



RESIDENTIAL INSPECTION

123 Main St
Houston TX 77001

John Doe
DECEMBER 9, 2019



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: John Doe

(Name of Client)

Concerning: 123 Main St, Houston TX 77001

(Address or Other Identification of Inspected Property)

By: Adam Wright - TREC # 23898

(Name and License Number of Inspector)

12/09/2019 7:00 pm

(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer

Occupancy: Vacant

Style: Contemporary

Temperature (approximate): 70 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

Comments:

The property was a 21 year old structure made of brick and concrete siding. As with all homes, ongoing maintenance is/will be

required and improvements to the systems of the home will be needed over time. The improvements recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions-When outside the structure, the terms "front", "left", "rear" and "right" were used to describe the structure as viewed from the front door of the structure. When inside, the terms "front", "left", "right" and "rear" were used to describe the structure as viewed from the room entrance. If you have any questions about room descriptions, locations, or anything at all about your property or this report, please contact us. It is important to us that you be able to identify the rooms we discussed in your home and we want to continue providing you the best service possible!

Your report contains many photographs. Some of these pictures are meant to highlight areas where issues were observed, other photographs are included as a courtesy to help better explain our inspection process and what is documented in your report.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Corner pops are common with poured concrete slabs. While they may look bad, they are rarely a serious issue. This corner pop appears to be only cosmetic and does not appear to be affecting the structure of the foundation or the walls at all. I recommend monitoring the corners of the slab to ensure they don't get worse over time.



Trees Too Close to Foundation

Tree roots can cause serious damage to foundations and roofs, along with plugging up gutters. We recommend having trees removed that can lead to these expensive repairs.



Performance:

In my opinion the foundation is performing as intended at this time.

Note::

Due to the expansive nature of soil in our area, differential movements are likely to occur over time. This is common with all foundations in our area. My opinion is based on visual observations of accessible areas at the time of the inspection. Future performance or movement of the structure cannot be predicted or warranted.

Foundation Movement:

Your foundation was measured for potential movement and settlement with a highly precise gas- filled altimeter known as a ziplevel. This instrument is capable of measuring variances in height across your foundation down to 1/10". We generally recommend further evaluation by foundation specialists if there is a variance of greater than 1/2" in 10 feet. About .4" is deducted from the reading when necessary to compensate for carpet and padding thickness. Your slab showed only .3" of rise from front to back and only .2" of rise from left to right across the entire slab. This is well within the tolerances for a foundation that appears to be functioning as intended.

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"0" reading at front of house and left side of house.



.2" of slope from left to right across entire foundation.



.3" rise from front of home to back across entire foundation.

B. Grading and Drainage

Comments:

Insufficient Clearance from Foundation to Grade

It is recommended that there be a minimum of 4" of clearance from the foundation to the ground when brick siding is used. Having an improperly graded lot next to the property can lead to foundation damage and possible infestations. Recommend removing dirt from around the foundation.



Foundation Maintenance :

Proper drainage and moisture control are important for foundation maintenance. This is especially true of the expansive soils in our area. It is recommended that your lot slope down 6" in the first 10 feet away from your fountain. Drainage, including gutter downspouts, should be directed to a discharge point several feet away from the foundation. This can help keep water from accumulating under and around your fountain, which can lead to soil expansion and foundation damage. It is also recommended that trees be kept away from foundation as their root systems can damaged foundations and the plumbing underneath. In the event structural movement is noted, client is advised to consult with a structural engineer who can identify causes and recommend corrective actions.

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof

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Comments:

I would recommend contacting a roofing professional to address the issues found on the roof. The roof appears to be functioning as intended and there was no evidence of leakage observed. These issues do not appear to be severe but they should be addressed before any leakage is allowed to develop.

Gutters/Downspouts:

The gutters/downspouts were full of debris and leaves. If left in this state water can fill the gutters and damage the eaves of the roof. Water can also overflow the gutters and spill out directly next to the foundation, potentially causing damage.

The downspouts were discharging too close to the foundation. We recommend having water discharge a minimum of five (5) feet away from the foundation and directed to flow away from the foundation when leaving the downspout. If you are unable to route water discharge 5 feet away, at a minimum I recommend installing splash blocks under the downspout discharge to help direct water away from your foundation.



1: Exposed Nails

🚫 **Recommendation**

Under-driven or exposed nails were found in one or more roof coverings. This can lead to water intrusion which can cause rot, mold, structural and cosmetic damage. I Recommend a qualified roofer evaluate and correct.



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2: Loss of granules.

🚫 Recommendation

Asphalt shingles are showing signs of granule loss. This is typical for a roof this age. Recommend monitoring.



3: Roof penetrations not properly sealed.

🚫 Recommendation

The water heater flue piping was not properly sealed around the storm collar as shown by light coming through into the attic. I recommend having a qualified roofing contractor evaluate and repair.



D. Roof Structures & Attics

Viewed From: Roof, Attic

Approximate Average Depth of Insulation: 10 R-value

Comments:

The roof structure showed signs of movement beginning to happen. This is an issue that did not appear to be serious yet, but if left unaddressed could potentially become serious. I recommend having a qualified contractor evaluate and repair these issues.

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1: Purlin brace is cracked

🚫 Recommendation

Attic

A purlin in the attic had a significant crack running through it's length. Purlins are designed to provide support for the roof structure and cracked purlins could significantly reduce the support of the roof structure. I recommend having a qualified contractor evaluate the roof framing and correct this issue.



2: Purlin brace pulling away from purlin.

🚫 Recommendation

Attic

Purlin braces are required to be firmly attached to purlin. This brace has pulled away from the purlin, indicating possible movement of the roof structure.



E. Walls (Interior and Exterior)

Comments:

Expansion joint not caulked :

The expansion joint in the wall was not caulked. This can lead to water intrusion and possibly damage. I recommend caulked all expansion joints as this is a cheap way to help ensure water doesn't enter your walls.

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1: No fireblocking in breezeway from garage to house.

▲ Safety Hazard

Fireblocking is required in detached garage breezeway to prevent a garage fire from spreading to the main house. This is a very important issue that should be resolved immediately. Due to how houses are designed to naturally draft air through the attic, if a fire starts in the garage it will be pulled through the breezeway and into the attic. This can be easily and cheaply avoided by installing a fire blocking material at the garage.



F. Ceilings and Floors

Comments:

The exterior and interior wall systems appeared to be functioning as intended and did not show any signs of water intrusion or damage.

Ceiling and Floor Material:

Ceilings were made of textured drywall. Floors were made of carpet, tile and what appeared to be wood.

1: Ceiling - Recent Roof Leak Damage

⊖ Recommendation

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

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G. Doors (Interior and Exterior)

Comments:

1: Door Sticks

🔴 Recommendation

Multiple doors throughout the home stick and are tough to open. Recommend sanding down offending sides.

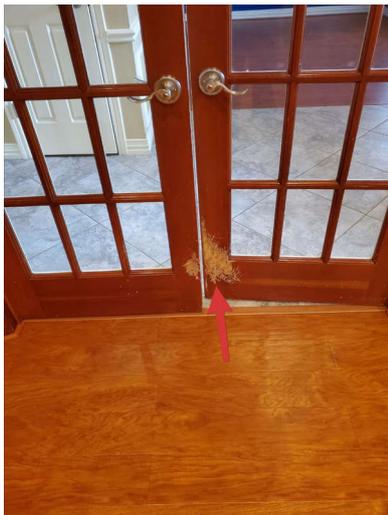
[Here is a helpful DIY article](#) on how to fix a sticking door.

2: Paint/Refinish Needed

🔴 Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.



H. Windows

Comments:

1: Safety Glass Required

⚠️ Safety Hazard

Tempered safety glass is required at this location. Having glass that is not tempered at this location could lead to severe injury or possibly death if the glass were to shatter or if someone fell through this window. Recommend replacing this window with tempered safety glass immediately.

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- I. Stairways (Interior and Exterior)**
Comments:

- J. Fireplaces and Chimneys**
Comments:

- K. Porches, Balconies, Decks, and Carports**
Comments:

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments:

Service Panel (Breaker Box):

The service panel was 200 amp and located in the garage. Power was supplied by aluminum wires coming into the service panel. The electrical supply utility wires were run underground.

Note:

We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

White wire used as hot power wire:

Multiple white wires were used as power supply wires from breakers. While this is not forbidden, the white wires are supposed to be taped or marked black or red to avoid any confusion. These wires should be taped or colored appropriately to help avoid any accidents in the future.

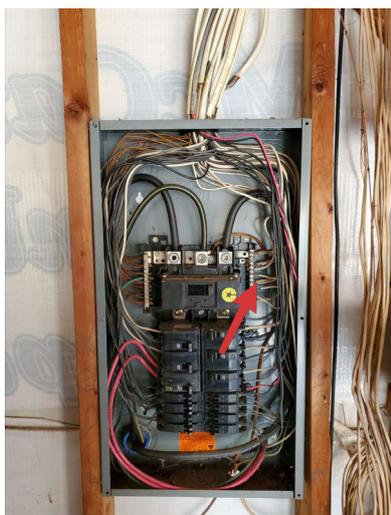


1: Double-Tapping of Neutral Wires

🚫 Recommendation

Garage

Double tapping of neutral wires is not allowed. Double tapping refers to having multiple neutral wires secured into the same neutral terminal. Today's standards require each neutral conductor (wire) have it's own neutral terminal connection.



2: Frayed Sheathing

🚫 Recommendation

Garage

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

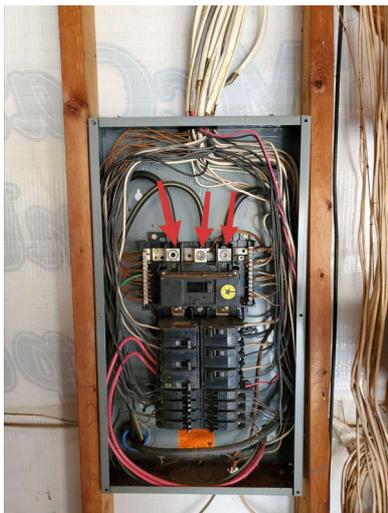


3: Anti-Oxidant Grease not Present

🚫 Recommendation

Garage

Anti-oxidant paste is required on aluminum wire ends to prevent oxidation and corrosion. If aluminum wire ends are not protected by this paste, the corrosion that results could result in a poor connection.



4: Ground rod not driven flush with ground.

🚫 Recommendation

Grounding rods are required to be driven flush with the ground. A ground rod that is sticking up presents a trip hazard along with the possibility of not providing a safe path back to ground for electricity. This could potentially result in a shock hazard.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Bonding could not be verified. There was no evidence of bonding visible at the gas meter or anywhere else connected to any gas piping in the attic or other piping in the house. I recommend an electrician verify and correct bonding in addition to the other issues found in the electrical system.

Note:

We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

Arc-Fault Circuit Interruption:

No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Current standards require new homes to provide AFCI protection for bedroom outlets. AFCI is designed to detect and provide protection against electrical arcing, which is a fire hazard. Although AFCI protection was not required when this home was constructed, general knowledge of safe building practices have improved over time and building standards have changed to reflect this current understanding. We recommend you consider updating the existing electrical system to include AFCI protection.

Outlets:

Multiple outlets throughout the house had an **Open ground**. This means there is no protection at the outlet providing a safe path back to ground for electricity. Multiple outlets were observed to be improperly secured and were easily moved when plugs were inserted and removed.



Loose outlet in dining room

1: Cover Plates Damaged

▲ Safety Hazard

One or more receptacles have a damaged cover plate. Recommend replacement.



2: Cover Plates Missing

▲ Safety Hazard

Attic

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



3: Exposed Ends & Splices

▲ Safety Hazard

All wire connections & charged wires should be concealed. The wiring for the food waste disposer was not secured to the disposer with a wire nut and the conduit was damaged.



4: No GFCI Protection

▲ Safety Hazard

Bathroom

No GFCI protection present in required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

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5: Smoke Detector Missing

▲ Safety Hazard

Smoke detectors were not present in any bedrooms or outside all sleeping areas as required. Recommend installing smoke detectors in all bedrooms.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Comments:

Note:

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

Furnace Operation:

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. All of the burners appeared to be functioning as intended as shown in the attached photos and video.



Burners firing appropriately



Warm air

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Fuel Supply:

The gas piping contained no sediment trap. Sediment traps or drip legs are generally required, depending on your local jurisdiction. The purpose of a sediment trap is to prevent particulates or moisture from entering and clogging the furnace gas supply, which could trip the furnace and possibly lead to an expensive service call. We recommend consulting a local licensed, qualified HVAC technician concerning sediment trap installation. This is a cheap way to help avoid potentially costly repairs in the future.



Missing sediment trap

B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

Comments:

Temperature Differential:

Testing the differential temperature of the supply air and the return air is the best test available for diagnosing the present function of the air conditioning equipment. The normal range is between 14 and 21 degrees. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed and competent HVAC technician.

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The temperature differential for this system was approximately 20 degrees.



Return air



Supply air

Note:

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

Evaporator Unit:

The evaporator coils have been sealed. Breaking the seal goes beyond the scope of this home inspection. We were unable to view the condition of the coils.

There was water standing in the secondary drain pan along with debris. In the event the evaporating unit primary drain completely plugs and leaks into the secondary drain pan, the debris can easily clog the secondary drain, leading to an overflow of the pan and damage to the ceiling below. Also, the secondary drain line was pinched down by gas supply piping laid on top of it, which could also result in an overflow of the drain pan if the primary drain ever fails. We recommend a licensed, competent HVAC technician repair this issue.



Pinched secondary drain line



Dirty pan with standing water



Hallway air filter size 20×25. Needs replacement

Condenser unit model and serial number:

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C. Duct System, Chases, and Vents

Comments:

An active air vent was located on the ceiling of the garage. Modern building codes do not allow air vents to be in the garage as this could lead to fuel/exhaust fumes making their way into the house. We recommend repairing this issue.



Vent in garage

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior -

The water meter is located to the right side of the driveway near the street.

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Location of Main Water Supply Valve : Main Level -
The main water supply valve is located on the left side of the house.



Static Water Pressure Reading: 58 -
Home static water pressure was within the acceptable range of 40-80 PSI at the time of this inspection.

Comments:

Exterior:

An exterior hose bibb did not have a backflow preventer. Anti-siphon devices prevent contaminated water from entering the potable water of the house plumbing. These devices are cheap, easy to install and can be found at any hardware store. We recommend installing these on all exterior hose bibb. This was observed on the right and rear of the home.



No backflow prevention/anti-siphon device present at this hose bibb.

Interior:

Shower heads were not caulked at walls as required. This can lead to water getting behind the wall, causing damage.

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There was no hot water supplied to the master bathroom, only cold water. No water was connected to the hot side of the sink. Recommend having a plumber determine why there is no hot water being supplied and fix the issue.



Needs caulk



No hot water

B. Drains, Wastes, & Vents

Comments:

One leak was found under the master bathroom sink on the drain stem.



Leaking master bathroom sink

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

Water heater was gas powered, located in the attic with a 40 gallon capacity.

Due to several issues being found around the hot water system, I recommend having a licensed plumber evaluate the system and correct the deficiencies listed in this report.

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There was corrosion noted on the water heater piping connections, which can lead to leaks. The exhaust flue was not properly aligned which will let exhaust gases into the attic, instead of carrying them out through the roof.

The drain pan was rusted and the water heater was placed in a position where future maintenance/replacement will be difficult. There was no work space or pathway provided to the water heater as required.



Corrosion



Rusted pan and water heater placed in cramped location



Flue not aligned properly

- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

- B. Food Waste Disposers**
Comments:

- C. Range Hood and Exhaust Systems**
Comments:

1: Exhaust Duct Terminates into Attic

➡ **Recommendation**

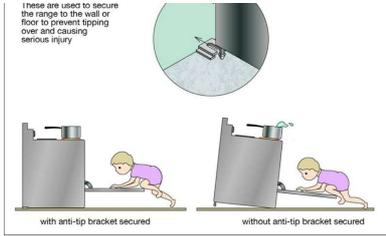
Exhaust from range hood terminates into the attic. This can result in moisture damage and mold in the attic. Recommend a qualified contractor re-route this duct to terminate to the exterior.



- D. Ranges, Cooktops, and Ovens**
Comments:

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There was no anti-tip device installed on the back of the range, this could lead to the unit potentially toppling over if it is leaned on or if a child attempts to climb up the front. Unfortunately, children have been seriously injured and killed as a result of accidents like this. Anti-tip devices are cheap and easy to install. I recommend installing this device.



E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

1: Auto- reverse sensors are too high

▲ Safety Hazard

Auto- reverse sensors are required to be a maximum of 6 inches off of the floor. Children could potentially be crushed if they were lying down under the path of the door. The sensors are too high to detect small children or pets under the sensors. Recommend moving sensors lower.



H. Dryer Exhaust Systems
Comments: