Inspection Report

Sample Sample

Property Address:
101 My Sample
Celina TX 75009

Integrity H.I. LLC

William M. Graham TREC #20505
6841 Virginia Pkwy. Ste. 103- #178
McKinney, Tx 75071
214-793-4905

PROPERTY INSPECTION REPORT FORM

Sample Sample	1/12/2024
Name of Client	*Date of Inspection*
101 My Sample, Celina, TX 75009	
Address of Inspected Property	
William M. Graham	TREC #20505
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY 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 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:

Standards of Practice:	**In Attendance:**	**Type of building:**
TREC	Customer	Single Family (2 story)
Approximate age of building:	**Home Faces:**	**Temperature:**
New Construction	East	Below 60 (F) = 15.5 (C)
Weather:	**Ground/Soil surface condition:**	**Rain in last 3 days:**
Clear	Dry	No
Vacant:		
Vacant		

Rooms:
Utilities On: None
People Present at Inspection: Inspector

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

I NI NP D

I. STRUCTURAL SYSTEMS

Pictures in report are used as examples of noted deficiencies but may not reflect all locations or actual number of items. Other areas around home may also be deficient.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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

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

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

The shingle/roof underlayment or moisture barrier is not determined due to access under shingles. It is unknown if underlayment/ moisture barrier is present or installed to manufacturer's specifications.

It is unknown if the proper amount of ventilation is used in attic area. A qualified contractor would have to determine if ventilation is adequate.

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Poured concrete

Comments:

No visible differential movement noted at exterior or interior of home. Slab integrity appears stable and slab appears to be performing as intended on day of inspection. NO instrument measurements were taken.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Lots of debris in yard

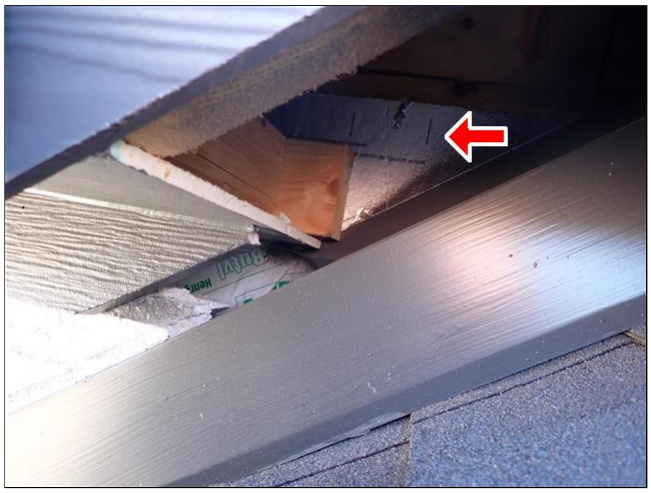
B. Item 1(Picture)

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

I	NI	NP	D	
☑	☑	☐	☑	**C. Roof Structures and Attics**

Approximate Average Depth of Insulation: 13 inches
Method used to observe attic: From entry, Walked, Some areas were Inaccessible
Roof Structure: Stick-built, Radiant Barrier Decking
Attic Insulation: Batt, Blown
Comments:
(1) Some areas of the roof and attic were not accessible to inspect due to tight clearance and limited decking to walk on.
(2) Large hole noted at soffit needs repair as is open into attic. May be the access to the wet spot at ceiling entry.

C. Item 1(Picture)



C. Item 2(Picture)

C. Item 3(Picture) NE corner

(3) Appliances are required to have access and working space per building code. A minimum of 30" is required in front of all appliances. Repair is required.

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I	NI	NP	D

C. Item 4(Picture)

C. Item 5(Picture)

☑ ☐ ☐ ☐ **D. Roof Covering Materials**

Types of Roof Covering: Architectural
Viewed From: Ground, Ladder, Walked roof, Attic
Roof Ventilation: Soffit Vents, Passive, Lower Roof Vents
Comments:
Roof covering appears to be functioning as intended on day of inspection.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:
(1) Walls were noted to be scuffed or marked in some places throughout home.

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I	NI	NP	D

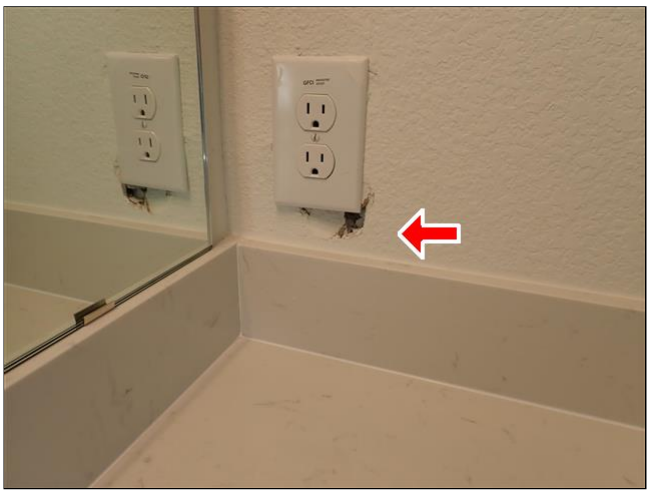
E. Item 1(Picture)

E. Item 2(Picture)

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

I	NI	NP	D

E. Item 3(Picture)



E. Item 4(Picture)

(2) Stucco needs repair many places. Recommend stucco contractor make repairs and inspect all.

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

I	NI	NP	D

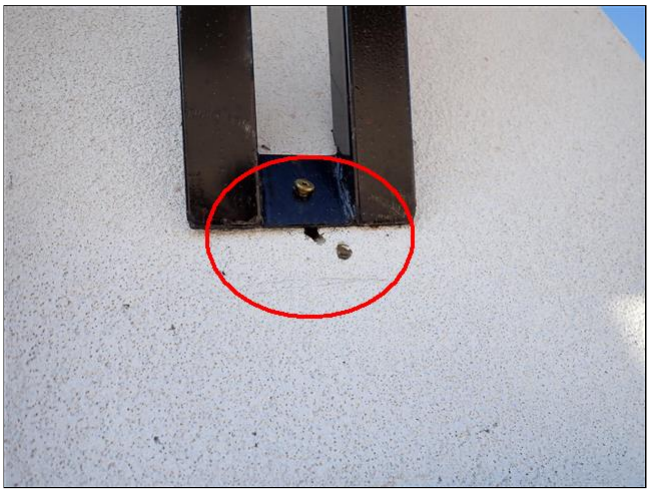
E. Item 5(Picture)

E. Item 6(Picture) matting visible in many places

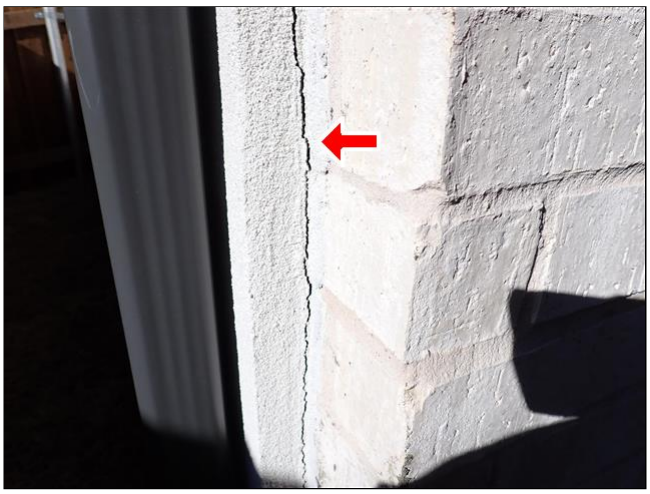
E. Item 7(Picture)

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

I NI NP D



E. Item 8(Picture)



E. Item 9(Picture) garage

E. Item 10(Picture) garage

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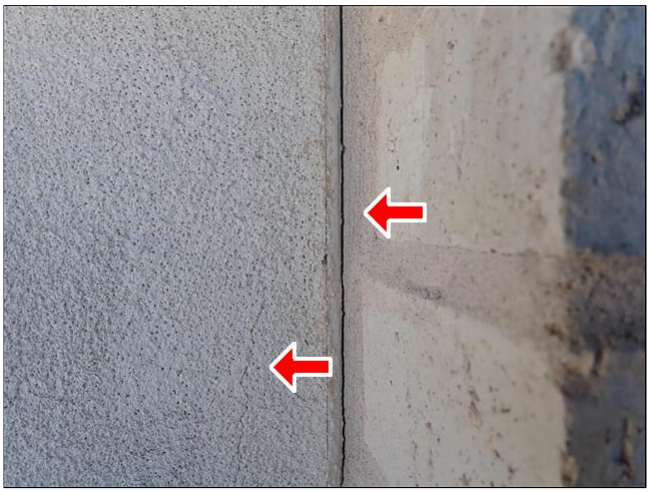
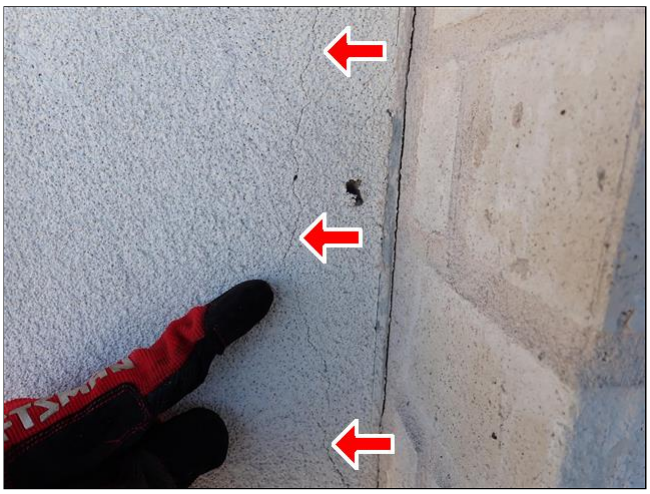
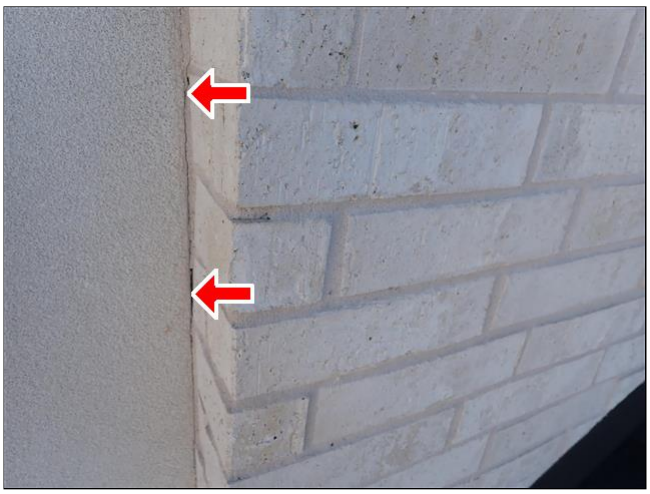
I	NI	NP	D



E. Item 11(Picture)



E. Item 12(Picture) Right side north wall front



E. Item 13(Picture)

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

I	NI	NP	D

E. Item 14(Picture)

E. Item 15(Picture) front left side upper windows

(3) Base needs paint and caulk

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

I	NI	NP	D

E. Item 16(Picture)

E. Item 17(Picture)

(4) Paint needed.

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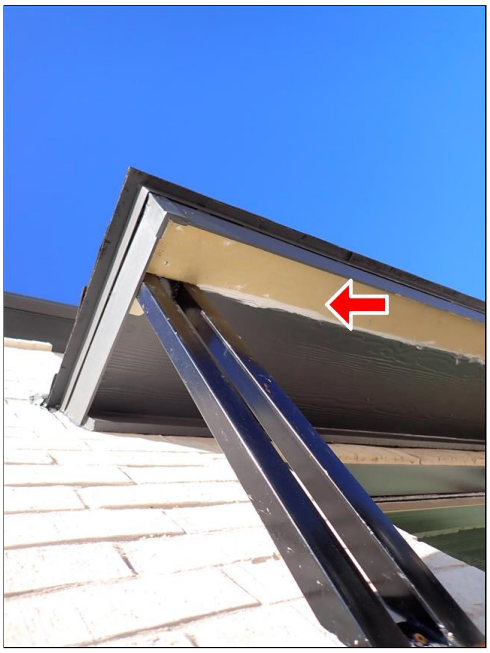
I	NI	NP	D



E. Item 18(Picture)

(5) Wall sticks out over slab and has exposed lumber. Repairs needed

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

I	NI	NP	D

E. Item 19(Picture)

E. Item 20(Picture)

(6) Needs stain or paint

E. Item 21(Picture)

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

I NI NP D

(7) Needs texture.

E. Item 22(Picture)

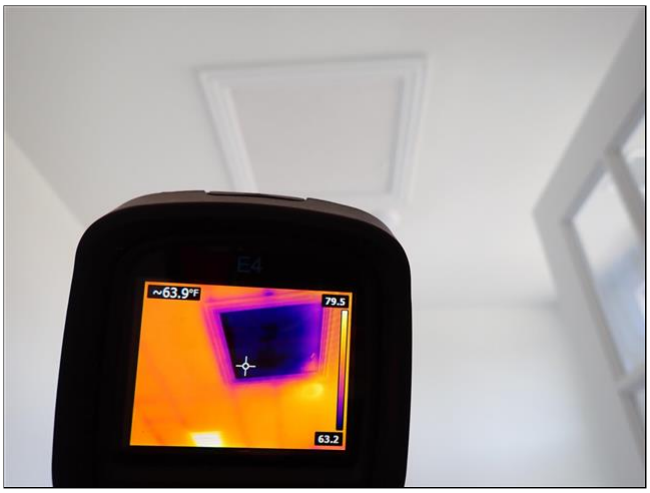
☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Floor Structure: Slab

Comments:

(1) Some random scuffs, stains, and scratches were noted in some locations on floors and ceilings.

(2) Insulation missing above scuttle hole.



F. Item 1(Picture)

(3) Possible leak noted entry over stairs. Recommend determining if insulation or leak needs repair.

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

I	NI	NP	D

F. Item 2(Picture)

☑ ☐ ☐ ☑ **G. Windows**

Comments:

Many have mortar on glass and frames.

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

I	NI	NP	D

G. Item 1(Picture)

G. Item 2(Picture)

☑ ☐ ☐ ☑ **H. Doors (Interior and Exterior)**

Comments:

(1) Stain needed.

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

I	NI	NP	D

H. Item 1(Picture)

(2) Building code prohibits doors from opening out over steps. Repair required.

H. Item 2(Picture)

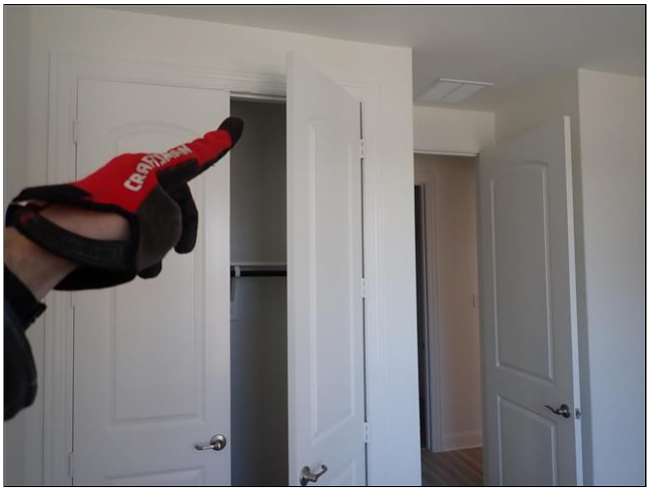
(3) Garage door trim paint is darker than door and can be seen

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

I	NI	NP	D

H. Item 3(Picture)

(4) Latch adjustment needed.

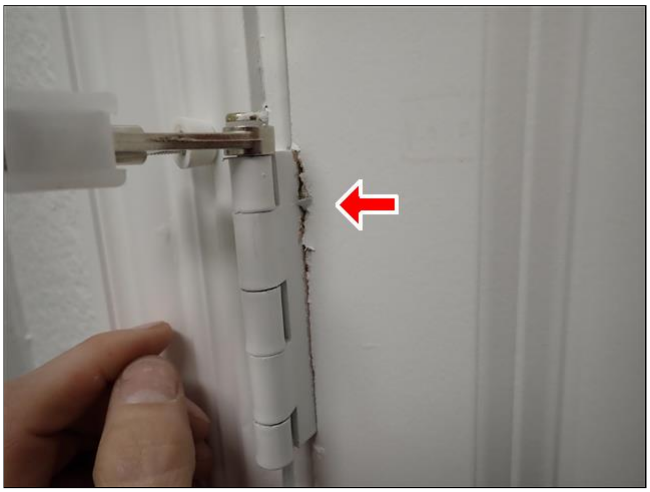


H. Item 4(Picture)

(5) Many doors are chipped or damaged at hinges. Check all

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

I	NI	NP	D	



H. Item 5(Picture)

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

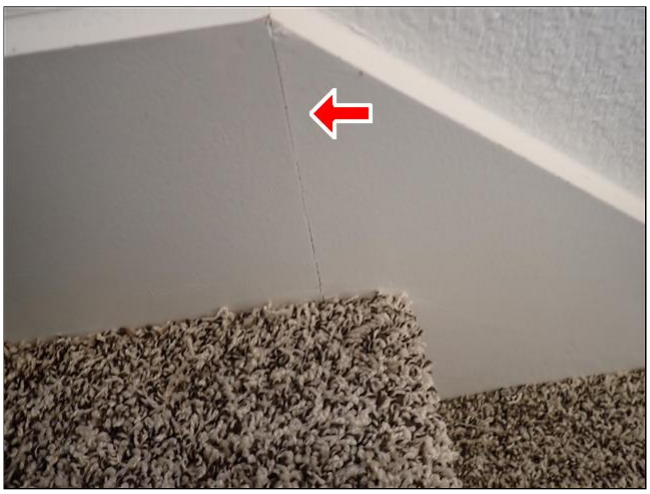
Caulk, paint, trim

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

I	NI	NP	D

I. Item 1(Picture)

I. Item 2(Picture)



I. Item 3(Picture)

☑ ☑ ☐ ☐ **J. Fireplaces and Chimneys**

Chimney (exterior): Metal Flue Pipe

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I	NI	NP	D	

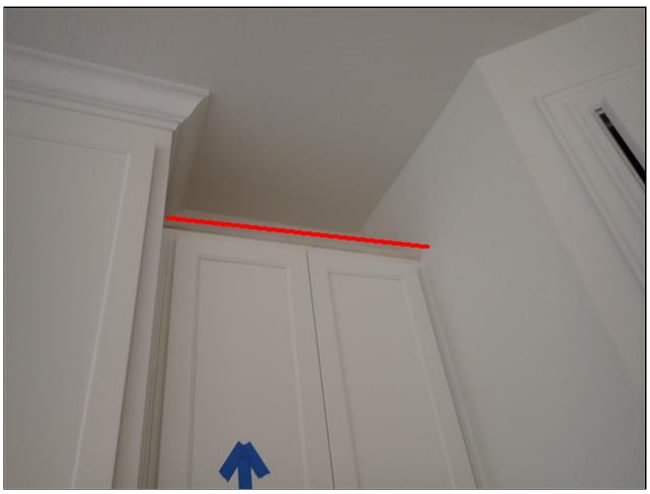
Operable Fireplaces: One
Types of Fireplaces: Vented gas logs
Comments:
Only visual and accessible components of the fireplace/chimney are inspected. If gas is turned off at valve it was not turned on or inspected due to possible unknown leaks or conditions.

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

Comments:

☑ ☐ ☐ ☑ **L. Other**

Comments:
Cabinets have many places where they are scuffed or damaged. Some doors and or drawers need adjustment.

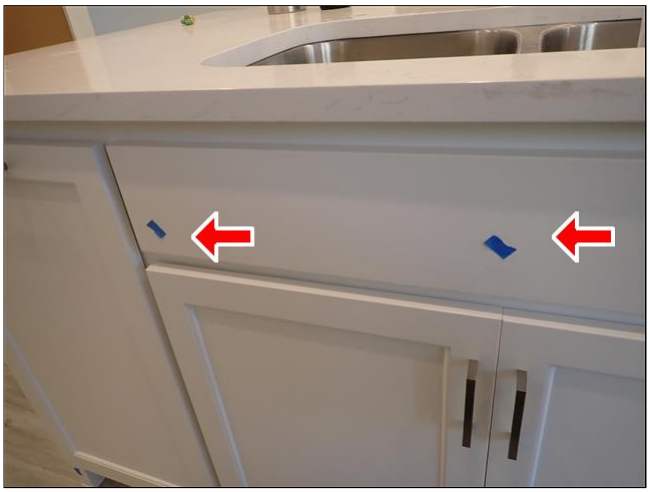


L. Item 1(Picture)

L. Item 2(Picture)

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

I	NI	NP	D



L. Item 3(Picture)

L. Item 4(Picture)

L. Item 5(Picture) island

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Not all areas of the crawlspace/attic were accessible at the time of inspection due to location of equipment/utilities, decking, and clearances around and under them. Only accessible areas were inspected.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, living areas, and outside bedrooms within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions . The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located and in homes with an attached garage. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices upon moving in to home and monthly thereafter. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.

Exterior, garage, kitchens, LAUNDRY, and those outlets within 6' of wet areas "sinks" need to be GFCI protected per current TREC standards. Plugs noted are NOT GFCI protected. Recommend repair by electrician.

AFCI protection is installed in Living Areas. To include every outlet that is NOT GFCI style. As per current TREC standard.

It is recommended that a Carbon Monoxide Detector be installed on each floor of a home that has fossil fuels. "Natural gas or Propane" and or an attached garage.

Current TREC Standards require smoke detectors be installed in all bedrooms, all living spaces, and areas adjoining bedrooms. Recommend adding detectors where needed and testing all detectors upon moving into home for safety.

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground, Copper, 220 volts
Panel Capacity: 200 AMP Main
Panel Type: Circuit breakers
Electric Panel Manufacturer: Siemens
Comments:

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

Type of Wiring: Romex
Comments:
(1) CO and smoke detectors were noted to be present and alarming when tested on both floors as required by standard. Detectors are tested with button only for audible alarm and NOT for actual CO or smoke detection ability. It is always a good idea to test detectors again upon moving into home and for expiration dates.
(2) Open connection is an electrical code violation. Repairs required.

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

I NI NP D

B. Item 1(Picture)

(3) Bulbs missing.

B. Item 2(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to the compressor.

Not all ducts were visible or accessible. Only accessible ducts were inspected.

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Natural gas
Heat System Brand: Lennox
Number of Heat Systems (excluding wood): One
Comments:
The general standard for air temperature differential (DeltaT) should be 30-55 degrees F. To properly inspect the heat exchanger it must be removed from the heating unit. This was not done and could not be evaluated. Only visually accessible areas of heating equipment were inspected.

Supply air temperature is 121 and return air is 81. (40 degrees) This indicates the unit is operating as intended on day of inspection.

A. Item 1(Picture)

☑ ☑ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Air conditioner unit
Number of AC Only Units: One
Central Air Manufacturer: Lennox
Comments:

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

I	NI	NP	D	

The A/C was not tested for proper operation due to the outside air temperature is 60 degrees or less. We did not inspect this unit(s). The unit did turn on and did cycle.

☑ ☑ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Ductwork: Insulated
Filter Type: Disposable
Comments:
(1) Not all ducts were visible or accessible. Only accessible ducts were inspected.
(2) Filter is dirty

C. Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D

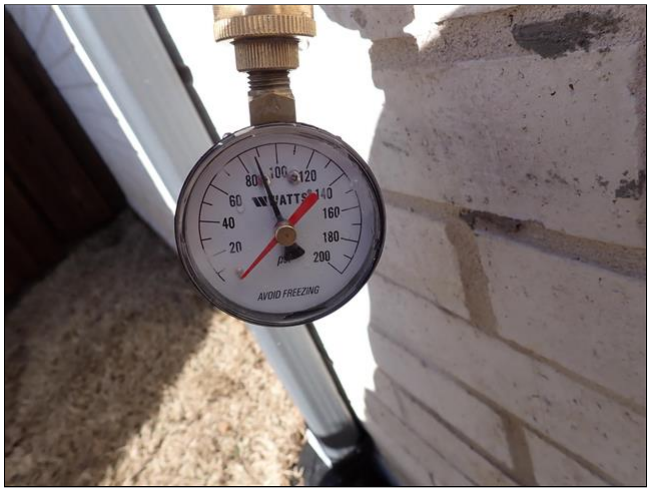
IV. PLUMBING SYSTEMS

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection.

Expansion chambers are recommended on closed water systems, systems equiped with water pressure reducers, backflow preventers, and by some municipalities on some water heaters.

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

Location of water meter: Front
Static water pressure reading: 90 pounds/square inch
Location of main water supply valve: Front, Garage
Type of supply piping material: PEX
Comments:
(1) High water pressure at exterior faucets. High water pressure can cause valves and faucets to fail prematurely. Recommend properly installing pressure regulator at the water main to reduce pressure to 80 PSI or less by licensed Plumber.



A. Item 1(Picture) 90psi

(2) Faucet is faded.

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

I	NI	NP	D

A. Item 2(Picture)

(3) Missing fixture.

A. Item 3(Picture)

(4) Shower doors hit at top and need adjustment as glass is tempered and can shatter.

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

I NI NP D

A. Item 4(Picture)

(5) Shower drain holes should not be filled with caulk or grout.

A. Item 5(Picture)

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

Type of drain piping material: PVC

Comments:

(1) NOT all vents or drains were inspected due to accessability.

(2) Tubs were full of water so were not drained.

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

I	NI	NP	D

B. Item 1(Picture)

B. Item 2(Picture)

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Gas
Capacity: Tankless
Water Heater Location: Attic
Comments:
Expansion tanks are required by current TREC standard on closed water systems, systems with a pressure reducing device, or backflow preventer and by some municipalities on some water heaters. This home is not equiped with an expansion chamber. Recommend contacting licensed plumber to determine if one is required on your system.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☑ ☑ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: North
Type of gas distribution piping material: Black Metal, Flex Short lines between Black steel and Appliance

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

I	NI	NP	D	
				Comments: Not all components of gas system are inspected. Only visible and accessible items. We do NOT perform pressure or leak tests on the system.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. **Older homes with galvanized supply lines or cast iron drain lines can be obstructed and working during an inspection but then may fail under heavy use. Cast Iron pipes are subject to leaks and root damage and it is unknown if this condition is present.**. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D	

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven, and permanently installed refrigerator. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Dishwashers are NOT inspected for quality or ability to clean adequately or for sprayer function.

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

An air-gap is not utilized on dishwasher as is required by code. Recommend repair by elevating line or installing an air-gap device.

A. Item 1(Picture)

☑ ☐ ☐ ☐ **B. Range Hood and Exhaust Systems**

Comments:

☑ ☐ ☐ ☐ **C. Food Waste Disposers**

Comments:

☑ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**

Comments:

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

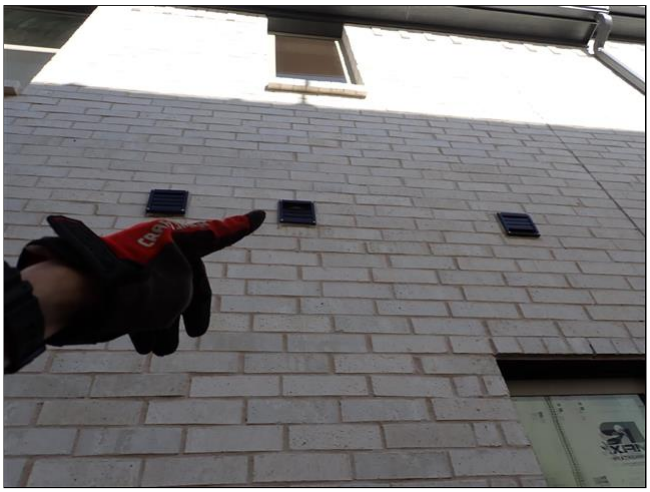
☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Some louvers are stuck.

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

I	NI	NP	D	



F. Item 1(Picture)

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☑ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Only visible and accessible parts of dryer vent were inspected.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

The objective of our limited visual sprinkler inspection is to determine if the system and related equipment may benefit from a more thorough inspection by a qualified sprinkler specialist. The scope of our inspection includes a limited visual inspection of the electrical system, sprinkler heads, and coverage area.

☑ ☑ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Only visual parts of the sprinkler system are inspected.

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**

Comments:

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

Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal Systems**

Comments:

☐ ☐ ☑ ☐ **F. Other Built-in Appliances**

Comments: