



*Quality, Consistency...
Every Home*

BURGESS INSPECTION GROUP, INC.

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PROPERTY INSPECTION REPORT

Prepared For: SAMPLE REPORT
(Name of Client)

Concerning: 123 Anywhere Lane, McKinney TX 75071
(Address or Other Identification of Inspected Property)

By: Johnny Gorden #5341
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY FACES: East	WEATHER WAS: Sunny
STRUCTURE WAS: Two-Story	OUTSIDE TEMP: Above 60°F
PROPERTY WAS: New Home	REPORT NUMBER: 291203032
WDI REPORT NUMBER: None	INSPECTION FEE: \$ 230.00

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or 512-459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

IMPORTANT AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227 – 535.231** of the *Texas Real Estate Commission* by which we are regulated. A copy of these standards is printed in its entirety in the **“Helpful Hints”** booklet given to you at the time of the inspection. Section I of this same booklet lists items that are specifically excluded from our standard inspection.

Scope of Inspection: This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, etc.. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. Please remember that older houses do not meet the same standards as newer houses even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item, nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and is based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. **This report is not a warranty of items in your home.** If you would like a warranty or guarantee you must obtain it from a warranty company. We do not inspect security systems. Brinks Home Security will provide this free inspection, for which we are paid a scheduling fee. Brinks will contact you at a later date (at the numbers you have provided) with a special offer. **When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.**

MICROBIAL INSPECTION DISCLAIMER

No intrusive moisture and/or Indoor Air Quality (IAQ) tests were performed as they were beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in an environment provided by moist and/or water-damaged conditions. A growing concern of many to date includes the adverse affect on Indoor Air Quality and the potential inherent health hazards with some immune-compromised individuals.

Professionals in this specialized field of study, such as one with certifications of CIAQP, CIAQT, CMRS, or CIH continue to prove the direct relation of microbial growth with conditions which are the result of damage due to interior water intrusion. After water enters the fibers of most cellulose-based building materials such as wood, drywall, and especially fiberglass or cellulose insulation, the time frame for numerous species of microbial growth may start in as little as four hours.

Thus the reasoning and logic for immediate, proper remediation is absolutely critical for deterring microbial growth if its existence is proven. Due to concerns regarding observations made at the time of the inspection, as specifically noted in the aforementioned section, immediate investigation is recommended by only qualified, competent IAQ professionals who have specific training and education in Building Sciences studies.

Dispute Resolution: In the event a dispute arises regarding this inspection, the purchaser agrees to notify Burgess Inspection Group, Inc. so as to give a reasonable opportunity to reinspect the property. **Purchaser further agrees that the Burgess Inspection Group, Inc. can either conduct the reinspection itself or can employ others (at its expense) to reinspect the property, or both.**

Defense Costs: In the event the purchaser files suit against Burgess Inspection Group, Inc. or its inspector, the purchaser agrees to pay all the company’s legal fees, costs of expert witnesses, court costs, costs of depositions, and all other such expenses incurred by Burgess Inspection Group, Inc. if the purchaser fails to prevail in the lawsuit.

Exclusivity: The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Burgess Inspection Group, Inc. to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification.

By my signature below or the acceptance of the report I acknowledge that I have read this “Agreements and Limitations”, that I understand the terms and conditions, and that I agree to be bound by these. I have also been given a “Helpful Hints” booklet that further describes the inspection process and offers useful information for the purchaser.

THIS REPORT IS OUR INVOICE

INSPECTION FEE: **\$ 230.00**

REPORT NUMBER: **291203032**

INSPECTOR/TREC License No.: **Johnny Gorden #5341**

BUYER SIGNATURE: _____

DATE: _____

Not Present

Called Client / Reviewed Report

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation: Slab-on-Grade

Comments (An opinion on performance is mandatory.):

Inspector Notes:

- ✓ Appears to be functioning as intended at the time of this inspection.
- ✓ See "HELPFUL HINTS" booklet for additional information and recommendations on proper maintenance procedures.

Items in Need of Repair: Foundation

- x Remove plastic at rear patio under siding.
- x Form board left in place on south side of garage.



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B. Grading & Drainage

Note: Foundation area surface and/or subsurface drains are not inspected.

Type of Drainage: Grade / Gutters / Subsurface

Comments:

Inspector Notes:

- ✓ All areas around the structure appear to have positive drainage at this time.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is

I	NI	NP	R	Inspection Item
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recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Type of Roof Covering: Asphalt (Composition) shingles

Method of Inspection: Walked entire roof

Comments:

Inspector Notes:

- ✓ No excessive deflections or depressions in the roof's surface observed at this time.
- ✓ No evidence of active or ongoing water penetration observed in the attic or on interior ceilings.

Items in Need of Repair: Roof Covering

- x Flashing is lifting in the front gable wrap arounds. This should be secured to prevent water penetration.



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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Type of Framing: Conventional Truss System

Method of Inspection: Entered attic and performed a visual inspection

Attic Insulation: Blown / Fiberglass 12-14 inches

Attic Ventilation: Static Roof Vents / Soffit Vents /

Comments:

Inspector Notes:

- ✓ An adequate number of ridge support posts, hip/valley rafter braces, purlins, purlin braces, and collar ties appear to be in place.

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E. Walls (Interior & Exterior)

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc..

Type of Exterior Walls: Brick Veneer / Cement Siding /

Comments:

Inspector Notes:

Items in Need of Repair: Walls (Interior & Exterior)

I	NI	NP	R	Inspection Item
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- x Need touch up caulk on east and south sides where siding meets stone.



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F. Ceilings & Floors

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, etc..

Comments:

Inspector Notes:

CEILINGS

- ✓ No signs of water stains to indicate active or ongoing leaks.

FLOORS

- ✓ Floors appear to be reasonably level at this time.

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G. Doors (Interior & Exterior)

Comments:

Inspector Notes:

- ✓ All door hardware in place and working properly.
- ✓ No damages observed and all doors appear to be square in frames.
- ✓ Weather stripping in place on appropriate exterior doors.

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H. Windows

Note: Only accessible windows are inspected and only a representative number of these windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Metal /

Type of Glazing: Thermal seals /

Comments:

Inspector Notes:

I	NI	NP	R	Inspection Item
				<ul style="list-style-type: none"> ✓ All accessible windows are opening and closing properly. ✓ All window latching/locking hardware in place and functioning properly.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>I. Fireplace/Chimney</p> <p style="padding-left: 40px;">Location/Type of Fireplace: Living Room / Metal</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Gas log unit responds to control and no gas leaks detected. ✓ Fireplace damper operates to control and firebox appears to be in good condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>J. Porches, Decks and Carports (Attached)</p> <p style="padding-left: 40px;">Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws, and/or nails.</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>K. Other</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p style="padding-left: 40px;">x</p>
II. ELECTRICAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Service Entrance and Panels</p> <p style="padding-left: 40px;">Main Panel Location: Garage</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Main panel appears to be properly wired and grounded at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):</p> <p style="padding-left: 40px;">Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection. Only a representative number of interior outlets are checked. If there are no Ground Fault Circuit Interrupters (GFCI's) at wet areas we are required by our licensing agency (TREC) to note this on reports as a defect and <i>In Need of Repair</i>.</p> <p style="padding-left: 40px;">Type of Distribution Wiring: Copper</p> <p style="padding-left: 40px;">GFCI's Located at: Exterior / Garage / Kitchen / Utility Room / Bathrooms /</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ All accessible outlets, switches, and electrical fixtures appear to be intact, properly wired, and functioning properly. <p>Items in Need of Repair: Connected Devices & Fixtures</p> <p style="padding-left: 40px;">x Outlet is loose in various locations around the house.</p>

I	NI	NP	R	Inspection Item
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- x Fixture in attic is not wired.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

Type of Heating System and Energy Source:

Heating Unit #1: Central Forced-Air Furnace / Gas

Heating Unit #2: Central Forced-Air Furnace / Gas

Comments:

Inspector Notes:

HEATING UNIT #1

- ✓ The upstairs heater is operating as intended.

Items in Need of Repair: Heating Equipment

HEATING UNIT #2

- x The downstairs heater is valved off.

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B. Cooling Equipment

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

Type of Cooling System and Energy Source:

Cooling Unit #1: Central Forced-Air System / Electric

Cooling Unit #2: Central Forced-Air System / Electric

Comments:

Inspector Notes:

COOLING UNIT #1

- ✓ The cooling units responded to control, supply air was measured at 52 °F, and return air was measured at 70 °F. This represents a temperature differential that is within the acceptable range of 15 to 22 °F.

COOLING UNIT #2

- ✓ The cooling units responded to control, supply air was measured at 51 °F, and return air was measured at 68 °F. This represents a temperature differential that is within the acceptable range of 15 to 22 °F.

Items in Need of Repair: Cooling Equipment

- x The primary condensation drain line is not insulated at the air handler in the attic. TREC recommends insulating the first 1 to 2 feet of the drain line where it exits the evaporator coil housing to prevent condensation from forming on the pipe and dripping into the attic space, onto the ceiling, etc.. Per the TREC Standards of Practice we have to note this item as *In Need of Repair*.

I	NI	NP	R	Inspection Item
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C. Ducts and Vents

Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:

- ✓ Ducts appear to be properly installed/connected/insulated at all visible locations and supplying/returning air to/from all registers at this time.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

Type of Plumbing Material: Copper /

Number of Bathrooms: 3

Comments:

Inspector Notes:

- ✓ No dial movement was observed with a 5 minute check at the water meter.
- ✓ Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated.
- ✓ Exterior hose bibs are equipped with backflow prevention devices and have no apparent leaks at this time.
- ✓ All fixtures and faucets appear to be in good condition, are operating properly with the hot and cold water supplies, and show no signs of leaks at this time.
- ✓ All lavatories, sinks, and tubs are holding water and draining properly with no signs of leaks at this time.
- ✓ Shower(s) checked for 15 to 20 minutes with no visible signs of leaks at this time.
- ✓ All commodes are secure to the floor and operating properly with no visible signs of leaks at this time.

Items in Need of Repair: Water Supply System & Fixtures

- x The faucet in the upstairs hall tub is loose.

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B. Drains, Wastes, Vents

Note: Only visible and accessible waste lines are checked.

Type of Plumbing Material: PVC /

Comments:

Inspector Notes:

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Location/Size/Energy Source:

Wrt Htr #1: Attic / 50 GAL / Gas

Wtr Htr #2: Attic / 50 GAL / Gas

I	NI	NP	R	Inspection Item
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Comments:

Inspector Notes:

Items in Need of Repair: Water Heating Equipment

- x There is a leak at the top of the rear water heater.



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D. Hydro-Therapy Equipment

Pump was: Accessible Not Accessible

GFCI Protected: Yes No

Comments:

Inspector Notes:

V. APPLIANCES

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A. Dishwasher

Comments:

Inspector Notes:

Items in Need of Repair: Dishwasher

- x The dishwasher did not drain.

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B. Food Waste Disposer

Comments:

Inspector Notes:

- ✓ Disposer operated without excessive noise or vibration and no leaks or damages noted.

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C. Range Hood

Type: Vented Recirculating

Comments:

I	NI	NP	R	Inspection Item
				<p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Unit responded to controls, fan operated at all speeds/settings, and filters are in place. <p>Items in Need of Repair: Range Hood</p> <ul style="list-style-type: none"> x The range hood light(s) did not respond to controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Ranges/Ovens/Cooktops</p> <p style="padding-left: 40px;">Type of Cooking Appliance:</p> <p style="padding-left: 80px;">Cooktop: All Gas</p> <p style="padding-left: 80px;">Oven (Built-In): All Electric</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ All cooktop elements/burners responded to control and appear to be operating properly. ✓ The oven produced a reading of 330 °F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F. <p>Items in Need of Repair: Ranges/Ovens/Cooktops</p> <ul style="list-style-type: none"> x The cooktop is not properly secured to the counter. x The cooktop control is missing on right front burner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Microwave Cooking Equipment</p> <p style="padding-left: 40px;">Note: Microwave ovens are not checked for radiation leakage.</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ The unit is securely mounted, has no apparent damages or missing components, responded to control, and passed the water heat test..
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Trash Compactor</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>G. Bathroom Exhaust Fans and/or Heaters</p> <p style="padding-left: 40px;">Types Present: Exhaust Fan /</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p> <ul style="list-style-type: none"> ✓ Exhaust fans responded to control without excessive noise or vibration <p>Items in Need of Repair: Bathroom Exhaust Fans and/or Heaters</p> <ul style="list-style-type: none"> x Exhaust fans are venting into the attic. These are now required to vent to the exterior and per the TREC Standards of Practice we have to note this item as <i>In Need of Repair</i>.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>H. Whole House Vacuum Systems</p> <p style="padding-left: 40px;">Note: Hoses and attachments are not checked/inventoried.</p> <p style="padding-left: 40px;"><i>Comments:</i></p> <p>Inspector Notes:</p>

I	NI	NP	R	Inspection Item
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I. Garage Door Operators

Comments:

Inspector Notes:

- ✓ Opener(s) did respond to control, did open and close the garage door(s), and did auto-reverse as designed.

Items in Need of Repair: Garage Door Operators

- x Manual lock mechanism in place on the garage door. When an automatic garage door opener is installed the manual lock mechanism should be removed or disabled. Per the TREC Standards of Practice we have to note this item as *In Need of Repair*.

J. Door Bell and Chimes

Comments:

Inspector Notes:

- ✓ The doorbell did respond to test and made an audible sound.

K. Dryer Vents

Note: Laundry equipment is not moved to check vents.

Comments:

Inspector Notes:

- ✓ Dryer appears to be properly vented to the exterior.

L. Other Built-In Appliances

Comments:

x

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Backflow Preventer In Place: Yes No

Number of Zones: 6

Comments:

Inspector Notes:

- ✓ All stations responded to manual control and all areas of the lawn/landscape appear to be getting adequate coverage at this time.
- ✓ Backflow prevention for the sprinkler system is in place.

E. Gas Lines

Note: Inspected for the type and condition of accessible and visible gas piping. Checking for gas leaks using industry-acceptable procedures is done at normal operating pressures.

Comments:

Inspector Notes:

I	NI	NP	R	Inspection Item
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- ✓ No leaks detected at branch locations.
- ✓ With all pilot lights off, no dial movement observed with a 5 to 10 minute check at the gas meter.

H. Security Systems

Comments:

Inspector Notes:

I. Fire Protection Equipment

Note: Smoke detectors are not checked when a security system is in place.

Comments:

Inspector Notes:

- ✓ All smoke detectors are responding to test button at this time.

SUMMARY OF ITEMS IN NEED OF REPAIR

This list of items needing repair or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

ITEMS IN NEED OF REPAIR: FOUNDATION

- x Remove plastic at rear patio under siding.
- x Form board left in place on south side of garage.

ITEMS IN NEED OF REPAIR: ROOF COVERING

- x Flashing is lifting in the front gable wrap arounds. This should be secured to prevent water penetration.

ITEMS IN NEED OF REPAIR: WALLS (INTERIOR & EXTERIOR)

- x Need touch up caulk on east and south sides where siding meets stone.

ITEMS IN NEED OF REPAIR: CONNECTED DEVICES & FIXTURES

- x Outlet is loose in various locations around the house.
- x Fixture in attic is not wired.

ITEMS IN NEED OF REPAIR: HEATING EQUIPMENT

HEATING UNIT #2

- x The downstairs heater is valved off.

ITEMS IN NEED OF REPAIR: COOLING EQUIPMENT

- x The primary condensation drain lines are not insulated at the air handler in the attic. TREC recommends insulating the first 1 to 2 feet of the drain line where it exits the evaporator coil housing to prevent condensation from forming on the pipe and dripping into the attic space, onto the ceiling, etc.. Per the TREC Standards of Practice we have to note this item as Item in need of repair.

ITEMS IN NEED OF REPAIR: WATER SUPPLY SYSTEM & FIXTURES

- x The faucet in the upstairs hall tub is loose.

ITEMS IN NEED OF REPAIR: WATER HEATING EQUIPMENT

- x There is a leak at the top of the rear water heater.

ITEMS IN NEED OF REPAIR: DISHWASHER

- x The dishwasher did not drain.

ITEMS IN NEED OF REPAIR: RANGE HOOD

- x The range hood light(s) did not respond to controls.

ITEMS IN NEED OF REPAIR: RANGES/OVENS/COOKTOPS

- x The cooktop is not properly secured to the counter.
- x The cooktop control is missing on right front burner.

ITEMS IN NEED OF REPAIR: BATHROOM EXHAUST FANS AND/OR HEATERS

- x Exhaust fans are venting into the attic. These are now required to vent to the exterior and per the TREC Standards of Practice we have to note this item as In Need of Repair.

I	NI	NP	R	Inspection Item
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ITEMS IN NEED OF REPAIR: GARAGE DOOR OPERATORS

- x Manual lock mechanism in place on the garage door. When an automatic garage door opener is installed the manual lock mechanism should be removed or disabled. Per the TREC Standards of Practice we have to note this item as In Need of Repair.