

# PROPERTY INSPECTION REPORT

## “AROUND THE HOUSE” HOME INSPECTIONS



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Prepared For: \_\_\_\_\_

Concerning: \_\_\_\_\_

By: Randy Stiles      Inspector Lic. #21519      DATE

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](http://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 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 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 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

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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.

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.

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### 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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY NOT 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.**

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For orientation of this report and coordination of observations “Around the House”, terminology such as “Front” will refer to the front of the house, “Right Side” will refer to the right side of the house as described from the front of the house, “Right Front” will describe an area of observation in the general vicinity of the right side of the house at the front of the house.

### IMPORTANT AGREEMENTS AND LIMITATIONS

#### 1. WHAT I DO:

- I tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- I perform our inspection in a good and workmanlike manner. **ALL OTHER WARRANTIES ARE DISCLAIMED**
- If you have a question, please bring it to my attention so I can explain what was observed about the item.

#### 2. WHAT I DO NOT DO:

- I **DO NOT** make guarantees, warranties, or insure the future performance or condition of any item. If you would like a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- I **DO NOT** inspect any items, which I cannot see in a normal inspection. For example, I do not move furniture, rugs, paintings, or other furnishings. I do not uncover buried pipes or items. I cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. I do not dismantle equipment to inspect component parts. I do suggest that you ask the seller about repairs, covered up items, or previous problem.
- I **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 functionally as intended.
- I **DO NOT** hold myself out to be an engineer or specialist for any particular item. I am a general real estate inspection company offering an opinion from visual observations based on my training and experience as a professional home inspector. If I report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, I urge you to have that item examined by a specialist before purchasing the house.
- I **DO NOT** give estimates of the cost to repair any item.
- I **DO NOT** make recommendations on whether you should purchase the home for which this inspection is conducted.

#### 3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, **YOU MUST** notify me in writing within seven days after you discover any problem, and let me reinspect it before changing the condition, except in emergencies and to abate emergency conditions.
- If I report that an item is in need of immediate repair, is not performing its' intended function or shows past damage and you intend to purchase the property anyway, **YOU FIRST SHOULD** have the item examined by specialist.

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- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED in liability to myself and "Around the House" Home Inspections to the amount of the inspection fee.**
- If you bring a law suit as a result of this inspection but do not prevail, you agree to pay my attorney's fee.
- YOU REPRESENT to me that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without my prior written consent.
- 

You acknowledge that I hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

**FOUNDATION INFORMATION**

Most of Texas soil is expansive type clay. Proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes away from the structure. A 6" drop for each 10' of run away from the house is an acceptable method of measuring proper drainage sloping.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. Depending on the soil composition around your home, the foundation may need to be watered evenly around the entire structure.
4. Depending on the soil composition around your home an effective way to provide consistent and even watering is to place soaker hoses around the entire perimeter and to water evenly at each interval.
5. Do not let water stand or puddle adjacent to the foundation.
6. Do not allow the soil to dry to the point of cracking or pulling away from the foundation.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

This inspection commenced at approximately 9:40 AM. The weather was sunny and cool with no rain falling prior to or during the immediate inspection period. Temperature at the time of the inspection was approximately 73°F and soil conditions were dry.

**Bullet Legend:**

- **Important deficiencies and/or corrections recommended.**
- ✚ **For informational purposes.**



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**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

*Type of Foundation(s):* Post-Tension Cable Concrete Slab

*Comments:*

In the opinion of the inspector the foundation appeared to be functioning as intended and in average condition at the time of this limited visibility inspection.

✚ This report does not address the elevation or levelness of the foundation. To determine any attributes of the levelness of the foundation based on an interior assessment, a Structural Engineer should be consulted.

X ☐ ☐ X

**B. Grading & Drainage**

*Comments:*

In the opinion of the inspector grading and drainage appeared to be installed properly and in average condition at the time of this inspection except as noted by example(s):

- Downspout splash backs should be installed at the delivery point of each rain downspout. Splash backs should be positioned so that the high side or “block” is positioned away from the home and not against the foundation. They prevent rushing water from eroding the soil and provide an increased directional flow of water away from the home and foundation.

Example of a downspout splash back in action and current installation(s) (2)



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- At the left side of the home mulch and ground materials are too high in relation to the first row of bricks and weep holes at the brick ledge. The opportunity for water to enter these areas and the potential for bug and insect infestation is increased with this condition. There should always be at least 4" of visible foundation to allow for foundation inspection and to promote proper drainage with proper slope away from the home and foundation.



X ☐ ☐ ☐

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Shingle

*Viewed From:* The ground

*Comments:*

In the opinion of the inspector roof covering and flashings appeared to be in good condition at the time of this inspection.

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**D. Roof Structure & Attics**

*Viewed From:* Attic area adjacent to the furnace and water heaters as well as upstairs hallway access

*Approximate Average Depth of Insulation:* 10"-14"

*Comments:*

In the opinion of the inspector the roof structure and attic appeared to be in good condition at the time of this inspection.

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**E. Walls (Interior & Exterior)**

*Comments:*

In the opinion of the inspector walls appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- All exterior openings in walls should be fully sealed.



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- A cracked brick is present above the center living room window.



X ☐ ☐ X      **F. Ceilings & Floors – Comments:**

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- The subflooring at the upstairs living space is loose and creaks when walked upon.



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

*Comments:*

In the opinion of the inspector, accessible doors appeared to be properly installed and functioning as intended at the time of this inspection except as noted by example(s):

- The door-to-attic is prohibited from opening over a step. This poses a trip hazard.



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**H. Windows**

*Comments:*

In the opinion of the inspector, accessible windows appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- All windows should be fully caulked/grouted to assist in preventing water penetration into the home.



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- Windows >72" above the exterior finished grade are required, at sill height, to be a minimum of 24" above the finished floor for child fall safety precautions. IRC {612.2}. The only exceptions include (1) windows that do not open in excess of 4" sphere, (2) windows that are equipped with fall protection devices per ASTM F 2090 and (3) approved window opening limiting devices.

Example of a safety device and current installation(s) (2) at the upstairs front-left bedroom



X ☐ ☐ ☐

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

*Comments:*

In the opinion of the inspector, the stairway appeared to be installed and functioning as intended at the time of this inspection.

☐ ☐ X ☐

**J. Fireplaces and Chimneys**

*Comments:*

☐ ☐ X ☐

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

*Comments:*

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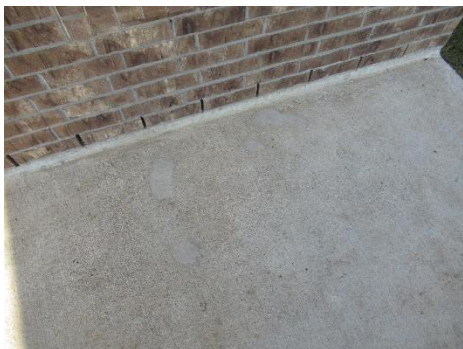
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**L. Other**

*Comments:*

- Repairs have been made to the front patio.



- The laundry room smells like garbage.



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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

Main breaker size = 150 AMP

Panel size = 225 AMP

The main service entrance panel is located at the left interior wall of the garage. In the opinion of the inspector, the installation appeared to be installed and functioning as intended at the time of this inspection.

- ✚ All electrical systems are required to be grounded and bonded back to the electrical panel. There is a bonding cable and clamp located at the main gas meter/valve but it was unable to be verified for complete/correct installation and full electrical safety coverage. Consult a licensed electrician for additional information.



### Arc Fault Circuit Interrupt's (AFCI) Arc Fault Circuit Interrupt's (AFCI) (Combination AFCI/GFCI)

As of approximately 1/1/2008, all electrical fixtures, outlets, switches and smoke detectors in the home wired to single-pole 15 or 20 AMP circuit breakers {3902.11/IRC}, other than those apparatus protected by GFCI or GFCI/AFCI combination safety device, are required to be wired to AFCI safety circuit breakers in the main panel. Arc Fault Circuit Interrupt's appeared to be installed and functioning as intended at the time of the inspection.

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

*Type of Wiring:* Copper

*Comments:* A licensed electrician should be engaged prior to the end of the option period

In the opinion of the inspector, the branch circuits, connected devices and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The upstairs front-left bedroom closet light did not operate when tested.



**Ground Fault Circuit Interrupt's (GFCI)**

In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** appeared to be present and functioning in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen except as noted by example(s):

- All exterior outlets are required to be GFCI (Ground Fault Circuit Interrupt) safety rated/protected. A licensed electrician should be engaged prior to the end of the option period.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ X ☐ ☐

A. Heating Equipment

Type of System: Central Forced Air

Energy Source: Natural Gas

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

Operating a furnace when exterior temperatures are in excess of 70°F can cause permanent damage to the appliance. The furnace, therefore, was not operated. Due to design, heat exchangers are viewed from the draft hood and/or burner areas only and are not fully inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the heat exchanger prior to the end of the option/discovery period.

X ☐ ☐ ☐

B. Cooling Equipment

Type of System: Central Electric – 48,000 BTU (4.0 – Ton)

Comments:

When operationally tested, the temperature differential between supply (conditioned air) and return air measured within the acceptable range of temperature differential and the unit appeared to be functioning as intended at the time of the inspection.

Supply (6) temperatures throughout the home.



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- ✚ Due to design, the evaporator coil was not able to be viewed and/or inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the evaporator coil prior to the end of the option/discovery period.

X ☐ ☐ X **C. Duct System, Chases, and Vents – Comments:**

In the opinion of the inspector, the duct system, chases and vents appeared to be installed as intended and capable of passing conditioned air through the home at the time of this inspection except as noted by example(s):

- Ductwork in the attic will develop damaging condensation when it is in contact with attic insulation and/or other ductwork.



**IV. PLUMBING SYSTEM**

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

- ✚ *Location of water meter:* Front left curb



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✚ *Location of main water supply valve:* Left interior garage wall



✚ *Static water pressure reading:* Approximately 70 PSI (40 PSI to 80 PSI required)

*Comments:* PEX water piping. Water piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.



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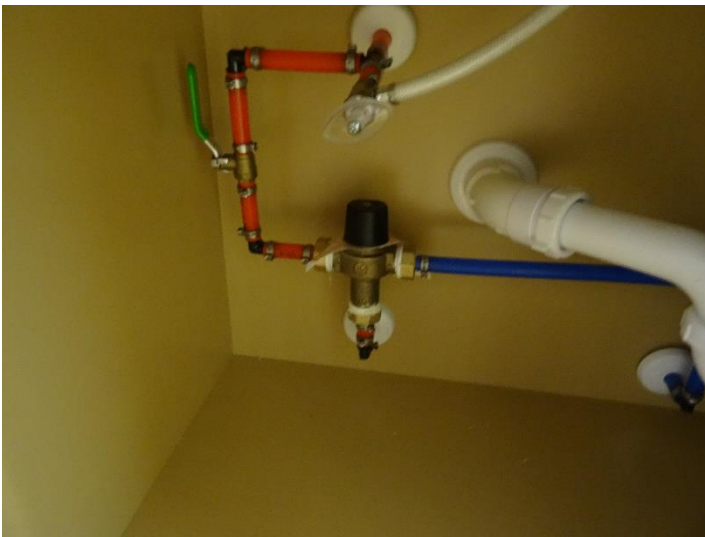
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In the opinion of the inspector, the water supply system and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

**P2713.3 Bathtub and whirlpool bathtub valves**

Hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a temperature of not greater than 120°F (49°C) by a water-temperature limiting device that conforms to ASSE 1070 or CSA B125.3, except where such protection is otherwise provided by a combination tub/shower valve in accordance with [Section P2708.3](#).

- The bathroom tubs and shower water supplies lack a required temperature control valve.



- The water temperature as recorded at the kitchen sink is too hot. Temperatures in excess of 120°F can cause severe burns and scalding.



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

*Comments:* Drains and piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the drains, wastes and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The kitchen sink displays damage (scratches).



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- To readily access plumbing connections in bathrooms for showers and bathtubs it is a recommended procedure to have access openings installed in walls adjacent to/behind in-wall plumbing fixtures. Currently, there are no plumbing access openings for the bathrooms of the home.

Example of opening for drain and plumbing inspection



- ✚ The main drain clean-out for the home appears to be located in the front left flower beds.



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**C. Water Heating Equipment**

*Energy Source:* Natural Gas (2)

*Capacity:* 40 - Gallon

*Comments:*

In the opinion of the inspector the attic installed water heaters appeared to be installed and functioning as intended during this inspection except as noted by example(s):

- The water heaters are too close together. The T&P valve for the left water heater is unable to be opened. The water heaters should be moved further apart.



☐ ☐ X ☐

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

☐ ☐ X ☐

**E. Other – Comments:**

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**V. APPLIANCES**

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**A. Dishwashers – Comments:**

In the opinion of the inspector, the dishwasher appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Drainage from the dishwasher requires the drain line to be elevated above the top of the disposal with a loop at least 2” above the entry point to the disposal serving as an air gap to prevent gray water from backflow into the dishwasher. As an alternative to this method, an aerator can be installed at sink top with the dishwasher drain line going directly to the aerator. It is preferred that a second drain line from the aerator be attached to the top of the disposal to enable further processing of waste water and food particles.

Current and example of required installation



X ☐ ☐ ☐

**B. Food Waste Disposers – Comments:**

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection.

X ☐ ☐ ☐

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

In the opinion of the inspector, the updraft fan and hood appeared to be installed and functioning as intended at the time of this inspection.

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X ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens – Comments:**

In the opinion of the inspector, the natural gas oven and natural gas stove top burners appeared to be installed and functioning as intended at the time of this inspection.

✚ The emergency gas shut-off valve for the appliance is located in the right lower cabinet.



X ☐ ☐ ☐ **E. Microwave Ovens – Comments:**

In the opinion of the inspector, the microwave oven appeared to be installed and functioning as intended at the time of this inspection.

X ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

In the opinion of the inspector, the accessible/visible mechanical exhaust fans and vents appeared to be installed and functioning as intended at the time of this inspection.

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**G. Garage Door Operator(s)**

*Comments:*

In the opinion of the inspector, the garage door operator appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The ground level safety beam/eyes should trigger the panel lighting when the beam is broken for safety at night or during dark periods.



X ☐ ☐ ☐

**H. Dryer Exhaust Systems – Comments:**

In the opinion of the inspector, the dryer vent and hood appeared to be installed as intended at the time of this inspection.

**VI. OPTIONAL SYSTEMS**

X ☐ ☐ ☐

**A. Landscape Irrigation (Sprinkler) Systems – Comments:**

The lawn irrigation system was operated and tested in a Manual mode. In the opinion of the inspector, the zones of the system appeared to be installed and functioned as intended with adequate water pressure and coverage to intended areas of the front, side and rear lawn areas.

Zone 1 – Front flower beds

Zone 2 – Front lawn and curb

Zone 3 – Right side of the home

Zone 4 – Rear lawn

Zone 5 – Rear perimeter of the home

Zone 6 – Left side of the driveway and home

**Buyer(s) Name(s), Address**

**I=Inspected      NI=Not Inspected      NP=Not Present      D= Deficient**

<b>I   NI NP D</b>
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