

# *Duke's Home Inspections, PLLC*

## Property Inspection Report



123 Best Street, Great State, TX 77777  
Inspection prepared for: Number 1 Client  
Real Estate Agent: -

Date of Inspection: 9/19/2022 Time: 2:00 PM  
Age of Home: 1978 Size: 2565  
Weather: Cloudy and 91 degrees.  
Home faces North.  
Home was vacant.  
Customer present.

Inspector: James Duke  
TREC# 21718

Email: [dukesinspections@yahoo.com](mailto:dukesinspections@yahoo.com)



# PROPERTY INSPECTION REPORT FORM

<u>Number 1 Client</u>	<u>9/19/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>123 Best Street, Great State, TX 77777</u>	
<i>Address of Inspected Property</i>	
<u>James Duke</u>	<u>TREC# 21718</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u>Name of Sponsor (if applicable)</u>	<u>TREC License #</u>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

## 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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

**A. Foundations**

- Post/timber/concrete

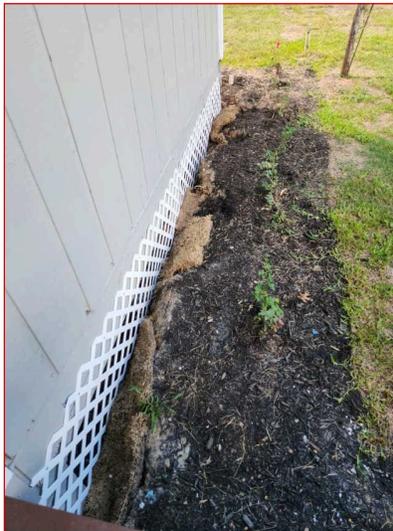
Comments:

- Recommend a professional home leveler to further evaluate the foundation due to the issues the inspector has noticed.
- Sloped floors was noticed in one or more areas.
- One or more doors not latching, binding, or out of square.
- Window(s) not opening or closing fully.

**B. Grading and Drainage**

Comments:

- Recommend gutter system. It helps wick water away from home and helps prevent erosion.
- It was observed that the current drainage was directed towards the house and should slope away from the foundation a minimum of {6"} in a {10'} span. Recommend installing gutters. It helps to move water away from the home.



*It was observed that the current drainage was directed towards the house and should slope away from the foundation a minimum of {6"} in a {10'} span. Recommend installing gutters. It helps to move water away from the home.*

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**C. Roof Covering Materials**

- Asphalt composition shingles noted.
- Viewed roofing system from the ground.
- Inspected from one or more balconies.

Comments:

- Soffits damaged at one or more locations.
- Rake flashing was not installed correctly.



*Soffits damaged at one or more locations.*



*Rake flashing was not installed correctly.*

**D. Roof Structure and Attics**

- Interior of the attic
- No insulation in the attic

Comments:

- Light not working or no light in attic.
- Recommend a structural framing review by a qualified professional for repair or replacement as necessary
- Recommend adding insulation. There is none.
- Rafters were pulling away from ridge board in one or more areas.

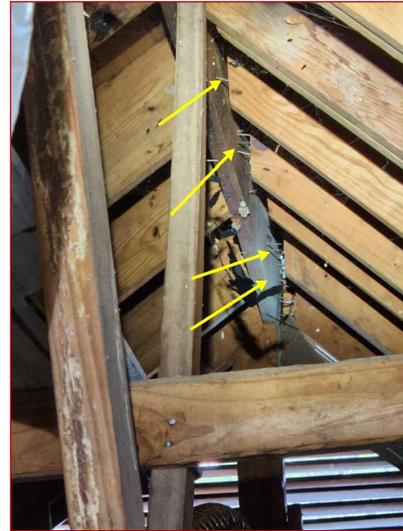
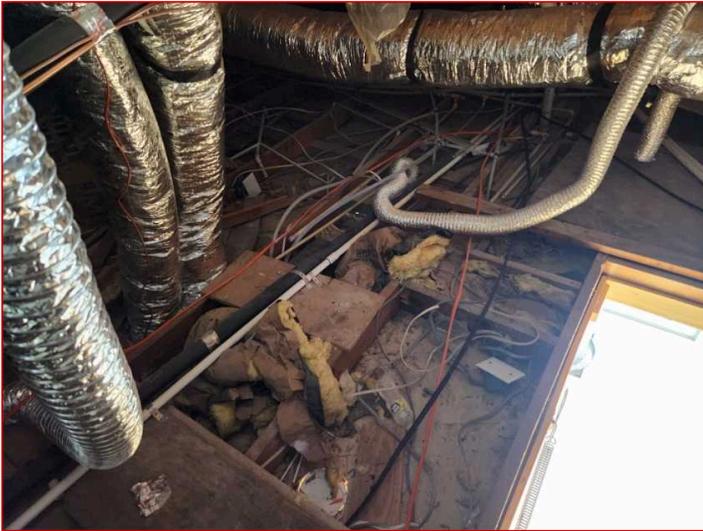
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Rafters pulling away from ridge board.



Recommend adding insulation. They're is none.

**E. Walls (Interior and Exterior)**

- Exterior wood or wood like lap siding noted

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance )
- Caulking needed at one or more places around the home/building. This is common maintenance.
- Siding was bowing in more than one area around the home.

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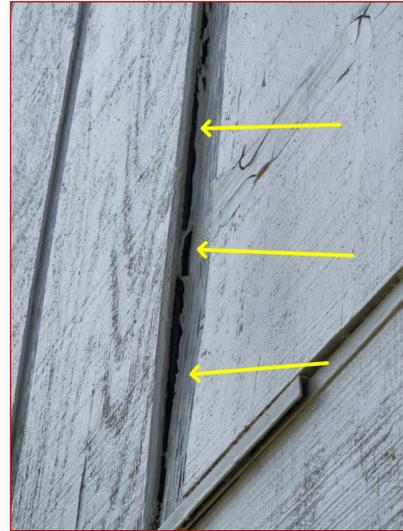
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*Siding was bowing in more than one area around the home.*



*Caulking needed at one or more places around the home/building. This is common maintenance.*



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**F. Ceilings and Floors**

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas

Comments:

- The floors were observed to be out-of-level in some areas of the house

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

Comments:

- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.
- Door frame was crooked.

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I	NI	NP	D
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*Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.*



*Door frame was crooked.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Windows**

- Windows are made of aluminum

Comments:

- **Windows need caulking.**
- **Window screens were observed to be damaged or missing.**
- **Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.**
- **Current building standards require a bedroom egress window size to be a minimum 20"x 24"}**
- **Window frame was crooked.**

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*Windows need caulking.*



*Window screens were observed to be damaged or missing.*



*Current building standards require a bedroom egress window size to be a minimum 20"x 24"}*



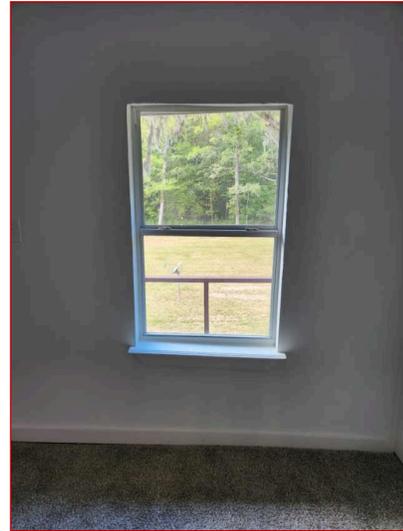
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Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.

Window frame was crooked.

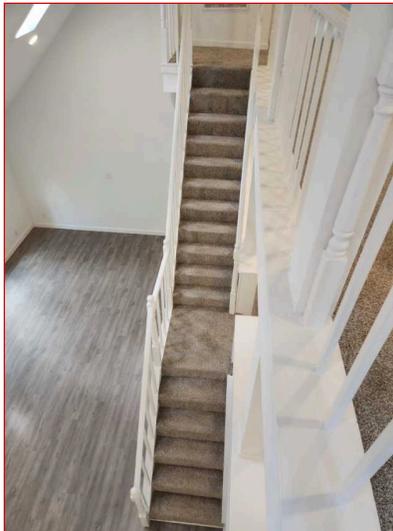




**I. Stairways (Interior and Exterior)**

Comments:

- Stairs are step but not uncommon in this type home.



Stairs are step but not uncommon in this type home.

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**J. Fireplaces and Chimneys**

- Living room
- Wood burning and or gas

Comments:

- Flex gas line should not be inside of fireplace. Gas line should be black pipe.



*Flex gas line should not be inside of fireplace. Gas line should be black pipe.*

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

Comments:

- Soft areas were observed on balcony flooring.
- Rails are unsafe. A small child and or pet could fall.



*Rails are unsafe. A small child and or pet could fall.*



*Soft areas were observed on balcony flooring.*

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**L. Other**

Comments:

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

- Panel is located on the exterior wall.

Comments:

- Due to the condition of home.

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

- Copper wiring

Comments:

- Recommend **GFCI** protection(If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.

**C. Other**

Comments:

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

- Central forced air furnace
- The furnace is electrically powered

Comments:

- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### B. Cooling Equipment

- Central forced air furnace

Comments:

- Satisfactory at the time of inspection

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater



Supply temp 54.7 upstairs.



Return temp 69.4 upstairs.

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Supply temp 57.2 degrees.



Return temp 71.1 degrees.

**C. Duct Systems, Chases, and Vents**

Comments:

- Ductwork should not be touching.

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*Ductwork should not be touching.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Other**

Comments:

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**A. Plumbing Supply, Distribution System and Fixtures**

• Front of structure

• At the meter

Comments:

• Home was supplied with pex.

• Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.

• The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns

• Water pressure was 63 psi

• Shower or tub area needs caulking

• Pipe penetrations should be covered.

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*Tub and or shower area needs caulking.*



*Pipe penetrations should be covered.*



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**B. Drains, Wastes, and Vents**

Comments:

- Plastic Drain pipes were present.
- Satisfactory. No issues were noted at time of inspection

**C. Water Heating Equipment**

- Water heater is electric
- Located in the laundry room

• 40 gallons

Comments:

- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance
- Tank was rusty.

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Tank was rusty.

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution and Gas Appliances**

Comments:

**F. Other**

Comments:

V. APPLIANCES

**A. Dishwashers**

Comments:

- New.

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### B. Food Waste Disposers

Comments:

- Disposal splash guard is worn and deteriorating.
- Unit making a grinding noise



*Disposal splash guard is worn and deteriorating.*

### C. Range Hood and Exhaust Systems

Comments:

- Fan not working.

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I	NI	NP	D
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Fan not working.

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

Comments:

- Oven(s): Electric
- New.



<input type="checkbox"/>	<input 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:

- The bath fan {s} were functioning as intended at the time of inspection

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**G. Garage Door Operators**

Comments:

**H. Dryer Exhaust Systems**

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- Dryer vent Piping was wrong material and installed incorrectly.



*Dryer vent Piping was wrong material and installed incorrectly.*

**I. Other**

Observations:

VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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

Comments:

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**C. Outbuildings**

Comments:

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

Comments:

**E. Private Sewage Disposal Systems**

- Traditional system

Comments:

- The Inspector will not be able to anticipate any future events, conditions or changes in performance due to changes in use or occupancy
- System was working at time of the inspection
- Ran water in the home for 15 minutes and found no issues
- Periodic pumping ( every 2 years is recommended ) is recommended to prevent costly damage to the absorption field. The pumping is dependent on system usage and tank size
- This inspection includes a visual survey of the tank area and absorption field; however, accurate determination of the condition and/or life expectancy is not possible from a visual inspection

**F. Other Built-in Appliances**

Comments:

**G. Other**

Observations:

## Report Summary

<b>STRUCTURAL SYSTEMS</b>		
Page 5 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Recommend a professional home leveler to further evaluate the foundation due to the issues the inspector has noticed.</li> <li>• Sloped floors was noticed in one or more areas.</li> <li>• One or more doors not latching, binding, or out of square.</li> <li>• Window(s) not opening or closing fully.</li> </ul>
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• It was observed that the current drainage was directed towards the house and should slope away from the foundation a minimum of {6"} in a {10'} span. Recommend installing gutters. It helps to move water away from the home.</li> </ul>
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Soffits damaged at one or more locations.</li> <li>• Rake flashing was not installed correctly.</li> </ul>
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Light not working or no light in attic.</li> <li>• Recommend a structural framing review by a qualified professional for repair or replacement as necessary</li> <li>• Recommend adding insulation. There is none.</li> <li>• Rafters were pulling away from ridge board in one or more areas.</li> </ul>
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Caulking needed at one or more places around the home/building. This is common maintenance.</li> <li>• Siding was bowing in more than one area around the home.</li> </ul>
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• The floors were observed to be out-of-level in some areas of the house</li> </ul>
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.</li> <li>• Door frame was crooked.</li> </ul>
Page 10 Item: H	Windows	<ul style="list-style-type: none"> <li>• Windows need caulking.</li> <li>• Window screens were observed to be damaged or missing.</li> <li>• Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.</li> <li>• Current building standards require a bedroom egress window size to be a minimum 20"x 24"</li> <li>• Window frame was crooked.</li> </ul>
Page 12 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Stairs are steep but not uncommon in this type home.</li> </ul>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Flex gas line should not be inside of fireplace. Gas line should be black pipe.</li> </ul>

Page 13 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Rails are unsafe. A small child and or pet could fall.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Due to the condition of home.</li> </ul>
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Recommend <b>GFCI</b> protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 16 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Ductwork should not be touching.</li> </ul>
<b>PLUMBING SYSTEMS</b>		
Page 17 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Shower or tub area needs caulking</li> <li>• Pipe penetrations should be covered.</li> </ul>
Page 19 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Tank was rusty.</li> </ul>
<b>APPLIANCES</b>		
Page 21 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> <li>• Disposal splash guard is worn and deteriorating.</li> <li>• Unit making a grinding noise</li> </ul>
Page 21 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• Fan not working.</li> </ul>
Page 23 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• Dryer vent Piping was wrong material and installed incorrectly.</li> </ul>