MORGAN
INSPECTION SERVICES

[redacted]

Property Inspection Report prepared for
[redacted]

Inspected by:
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MORGAN
INSPECTION SERVICES

PROPERTY INSPECTION REPORT

Prepared for: [redacted]
(Name of Client)

Concerning: [redacted] [redacted] Report # 5906
(Address or Other Identification of Inspected Property)

By: Mike Morgan 6231 [redacted]
(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.

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 AFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR

WHAT I DO – I perform a visual inspection. I inspect items per the Texas Real Estate Commission's Standards of Practice. These systems include structural, mechanical, electrical, and plumbing systems. I operate items in their normal modes only in order to determine if they are functioning as intended. I remove access covers during my inspection. I do inspect in the attic and crawlspace if they are safe and accessible. I do offer an opinion about whether or not items are or are not functioning as intended at the time of my inspection. I will use the TREC guidelines to note items that are "deficient."

WHAT I DON'T DO – I do not do any destructive testing (such as tearing out walls or flooring). I do not dismantle items such as heaters during my inspection. I do not move obstacles around (such as furniture) to perform my inspection. I do not inspect items that I cannot see. I do not inspect attics or crawlspaces if they are inaccess ble or unsafe. I do not operate and test appliances or other devices if I feel that operating an item will damage the item or will cause an unsafe condition. I do not do testing for environmental items (such as radon, lead-based paint, etc.). I do not perform soil analysis. I do not test for adequacy of design or capacity. I do not make judgments as to how long an item should continue to function, nor do I guarantee nor warranty any item.

WHAT YOU SHOULD DO – Read this report very carefully. Ask the inspector to explain anything that is not completely clear. Look at the individual items around the house to better understand what is on the inspection report. I suggest you call in an expert to inspect any item called out in the report as deficient prior to making a decision to purchase the property. You should decide whether or not to purchase the property based upon this report AND all other information that you have or can obtain about the property. Ask the seller about any previous repairs that may cover defects or any other known problems.
I HAVE READ AND UNDERSTAND THE ABOVE.

Signature

Occupied: No

Weather conditions: 58, sunny

PRESENT AT INSPECTION: [redacted]

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): CONCRETE SLAB

Comments:

- The foundation appears to be functioning as intended.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

- There are no rain gutters. It is recommended that rain gutters and downspout extensions be used to carry water away from the foundation.
- There are some areas of ponding against the foundation on the backside of the house. This can lead to foundation movement.

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

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**C. Roof Covering Materials**

Types of Roof Covering: COMPOSITION ASPHALT SHINGLES
Viewed From: ON THE ROOF
Comments:

- The shingles appear to be in good condition.

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item

Roof Covering Materials cont'd

- There is a small sag in the roof on the backside of the house. From inside the attic, I could see that there is a poorly supported piece of plywood that has been patched into the decking.

- There is some minor wear and tear on the roof.

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**D. Roof Structure and Attics**

Viewed From: INSIDE THE ATTIC
Approximate Average Depth of Insulation: 6 inches
Comments:

- The roof rafters are 2x6s.
- The ceiling joists are 2x6s.
- Roof Structure: Rafters
- Decking type: Plywood
- Type of Insulation: Loose-fill
- Type of ventilation: Turbine vents
- Improving the ventilation in the attic would make the home more energy efficient, minimize moisture buildup in the attic, and minimize deterioration of the decking and roofing material due to excessive heat.
- The attic access ladder bracket is not secured with nails as required by code.

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I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**E. Walls (Interior & Exterior)**

Comments:

- There is some minor damage on the fascia area.

☑	☐	☐	☐	**F. Ceilings and Floors**

Comments:

- There is some moisture damage on the hall bathroom ceiling.

☑	☐	☐	☑	**G. Doors (Interior & Exterior)**

Comments:

- The door between the house and the garage is not firerated. Today's fire code requires a door between the house and garage to be fire rated for 20 minutes.

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

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**H. Windows**

Comments:

- Windows are double-paned.
- A window pane in the dining room is broken.
- Some windows are difficult to open.
- There is a window on the east side of the home that is boarded up. From inside the home, the window appears to be intact, but it is all taped up.

☐	☐	☑	☐	**I. Stairways (Interior & Exterior)**

Comments:

☐	☐	☑	☐	**J. Fireplaces and Chimney**

Comments:

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

Comments:

- There is some water damage on the ceiling of the back porch.

☐	☐	☑	☐	**L. Other**

Comments:

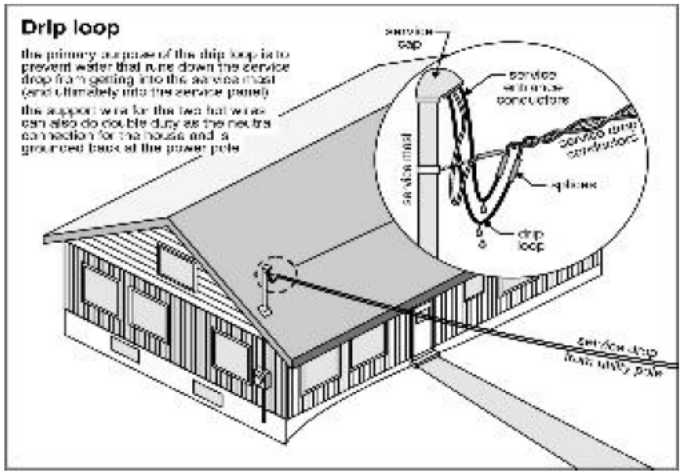
I	NI	NP	D	Inspection Item

II. ELECTRICAL SYSTEMS

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

Comments:

- Service size: 200 amps
- Panel location: Garage
- I did not locate a grounding electrode conductor (GEC). Without this, the electrical system is not grounded.
- There is essentially no drip loop at the weatherhead. Drip loops help prevent water from getting into the electric meter and panel.



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

Type of Wiring: COPPER

Comments:

- The electrical outlets in the home are all grounded as required by current standards.
- There are no GFCI-protected outlets in the kitchen, bathrooms, or exterior as required by today's standards.
  NOTE: This is an "as-built" condition and was an accepted building practice at the time this home was constructed. Per TREC Standards of Practice we are required to report this condition as a deficiency because it is no longer an accepted building standard.

I	NI	NP	D	Inspection Item

Branch Circuits, Connected Devices and Fixtures cont'd

- The ceiling fan in the MBR does not work.
- The outlets in the screened-in back porch are all dead.
- There is some exposed wiring on the back porch.

- Although there are some working smoke detectors in the home, there are not smoke detectors in all areas where they are required. (Per the National Fire Protection Association, NFPA, smoke detectors should be installed inside each bedroom, outside each sleeping area, and on every level of the home.)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: CENTRAL HEAT
Energy Sources: NATURAL GAS
Comments:

- Age: 6 years
- The furnace appears to be heating adequately.

☑ ☐ ☐ ☑

B. Cooling Equipment

Type of Systems: CENTRAL AIR
Comments:

- Size: 4 tons
- Age: 6 years
- The A/C is not cooling at all.

☑ ☐ ☐ ☐

C. Duct Systems, Chases and Vents

Comments:

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: NOT LOCATED
Location of main water supply valve: NOT LOCATED NOTE: A water shut off that is
Static water pressure reading: 65 psi (This is within the optimal range of 40 - 80 psi)
Comments:

- The water supply lines are copper.
- The wall tile around the master bathroom tub needs to be regrouted or caulked. This is to prevent water from getting behind the tile and damaging the wall.

- There is no shower head in either bathroom.

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

Comments:
Underground and under-slab utilities, especially those involving fluids, are not visible and are beyond the scope of a standard home inspection, and are, therefore, specifically excluded from this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots can sometimes infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) commonly fail or collapse. Sometimes, problems associated with these lines do not manifest themselves until days, weeks, or even months after the date of the inspection. For this reason, the inspector recommends comprehensive sanitary drain line testing available from certain licensed plumbers or other qualified contractors with specialized equipment. We also do not inspect the laundry hookups because it is not possible to simulate the amount of water that drains from a washing machine in such a short period of time.

- There is no cap on the cleanout in the back yard.

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

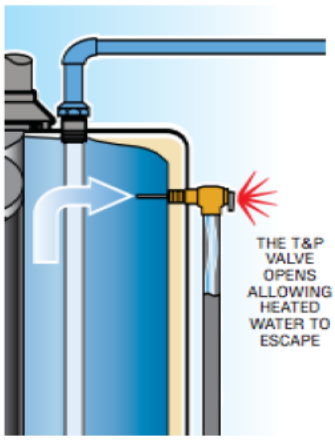
I	NI	NP	D	Inspection Item
☑	☐	☐	☑	

C. Water Heating Equipment

Energy Sources: *NATURAL GAS*
Capacity: *40 GALLONS*
Comments:

- Location: Garage
- Age: 8 years
- There is a lot of corrosion on one of the water lines.

- The drain valve is leaking.
- The water heater is in the garage, but is not 18" off of the floor as required of water heaters installed today in garages.
- The discharge line on the popoff valve is reduced in size. By code it should be 3/4" in diameter.



THE SAFETY TEMPERATURE & PRESSURE RELIEF VALVE (T&P)

The T&P valve opens when a sufficient level of pressure is reached. This allows the heated water to spill out of the system relieving the pressure and lowering the volume

☐	☐	☑	☐	**D. Hydro-Massage Therapy Equipment** *Comments:*
☐	☐	☑	☐	**E. Other** *Comments:*

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

- The upper tray assembly is not installed in the dishwasher.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

- No problems noted.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

- No problems noted.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

- Oven -
  Energy source: ELECTRIC
  With the oven temperature set at 350 degrees, the actual temperature was 375 degrees.
- There is no cooktop installed in the home.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

- The microwave oven appears to operate properly.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The exhaust fans discharge to the attic. This is against code, but is quite common.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

- The auto reverse feature does not work or is set too tight. The auto reverse feature is designed to reverse the door if it hits something as it is going down.
- The electric eye is installed too high. It should be six inches or less from the floor.

I=Inspected NI-Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item
☑	☐	☐	☐	**H. Dryer Exhaust Vents** *Comments:*
☐	☐	☑	☐	**I. Other** *Comments:*

VI. OPTIONAL SYSTEMS

☐	☐	☑	☐	**A. Landscape Irrigation (Sprinkler) Systems** *Comments:*
☐	☐	☑	☐	**B. Swimming Pools, Spas, Hot Tubs and Equipment** *Type of Construction:* *Comments:*
☐	☑	☐	☐	**C. Outbuildings** *Comments:*
☐	☑	☐	☐	**D. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* *Type of Storage Equipment:* *Comments:*
☐	☐	☑	☐	**E. Private Sewage Disposal (Septic) Systems** *Type of System:* *Location of Drain Field:* *Comments:*
☐	☐	☑	☐	**F. Other** *Comments:*

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of the inspection; that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observable at the time of the inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect(s) not reasonably observable at the time of the inspection or of items that require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior of present leak damage that is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Buyer must notify Morgan Inspection Services in writing of any complaints within seven (7) days of the date of the inspection and must thereafter allow prompt inspections of the item complained of, otherwise all claims for damages arising out of such complaints are waived by the Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Morgan Inspection Services for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise, are limited to the amount of the inspection fee paid. Buyer, by accepting this report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's office, you local district or county attorney, or the attorney of your choice.

If a dispute arises out of or related to independent inspector's performance, and if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one of their arbitrators, at either parties' option, selected from the panels of arbitrators of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties of the dispute.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition on this date.

SUMMARY PAGE

This “Summary Page” simply brings all the items marked as "Deficient" into one place. It is not a mandatory repair list. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the discretion of you and your representative. As you go through the report and through the Summary, be advised that essentially every home has a number of "Deficiencies," and often many of them are quite minor or simply related to the age of the home and the standards in place at the time of construction.

Also keep in mind that, there may be items listed in the full body of the property Inspection Report that could be important to you, and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information. If you do not understand or are unclear about some of the information contained in the body of this report; please contact us for further explanation prior to the expiration of any time limitations such as option periods.

Grading and Drainage

P5	There are some areas of ponding against the foundation on the backside of the house. This can lead to foundation movement.

Roof Covering

P7	There is a small sag in the roof on the backside of the house. From inside the attic, I could see that there is a poorly supported piece of plywood that has been patched into the decking.
P7	There is some minor wear and tear on the roof.

Roof Structure and Attic

P8	Improving the ventilation in the attic would make the home more energy efficient, minimize moisture buildup in the attic, and minimize deterioration of the decking and roofing material due to excessive heat.
P8	The attic access ladder bracket is not secured with nails as required by code.

Walls (Interior and Exterior)

P9	There is some minor damage on the fascia area.

Doors

P9	The door between the house and the garage is not firerated. Today’s fire code requires a door between the house and garage to be fire rated for 20 minutes.

Windows

P10	A window pane in the dining room is broken.
P10	Some windows are difficult to open.
P10	There is a window on the east side of the home that is boarded up. From inside the home, the window appears to be intact, but it is all taped up.

Porches, Decks, and Carports

P10	There is some water damage on the ceiling of the back porch.

Service Entrance and Panels

P11	I did not locate a grounding electrode conductor (GEC). Without this, the electrical system is not grounded.
P11	There is essentially no drip loop at the weatherhead. Drip loops help prevent water from getting into the electric meter and panel.

Branch Circuits- Connected Devices and Fixtures

P11 There are no GFCI-protected outlets in the kitchen, bathrooms, or exterior as required by today's standards. NOTE: This is an "as-built" condition and was an accepted building practice at the time this home was constructed. Per TREC Standards of Practice we are required to report this condition as a deficiency because it is no longer an accepted building standard.

P12 The ceiling fan in the MBR does not work.

P12 The outlets in the screened-in back porch are all dead.

P12 There is some exposed wiring on the back porch.

P12 Although there are some working smoke detectors in the home, there are not smoke detectors in all areas where they are required. (Per the National Fire Protection Association, NFPA, smoke detectors should be installed inside each bedroom, outside each sleeping area, and on every level of the home.)

Cooling Equipment

P12 The A/C is not cooling at all.

Water Supply System and Fixtures

P13 The wall tile around the master bathroom tub needs to be regrouted or caulked. This is to prevent water from getting behind the tile and damaging the wall.

P13 There is no shower head in either bathroom.

Drains, Wastes, and Vents

P13 There is no cap on the cleanout in the back yard.

Water Heater

P14 There is a lot of corrosion on one of the water lines.

P14 The drain valve is leaking.

P14 The water heater is in the garage, but is not 18" off of the floor as required of water heaters installed today in garages.

P14 The discharge line on the popoff valve is reduced in size. By code it should be 3/4" in diameter.

Dishwasher

P15 The upper tray assembly is not installed in the dishwasher.

Bathroom Exhaust Fans and/or Heaters

P15 The exhaust fans discharge to the attic. This is against code, but is quite common.

Garage Door Operators

P15 The auto reverse feature does not work or is set too tight. The auto reverse feature is designed to reverse the door if it hits something as it is going down.

P15 The electric eye is installed too high. It should be six inches or less from the floor.