

Grissom Inspections
"Your Personal Building Consultant For Life"



, 106 West Hubbard, Lindale, TX
Inspection prepared for:
Date of Inspection: 7/25/2022

Inspector: Michael Tennison
Professional Inspector License #25321
4280 Whitley Place Drive, Prosper, TX 75078
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PROPERTY INSPECTION REPORT FORM

<hr/>	<u>7/25/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
106 West Hubbard Lindale, TX	
<i>Address of Inspected Property</i>	
<hr/> <u>Michael Tennison</u>	<hr/> <u>Professional Inspector License #25321</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<hr/> <i>Name of Sponsor (if applicable)</i>	<hr/> <i>TREC License #</i>

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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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

Type of Foundation(s):
 • Crawlspace Foundation

Comments:
 • This is a limited visual inspection of the foundation and includes only visual indicators of foundation performance. No specialized tools or procedures were used. The opinions expressed are of apparent conditions and not of absolute fact and are only good for the date and time of the inspection. This inspection does not guarantee the future life, performance or failure of the foundation. The inspector is not a structural engineer and the inspection is not an engineering report and should not be considered one.

- **The foundation wall is failing near the rear of the structure.**
- **The foundation support blocks have shifted. The blocks do not provide maximum support under these conditions.**
- **The foundation beam is laid horizontal. Beams should be laid vertically to provide maximum support.**
- **Recommend a structural engineer and/or foundation specialist be consulted for further evaluation.**



The foundation beam is laid horizontal. Beams should be laid vertically to provide maximum support.



The foundation support blocks have shifted. The blocks do not provide maximum support under these conditions.

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The foundation wall is failing near the rear of the structure.

B. Grading and Drainage

Comments:

- Note: Underground drainage systems are not inspected. These should be maintained for proper drainage.

C. Roof Covering Materials

Types of Roof Covering:

- Asphalt shingles

Viewed From:

- Roof

Comments:

- Life expectancy and age of the roof covering is not covered by this property inspection report. The inspector cannot offer an opinion or warranty as to whether the roof covering will leak in the future. This inspection does not determine the insurability of the roof covering.

D. Roof Structures & Attics

Approximate Average Depth of Insulation:

- No access

Approximate Average Thickness of Vertical Insulation:

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick
- Interior walls are made of drywall
- Interior walls are made of paneling

Comments:

- **There are interior drywall cracks at most rooms.**
- **There are exterior cracks along all sides.**
- **The siding and trim was unsealed or unpainted along the windows. Unpainted siding and trim has no protection from the environment.**



The siding and trim was unsealed or unpainted along the windows. Unpainted siding and trim has no protection from the environment.



There are exterior cracks along all sides.

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There are exterior cracks along all sides.



There are interior drywall cracks at most rooms.



There are interior drywall cracks at most rooms.

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F. Ceilings and Floors

Ceiling & Floor Materials:

- Ceiling is made of drywall
- Ceiling is made of paneling
- Floors are carpet
- Floors are vinyl

Comments:

- **There are indications of a black, foreign substance on the floor.**
- **Cracks in the interior drywall ceilings were noted at the family room.**
- **There are indications of floor slope.**
- **There are missing and damaged ceiling tiles.**



There are indications of a black, foreign substance on the floor.



There are missing and damaged ceiling tiles.

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There are missing and damaged ceiling tiles.



Cracks in the interior drywall ceilings were noted at the family room.



There are indications of floor slope.

X			X
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G. Doors (Interior and Exterior)

Comments:

- The door at the front exterior was difficult to close. Recommend adjustments.
- There are doors that will not latch at the bedroom and bathroom. Recommend adjustments.
- The door hardware is loose at the rear exterior door.

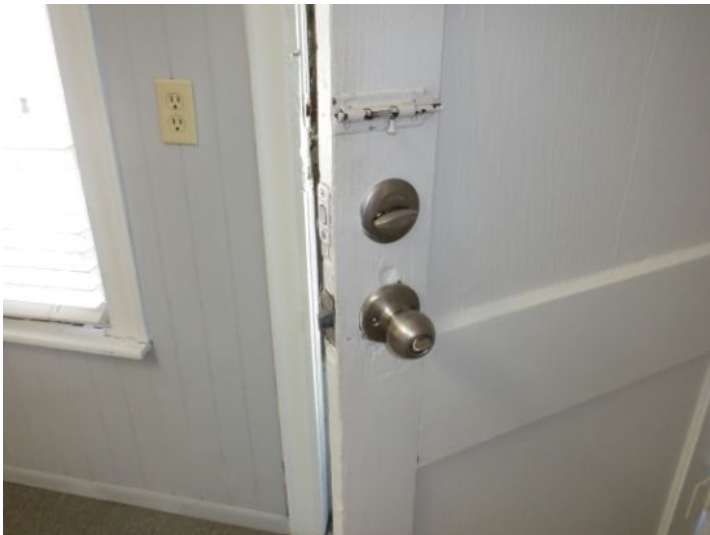
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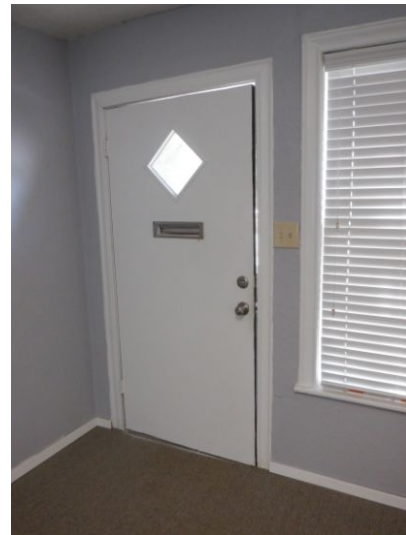
The door hardware is loose at the rear exterior door.



There are doors that will not latch at the bedroom and bathroom. Recommend adjustments.



There are doors that will not latch at the bedroom and bathroom. Recommend adjustments.



The door at the front exterior was difficult to close. Recommend adjustments.

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H. Windows

Window Types:

- Windows are single pane wood

Comments:

- Note: 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 inspection. The windows are only checked for obvious fogging. If some seals were noted, recommend all windows be checked by a specialist for further lost seals.

- Inspector was unable to inspect the operation of some of the windows due to window coverings, personal effects, large heavy or fragile items.

- **Caulking is needed around some of the windows between the window framing and exterior brick or siding to help prevent potential moisture penetration.**



Caulking is needed around some of the windows between the window framing and exterior brick or siding to help prevent potential moisture penetration.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------

Materials:

Comments:

- Walks, driveways, privacy fences, cabinets, counter tops, and cosmetic issues are not reported unless they are considered a hazard or are indicators of structural deficiencies or moisture penetration.

- **There is concrete settlement at the walkway. This is considered a trip hazard.**



There is concrete settlement at the walkway. This is considered a trip hazard.

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Family Room

Materials & Amp Rating:

- Copper wiring
- 200 AMP

Comments:

- Main service panel photograph
- Main service panel with cover removed photograph
- There was no power to the structure at the time of inspection.
- **The main panel has two wires connected to one breaker (double lugging).**
- **There are missing screws at the main service panel. Recommend all screws be in place and secure.**
- **Recommend the trees be trimmed away from the overhead electrical service lines.**



Recommend the trees be trimmed away from the overhead electrical service lines.



There was no power to the structure at the time of inspection.

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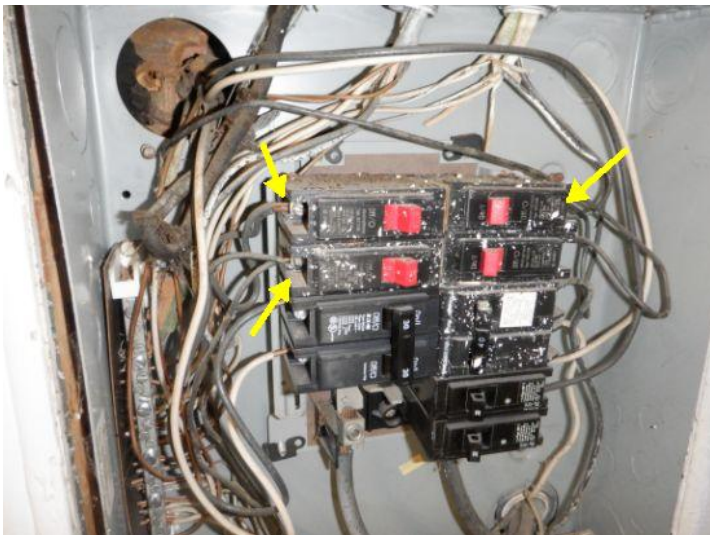
I	NI	NP	D
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Main service panel photograph



There are missing screws at the main service panel. Recommend all screws be in place and secure.



The main panel has two wires connected to one breaker (double lugging).



Main service panel with cover removed photograph

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- There is no **GFCI** (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the kitchen, bathrooms and exterior.
- The GFCI (Ground Fault Circuit Interrupter) electrical outlet did not reset in the bathroom.
- It is recommended that all outlets below 5' 6" in height be tamper resistant as per todays standards.
- There are no arc-fault beakers in all the recommended locations as per todays standards.
- There is a loose electrical outlet in the family room.
- There are electrical outlets that measure open ground.
- Recommend a licensed electrician be consulted for further evaluation and/or repairs.



There are electrical outlets that measure open ground.



The GFCI (Ground Fault Circuit Interrupter) electrical outlet did not reset in the bathroom.

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I	NI	NP	D
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There is a loose electrical outlet in the family room.

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

Comments

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Type of Systems:
 Energy Sources:
 Comments:

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

Type of Systems:
 Comments:
 • Note: Window units are not inspected.

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Note: Window units are not inspected.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents
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Comments:

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

IV. PLUMBING SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures
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Location of Water Meter:

- Street

Location of Main Water Supply Valve:

- At water meter

Comments:

- The main water meter is located at the street . The main water shut off valve is located at the meter . There is no indication of water flow through the meter with all plumbing fixtures turned off at the house.

- **The water was turned off at the time of inspection.**

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The main water meter is located at the street . The main water shut off valve is located at the meter . There is no indication of water flow through the meter with all plumbing fixtures turned off at the house.

The water was turned off at the time of inspection.

B. Drains, Wastes, and Vents

Comments:

- Note: Unable to test clothes washer and/or utility drain lines at full capacity. We offer no guarantee or warranty that these lines will function properly under full capacity.
- The plumbing drain lines are made of cast iron.
- **There are cast iron drain lines used for the plumbing drain system. Unable to visually evaluate the integrity of the drain lines. Recommend further evaluation by a licensed plumbing contractor.**

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There are cast iron drain lines used for the plumbing drain system. Unable to visually evaluate the integrity of the drain lines. Recommend further evaluation by a licensed plumbing contractor.

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

- Electric

Capacity:

- Unit is 50 gallons and located in the bathroom closet. (YR 2017)

Comments:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Materials:

Materials:

Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

V. APPLIANCES

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

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

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

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

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

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type: The garage door is metal
Comments:

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

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

VI. OPTIONAL SYSTEMS

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

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C. Outbuildings

Materials:

Comments:

- The notes for the outbuilding are included in the main body of the inspection report.



The notes for the outbuilding are included in the main body of the inspection report.

The notes for the outbuilding are included in the main body of the inspection report.

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

- **Smoke detectors are not provided in all recommended locations inside each sleeping room.**

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • The foundation wall is failing near the rear of the structure. • The foundation support blocks have shifted. The blocks do not provide maximum support under these conditions. • The foundation beam is laid horizontal. Beams should be laid vertically to provide maximum support. • Recommend a structural engineer and/or foundation specialist be consulted for further evaluation.
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • There are interior drywall cracks at most rooms. • There are exterior cracks along all sides. • The siding and trim was unsealed or unpainted along the windows. Unpainted siding and trim has no protection from the environment.
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • There are indications of a black, foreign substance on the floor. • Cracks in the interior drywall ceilings were noted at the family room. • There are indications of floor slope. • There are missing and damaged ceiling tiles.
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The door at the front exterior was difficult to close. Recommend adjustments. • There are doors that will not latch at the bedroom and bathroom. Recommend adjustments. • The door hardware is loose at the rear exterior door.
Page 11 Item: H	Windows	<ul style="list-style-type: none"> • Caulking is needed around some of the windows between the window framing and exterior brick or siding to help prevent potential moisture penetration.
Page 12 Item: L	Other	<ul style="list-style-type: none"> • There is concrete settlement at the walkway. This is considered a trip hazard.

ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The main panel has two wires connected to one breaker (double lugging). • There are missing screws at the main service panel. Recommend all screws be in place and secure. • Recommend the trees be trimmed away from the overhead electrical service lines.
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the kitchen, bathrooms and exterior. • The GFCI (Ground Fault Circuit Interrupter) electrical outlet did not reset in the bathroom. • It is recommended that all outlets below 5' 6" in height be tamper resistant as per today's standards. • There are no arc-fault breakers in all the recommended locations as per today's standards. • There is a loose electrical outlet in the family room. • There are electrical outlets that measure open ground. • Recommend a licensed electrician be consulted for further evaluation and/or repairs.
PLUMBING SYSTEMS		
Page 17 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> • The water was turned off at the time of inspection.
Page 18 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • There are cast iron drain lines used for the plumbing drain system. Unable to visually evaluate the integrity of the drain lines. Recommend further evaluation by a licensed plumbing contractor.
OPTIONAL SYSTEMS		
Page 21 Item: F	Other Built-in Appliances	<ul style="list-style-type: none"> • Smoke detectors are not provided in all recommended locations inside each sleeping room.