mold inspection for the upstairs shower and around the window.

Water Source: ☒ Public ☐ Private **Sewer Type:** ☒ Public ☐ Private

Sinks

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Comments: All of the sinks showed sign of either past or present water damage underneath, the first picture is the worst. It's from the upstairs bathroom in unit 102 and the ceiling underneath has workmanlike repairs but extensive water damage



☒ Sink leaks into cabinet below



☒ Leakage around sink(s)

☒ Drain stop inoperable

☒ Sink stopper missing or damaged

Bathtubs and Showers

Comments: The shower in unit 101 wasn't fully operable, recommend a mold inspector evaluate around the bathtub

☒ Caulking or grout missing or damaged

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☒ Drain stop inoperable

Commodes

Comments: unit 103 the downstairs toilet leaks



☒ Leakage around commodes

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source: Electric

Capacity: 52 to 63 gallons

Comments: tpr valve extensions were not present on all but one of the water heaters

☒ Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections



this was leaking from the roof above and has caused corrosion on the water heater and probably should be replaced soon

Water heater Temperature and Pressure Relief Valve

☒ T/P valve inspected / verified, but NOT TESTED

☒ Drain line is not plumbed to the exterior

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

Comments:

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

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments: dishwasher in unit 103 is defective, dishwasher in unit 101 has poor drainage

☒ Unit leaking

☒ Rust present in interior of unit

☒ Inoperative unit(s)

☒ Failure to drain properly

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

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

Comments:

☒ Filter is dirty / greasy

☒ Light / lens not functional

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

Comments:

Range Type: ☒ Electric ☐ Gas

Oven(s):

Unit #1: ☒ Electric ☐ Gas

Tested at 350°F, Variance noted: _____ 20°F (max 25°F)

Unit #2: ☒ Electric ☐ Gas

Tested at 350°F, Variance noted: _____ 23°F (max 25°F)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: unit 101 has no vent in downstairs bathroom

☒ Unit Inoperable

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

☒ Dryer vent cover is loose, damaged or missing

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

Comments:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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I	NI	NP	D
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☐ ☒ ☒ ☐

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

Type of Construction: Pool Construction Types

Comments:

DEFICIENCIES FOUND IN:

☐ ☒ ☐ ☐

C. Outbuildings

Comments:

DEFICIENCIES FOUND IN:

☐ ☒ ☒ ☐

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments:

DEFICIENCIES FOUND IN:

☐ ☒ ☒ ☐

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____

Comments:

DEFICIENCIES FOUND IN:

☐ ☒ ☒ ☐

F. Other

Comments:

Here is my summary of all the safety hazards and items that should be fixed immediately:

The roof is defective and there is substantial leaking and should be replaced.

A licensed hvac technician should clean and evaluate the system and ductwork.

All the leaks under the sinks should be fixed and water damage repaired under the sinks and on the ceilings.

A mold inspection should be performed around the shower, the window and anywhere else that appears to be a hazard.

There is a roach infestation and a licensed termite and pest inspection and removal should be performed.

Spacings in balusters on stairways were greater than 4 inches.

Service drop should be at least 10 feet above yards and walkways and need an adequate drip loop.

Tpr valves on water heaters need extensions and have to terminate close to the ground.

The light at the stairs in unit 101 does not work.

Working smoke detectors should be installed.