

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

Select Inspect; Bruce W. Carr TREC# 5281

(Name and License Number of Inspector)

(Date)

This line may be deleted if the inspector is a TREC "professional licensee"

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

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Blue text in this document is information regarding the changes to the Property Inspection Report form and Standards of Practice regarding Texas Real Estate Commission inspection procedures. Highlighted comments reflect significant changes (in my opinion) to the Standards of Practice and Property Inspection Report.

The page one Texas Real Estate Commission introductory comments have been completely revised by the TREC IC (Inspector Committee); what was only 2.5 paragraphs is now 7 paragraphs, with much more detail intended on setting buyer expectations and providing realistic limits for agent and inspector liability.

R- "In need of Repair" has changed to D- "Deficient"

The inspection Standards of Practice have new definitions, including; Accessible, cosmetic, deficiency, deficient, & specialized procedures. Definitions for inspect, performance, report, & Standards of Practice have changed in wording

General requirements of the Standards of Practice remain basically the same, with a few wording changes.

A few times in the Standards of Practice the term "near proximity" is used; "proximity" means nearness; closeness. The wording "near proximity" is redundant; the TREC IC did not approve my suggestion to remove the word "near" in those cases.

The outline format of the new (2008/2009) Standards of Practice is inconsistent with the report form and shows a lack of detail & thought in the technical arrangement of the document.

The SOP format begins with lowercase letters, then expands to numerals and uppercase in the following manner:

- (a) MAJOR SUBTOPIC
 - (1) Minor Subtopic
 - (A) Major Detail
 - (i) Minor Detail
 - (ii) Minor Detail
 - (I) Minor Detail
 - (II) Minor Detail
 - (B) Major Detail
- (b) MAJOR SUBTOPIC
 - (1) Minor Subtopic

Proper outline format begins uppercase Roman numerals; followed by uppercase letters; followed by lowercase numerals; followed by lowercase letters; followed by lowercase Roman numerals.

- I. MAJOR SUBTOPIC
 - A. Minor Subtopic
 - 1. Major Detail
 - (a) Minor Detail
 - (b) Minor Detail
 - (i) Minor Detail
 - (ii) Minor Detail
 - 2. Major Detail
 - B. Minor Subtopic
- II. MAJOR SUBTOPIC
 - B. Minor Subtopic

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **this is now required information.**

Crawl Space (If Present) Viewed From: **this is still required, but the wording has changed**

Comments:

The list of example **indications of adverse performance** has been increased and now includes;

- (A) open or offset concrete cracks;
- (B) binding, out-of-square, non-latching, warped, or twisted doors or frames;
- (C) framing or frieze board separations;
- (D) out-of-square wall openings or separations at wall openings or between the cladding and window/door frames;
- (E) sloping floors, countertops, cabinet doors, or window/door casings;
- (F) wall, floor, or ceiling cracks;
- (G) rotating, buckling, or deflecting masonry cladding;
- (H) separation of walls from ceilings or floors; and
- (I) soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting walkways, driveways, and patios;

A specific list of deficiency conditions; (inspectors are required to report the following items as Deficiency in the foundation section of the report; this means that if any of these conditions exist, the "D" deficiency checkbox will be marked for "Foundations". So now, if there are exposed post tension cable ends on the inspected home, the foundation section will have to be marked "D"-deficient)

The new list of **deficiency conditions includes**

- (A) exposed or damaged reinforcement; previously only referred to post tension ends; now includes rebar & similar
- (B) a crawl space that does not appear to be adequately ventilated;
- (C) crawl space drainage that does not appear to be adequate;
- (D) deteriorated materials; includes concrete or wood; exterior and crawl space components
- (E) damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; specific to the crawl space
- (F) non-supporting piers, posts, pilings, columns, beams, sills, or joists; mostly specific to the crawl space, but includes columns that may be interpreted by some to include porch and patio components
- (G) damaged retaining walls related to foundation performance; specific to the crawl space

NOT required to enter spaces where the opening is less than 24" and or headroom less than 18"

B. Grading & Drainage – Comments:

Grading & drainage now has its own listing in the Standards of Practice.

This section now includes Roof Drainage / Guttering, which was previously listed in most inspection reports in the Roof section.

Flatwork (sidewalks, driveways, & similar) are now specifically listed with Grading & drainage;

this is only related to **improper drainage in proximity to the foundation;** this is not related to flatwork away from the home *per the TREC report & Standards of Practice.

**ASHI (American Society of Home Inspectors) inspectors will continue to comment on flatwork in regards to upheaval, trip hazards, etc.*

C. Roof Covering Materials

Type(s) of Roof Covering: **location of the information has changed; still required**

Viewed From: **required information; previously only required if the roof was not walked**

Comments:

Roof covering now has its own section in the Standards of Practice; was previously combined with roof structure & attic* which were listed after interior / exterior walls, doors; The new Standards of Practice have most sections actually kept in the same order as in the report; somewhat more organized.

More specific listing of deficiencies at components including: roof covering; flashing details; skylights; & other roof penetrations

Not required to determine the number of layers of roof covering; report latent hail damage; or provide an exhaustive list of locations of water penetrations or prior repairs.

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D. Roof Structure & Attic

Viewed From: **required information; previously only required if the attic was not entered**

Approximate Average Depth of Insulation: **Still required information**

Approximate Average Thickness of Vertical Insulation: **newly required information**

Comments:

New specific wording for this section includes a requirement to report as deficient:

- **deficiencies in installed framing members & decking;**
- **deflections/depressions in the roof where related to the adverse performance of framing/roof deck**
- **deficiencies in attic access**
- **missing insulation** (*does not mention thin, inadequate, or fallen insulation*)
- **deficiencies in attic ventilators; although inspectors are not required to operate power vents** (*previously these were listed in the appliance section of the Standards of Practice*)

NOT required to enter spaces where the opening is less than 22" by 30" and or headroom less than 30"

E. Walls (Interior & Exterior) – Comments:

Required to report evidence of water penetration; previously all moisture penetration was considered a repair.

Now required to report as deficient the lack of fire separation between the garage, residence, and attic space; this includes attic ladders with thin plywood doors that do not meet fire separation requirements. Some inspectors will fail to report this; Select Inspect has been reporting this as a fire code violation for years; and it has been in the code since around 1927. Builders don't care, city code inspectors don't care; and it may be difficult to change their ways.

Exterior walls has a separate section in the Standards of Practice, but remains combined with interior walls in the report

F. Ceilings & Floors – Comments:

No significant changes; ceiling & floor Standards of Practice is combined with interior walls

G. Doors (Interior & Exterior) – Comments:

No significant changes

Exterior doors has a separate section in the Standards of Practice, but remains combined with interior doors in the report

H. Windows – Comments:

Windows remains combined with Exterior walls & exterior doors in the Standards of Practice but have a separate section in the report

Exterior walls, doors, & windows: the inspector must report evidence of water penetration; previously all moisture penetration was considered a repair.

Moisture penetration now is considered a deficiency only if related to structural performance or a moisture penetration deficiency; this leaves the interpretation of deficiency to the inspector regarding the extent of visible moisture evidence/damage

Report as deficiency:

- **Lack of functional emergency escape and rescue openings in all sleeping rooms. Previously windows were only inspected where burglar bars were present; ASHI inspectors have been inspecting accessible windows anyway, and there is no significant change in our report regarding this.**
- **The lack of a solid wood door $\geq 1\text{-}3/8$ " thick, a solid or honeycomb core steel door $\geq 1\text{-}3/8$ " thick, or a 20 minute fire-rated door between the residence and attached garage. Select Inspect has been commenting on this already, and will now begin reporting this as a deficiency.**
- **Deficiencies in water resistant materials & coatings (paint); this can be subjective**
- **Deficiencies in Window operation and components. Previously Texas Real Estate Commission inspectors were only required to operate windows with burglar bars in sleeping rooms; now all accessible windows should be inspected. ASHI inspectors (including Select Inspect) have been inspecting windows anyway, and there is no significant change in our report regarding this.**

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I. Stairways (Interior & Exterior) – Comments:

Stairways now have their own section in the Report & Standards of Practice. Because of this, Fireplace which was section I is now J; Porches, Balcony, Decks & Carports which was section J is now K; and Other Structural which was K is now L.

Deficiency regarding stair spacing is basically the same, but has additional wording (*italicized*) as follows:

- Spacing between intermediate balusters, spindles, or rails for steps stairways, guards, and railings that permit passage of an object greater than 4" in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8" in diameter may pass through the guard rail balusters or spindles.

J. Fireplace/Chimney - Comments:

No significant changes

K. Porches, Balconies, Decks, and Carports – Comments:

Balconies have been added to this section; Select Inspect has been reporting on this and our report will have no significant changes in this section

Specific wording of deficiencies for this section now includes:

- Deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water-proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports

L. Other – Comments:

No significant changes;

This section will include flatwork, foliage, and retaining wall comments where potential adverse structural impact or safety concerns may exist in the opinion of the inspector.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – Comments:

Deficiencies in electrical cabinets, gutters (*added specifically*), meter cans & panel boards now includes

- Deficiencies regarding bonding & grounding. Select Inspect has been reporting on this and our report will have no significant changes in this section

Hazardous locations for panels remains, but the wording is changed and slightly broader in context; it reads as follows:

- A panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage. Most closet or interior locations are considered deficient due to lack of clearance. Depending on how the buyer uses the space around the panel; it may or may not be an issue.

The lack of Arc Fault Protection is now considered a deficiency; Standards of Practice reads as follows:

- The lack of Arc-Fault protection (AFC) at circuits serving: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas.
- Failure of arc-fault-circuit breaker operation. If the home is occupied, the inspector is not required to test the device, because fixtures and electronics may be in use.

This means that any interior circuits (outlet, light, switch, etc.) that is not required to be on a GFCI, should be Arc-fault-circuit protected or be reported as deficient.

These are a valuable fire safety device and I strongly recommend upgrading older breakers with this modern device; however, each breaker will cost \$40 or more, and there will usually be at least 10-15 needed for an average 2500-3000 sq foot home. Many homes built since 2008 already will have these, but only in the bedrooms.

This condition is not going to be present to the extent Texas Real Estate Commission requires, even on brand new homes through 2009, 2010, and possibly even 2011 in many cities. Arc Fault protection is a fire safety feature, and is typically found at panel breakers which will have a "trip" type button (usually blue or off-white) and looks similar to a GFCI breaker.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Still required information; but now has a designated section in the report

Comments:

- Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); these locations include: all kitchen counter top receptacles, bathroom, utility, laundry & wet bar sink receptacle(s) located within 6 feet of the outside edge of the sink, crawl space, outdoor locations, all garage locations. GFCI receptacle(s) at garage locations for refrigerators and garage door operators will be prone to nuisance tripping.
Be aware; It can be argued that garage door operator(s) on a GFCI could be a life safety/intrusion concern. Consider this; if in the event the GFCI for the garage door operator tripped, the homeowner could not open the garage door operator from the car, having to exit the car at the driveway or street. Should this occur at night, there would be a more inviting situation for burglars, rapists, etc. The NEC & Texas Real Estate Commission apparently did not consider this.
- Deficiency of receptacle(s) now includes damaged outlets or damaged covers
- Appliances and metal pipes are now required to be inspected for grounding/electrical bonding; where accessible

Smoke alarms have more specific wording for required location, and reads as follows:

- Each sleeping room;
- Outside each sleeping area (bedroom hallways) in the immediate vicinity of the sleeping rooms;
- On each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating, Air-conditioning, and Ventilation systems were combined with Mechanical systems and Appliances in the previous Standards of Practice, but now have their own section.

A. Heating Equipment

Type of System:

Energy Source:

Comments:

No significant changes; there are more specific details regarding location, access, clearances

Window units are now to be inspected

B. Cooling Equipment

Type of System:

Comments:

No significant changes; there are more specific details regarding location, access, clearances, evaporative coolers (rarely seen) and some wording changes. Generally this section remains the same.

Window units are now to be inspected

Comment regarding "energy source" has been removed; most in Texas will be electrical, so the old requirement is deemed unnecessary

C. Duct System, Chases, and Vents – Comments:

No significant changes; there are more specific details regarding location, access, and some wording changes. Generally this section remains the same.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures –

Location of water meter: **newly required information**

Location of main water supply valve: **newly required information**

Static water pressure reading: **newly required information**

Comments:

Inspectors are now required to report the water pressure. 40-80 psi is acceptable; Below 40 or above 80 is considered a deficiency.

If pressure is above 80 psi a pressure reducing valve is required

If a pressure reducing valve is present the water heater must have an expansion tank

Inspectors are now required to report the location of the water meter and auxiliary shut-off valve. *Select Inspect has been reporting this for the client's benefit, and will continue to do so*

Inspectors are now required to report the lack of fixture shut-off valves as a deficiency

It is no longer a "repair" or "deficiency" if water fixtures are not labeled hot & cold;

Reversed hot & cold valves at plumbing fixtures remains a deficiency.

There are more specific details regarding location, access, and some wording changes. Generally this section remains the same.

Condition of gas distribution systems is included in this section of the Standards of Practice; which is odd, because Gas supply systems has its own section in the "Optional" portion of the Standards of Practice and report; this seems redundant.

B. Drains, Wastes, and Vents – Comments:

No significant changes

C. Water Heating Equipment

Energy Source:

Capacity: **newly required information** (*Select Inspect has been reporting this for many years and will continue to do so*)

Comments:

New specific water heater deficiencies include:

- The lack of a cold water shut-off valve
- Burners, ignition devices, or heating elements not a minimum of 18" above the lowest garage floor elevation, unless the unit is listed for garage floor installation. (*previous Standards of Practice did not account for units approved by the manufacturer for garage floor installation*)
- Inadequate access and clearances
- Temperature-pressure-relief or pressure relief that cannot be tested due to obstructions

D. Hydro-Massage Therapy Equipment – Comments:

No significant changes; "Massage" has been added to the heading

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V. APPLIANCES

A. Dishwasher – Comments:
No significant changes

B. Food Waste Disposer – Comments:
No significant changes;
Standards of Practice now specifically states inoperable units are deficient.
Standards of Practice does not mention wiring deficiencies for disposals; different inspectors may report these conditions with the appliance / disposal section or in the electrical / other section of the report.

C. Range Exhaust Vent – Comments:
No significant changes; was previously titled “Range Hood”
Standards of Practice now specifically states inoperable units are deficient.
Standards of Practice now specifically states inadequately secured units are deficient.
The Standards of Practice does not specifically mention the absence of kitchen venting.

D. Ranges, Cooktops, and Ovens – Comments:
New specific range / cooktops / oven deficiencies include:

- Gas leaks (this should be also reported in the Gas supply section;
Select Inspect provides a free gas leak test to our clients when gas is available at the property and all pilots & valves are accessible)
- Controls & control panels; Thermostat sensor support; Glass panels; gaskets, hinges, springs, closure, handles; door latch; heating elements; accuracy within 25° at a 350° setting

E. Microwave Oven – Comments:
No significant changes; was previously titled “Microwave Cooking Equipment”
Standards of Practice now specifically states inoperable units are deficient.
New specific microwave deficiencies include deficiencies in:

- Controls & control panels; handles; turntable; interior surfaces; door & door seal; glass panels; lights & lenses

F. Trash Compactor – Comments:
No significant changes;
Standards of Practice now specifically states inoperable units are deficient.

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:
Was previously titled “Bathroom Exhaust Vents & or Heaters”
New specific exhaust fan deficiencies include:

- A gas heater that is not vented to the exterior of the structure
- Lack of exhaust ventilator in required areas

H. Garage Door Operator(s) – Comments:
Whole house vacuum which was “H.” has moved to the optional portion of the report as these devices are not considered “common” in most homes; (generally only higher end customs) Garage door operators and following sections have been renumbered / lettered accordingly in the new report form.

New specific garage door operator deficiencies include Inoperable units and deficiencies in:

- locks & side ropes, installation, condition, and operation (very vague); auto reverse; electronic sensors; control button; emergency release

I. Doorbell and Chimes – Comments:
No significant changes;

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J. Dryer Vents – *Comments:*

Dryer vent comments were previously listed in the mechanical section of the Standards of Practice.

New specific dryer vent deficiencies include:

- improper routing & length; inadequate material; improper termination; lack of a dryer vent system when provisions are present for a dryer; and damaged or missing exterior cover.
- The Standards of Practice does not mention covers that are inappropriate for the application; congested; inadequately secured; or inadequately sealed to the vent pipe/duct. Select Inspect has been and will continue to report these conditions.

V. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems – *Comments:*

Was previously titled “Lawn Sprinklers”

- **It will now be considered a deficiency if the irrigation system does not have a rain sensor; most systems older than 2006 will not have this.**
- **No other significant changes**

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

Type of Construction:

Comments:

Was previously titled “Swimming Pools & Equipment ”

- **Handrail deficiencies has been added to the list of specific items for inspection; inspectors should have been reporting this safety deficiency anyway**
- **No other significant changes**

C. Outbuildings – *Comments:*

- **Standards of Practice wording now includes lack of GFCI or deficiencies in GFCI components at outbuildings (grade level portions of unfinished accessory buildings used for storage or work areas, boat houses & boat hoists); inspectors should have been reporting this safety deficiency anyway**
- **No other significant changes**

D. Outdoor Cooking Equipment

Energy Source:

Comments:

- **No significant changes**

E. Gas Supply Systems – *Comments:*

Was previously titled “Gas Lines ”

- **No significant changes**

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

Type of Pump:

Type of Storage Equipment:

Comments:

No significant changes

G. Private Sewage Disposal (Septic) Systems

Type of System: **Newly required information**

Location of Drain Field: **Newly required information**

Comments:

Was previously titled "Septic Systems"

No significant changes; a few specific deficiencies listed; most inspectors do not inspect these or will subcontract it to a specialist

H. Whole-House Vacuum Systems – Comments:

Was previously in the "Appliance" section of the report

No significant changes; a few specific deficiencies listed including:

- Inoperable units; deficiencies in the main unit; deficiencies in outlets

I. Other Built-in Appliances – Comments:

Was previously in the "Appliance" section of the report

No significant changes

Attic power vents would fall in this section, as they are not required to be operated, though the inspector should still comment on deficiencies in the installation, moisture penetration, or electrical as related to visible components; depending on the inspector's interpretation, you may find related comments in the attic section, electrical section, and or here in the Optional/Other Built-In Appliance section of the report.

