

CHAPARRAL HOME INSPECTIONS
P.O. Box 940505
PLANO, TEXAS 75094
214-882-8155
bakersdad@yahoo.com



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Phone Number

E-mail Address

Concerning:

(Address or Other Identification of Inspected Property)

By:

Dusty Owens - License # 5700

07/29/2021

(Name and License Number of Inspector)

(Date)

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

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are coded-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

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

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

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

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

Before We Get Started



It may be helpful to think of me as a general doctor for your house. I am not an expert in any of the fields that I am commenting on below. The opinions that I express are based on my current knowledge of building construction or mechanical appliances. In some cases, I may refer you to someone who is a specialist in a given field. If you attempt any repair, be certain that you are qualified to do so or use the services of a qualified technician.

My Report is Color Coded for your Convenience:

Black = Sections required by the Texas Real Estate Commission and general standard comments

Green = Additional comments that I felt were pertinent to convey to the purchaser of this report.

Blue = This color generally denotes a deficiency that may require attention, repair or must be noted by TREC standards of practice.

Red = Safety issues which are required by the Texas Real Estate Commission or Inspector concerns.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**For the purposes of this report the structure shall be deemed to face: North
Conditions and Temperature on Day of Inspection: 96* Sunny**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Post tension slab

Comments: **The slab is showing what I would consider normal settling for this age structure and soil type.**

Overall Foundation Opinion:

The foundation is performing as intended with no significant issues at this time.

☒ ☐ ☐ ☒

B. Grading & Drainage

Gutters: ☒ Yes ☐ No (Guttering is not tested for efficiency or operation)

Gutters Terminated properly? ☒ Yes ☐ No ☐ Not Applicable

***All guttering should terminate 24 inches from foundation walls.**

Erosion Noted? ☐ Yes ☒ No

High soil noted? ☐ Yes ☒ No

Standing Water Observed? ☐ Yes ☒ No



This lean to shed is directed the wrong way so rain water currently dumps next to the foundation wall.

Comments:

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Inspected from drip edge with ladder



The flashing at the front of the residence is improper. This should lay flat against the nearby surface.

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Inspection Item



This tree should be cut back away from the house. It will damage the shingles if left the way it is.

Comments:

☒ ☐ ☐ ☐

D. Roof Structure & Attic(s)

Viewed From: Interior of Attic

If the attic is entered, the inspection comments are limited as to what I can see clearly from the attic hatch or any accessible decked area.

Approximate Average Thickness of Attic Insulation: 5" to 7"

Visible Missing Insulation? ☐ Yes ☒ No

Is The Garage Insulated in Attic? ☐ Yes ☒ No ☐ Not Known

Insulation Type: ☒ Fiberglass ☐ Mineral Wool ☐ Not Known

Any Radiant Barrier Observed Today? ☐ Yes ☒ No

Framing Type: ☒ Conventional ☐ Truss

Decking Type: ☒ Wafer Board ☐ Plywood ☐ See Comments

Any Water Penetration Noted? ☐ Yes ☒ No

Ventilation: ☒ Soffit Vents ☒ Passive Roof Vents ☐ Ridge Vents ☐ Power Vents (not tested)

Any Deficiencies Noted at Soffits or Fascia? ☐ Yes ☒ No

Attic Entry Point: ☒ Garage ☒ Interior

Does the attic have continuous decking to all attic appliances? ☒ Yes ☐ No

Any Deficiencies in the Ladder or Opening? ☐ Yes ☒ No

Comments:

☒ ☐ ☐ ☒

E. Walls (Interior & Exterior)

Any **Interior Wall** cracks or other deficiencies that are not associated with seasonal expansion? ☐ Yes ☒ No

Scope of interior wall inspections:

This inspection does not document minor paint or sheetrock repairs. These types of repairs are usually considered maintenance to the residence or structure. Interior garage walls are NOT included in this report. If any remarks are made it is beyond the normal inspection process.

Exterior Walls:

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Inspection Item



Any Exterior Rot Observed?

☒ Yes ☐ No

*Note Exterior Rot is only checked yes if there is excessive rot beyond what is normal for this age structure.

Obvious exterior brick or mortar cracks? ☐ Yes ☒ No (also see foundation section if applicable)

* Note hairline cracks in mortar are not part of this report or noted. These type cracks do not represent a structural concern.



The wall needs sealed where the freon line enters the residence. This will help keep insects and rodents away.

Acceptable Fire Barrier between Garage and Residence? ☒ Yes ☐ No

* A fire rated door of one hour should separate the living quarters from the garage. This is usually done by either a solid wood door or a metal door.

Comments:

☒ ☐ ☐ ☒

F. Ceilings & Floors:

Any Noted Water Stains or penetrations?

☐ Yes ☒ No

Are all floors reasonably level?

☒ Yes ☐ No



I normally don't comment on the garage ceiling. However recent tape work has failed.

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I	NI	NP	D	Inspection Item		

Comments:

*The term "Wood Flooring" applies to all flooring with the appearance of wood. In addition, no carpet, tile, or wood laminate flooring is inspected for defects of any sort.

**If any remarks are made by the inspector concerning floor covering deficiencies, it is beyond the normal standards of TREC reporting standards.

☒ ☐ ☐ ☒

G. Doors (Interior & Exterior)

Interior Door Deficiencies: (list if any)

1. Ball latch is broken at NW bedroom closet

2. The front door dead bolt is installed backwards.

3. A hallway closet door has a break in the outer skin where the closer meets.

Exterior Doors:

1. The back patio door has some dog scratching at the window panes.

2.

Door Bell Working?

☒ Yes ☐ No

Comments:

☒ ☐ ☐ ☒

H. Windows ☐ Single Pane ☒ Double Pane

Note* As Thermal Pane windows lose their vacuum; moisture may appear and then disappear. This normally depends on the inside and outside temperature and humidity. For the purpose of this report, a window should be **obviously in need of repair (Fogged) at the time of inspection** in order to record as deficient. A window with any type of screen is excluded from this report for fogging issues unless specifically noted or commented on.

In many cases, Thermal Pane windows that are not an aesthetic issue are not economical to repair. It is estimated that less than 10% of actual energy loss is recorded at any broken seal in a window pane.

Also, this report does not include or address any window treatments, curtains or blinds. Please note that all windows may not be operated due to furniture, height restrictions, etc.

Do all bedrooms have an emergency opening?

☒ Yes ☐ No

Any Missing or Screens Observed?

☐ Yes ☒ No

Any Obviously Damaged Screens Observed?

☒ Yes ☐ No

Any Missing Mortar or Caulk at Windows?

☐ Yes ☒ No

There are at least 32 windows that I observed today that have deficient seals. I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

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I NI NP D

Inspection Item

Comments:



One Casement
Two Separate Windows



One Casement
Five Separate Windows

Counting Deficient Windows:

Separate windows (Panes) make up a glass casement or unit. e.g. Let's use the window casements pictured above to learn how to count total windows. As an example, I have indicated that two of the windows have deficient seals and are foggy. This means only two of the possible seven windows pictured are fogged and in need of repair.

☐ ☐ ☒ ☐

I. Stairways (Interior & Exterior)

Comments:

☒ ☐ ☐ ☒

J. Fireplace(s)/Chimney(s)



Is this unit gas fired? ☒ Yes ☐ No

If yes does the unit have a gas venting mechanism? ☐ Yes ☒ No



Sample pic of a gas vent mechanism

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

I	NI	NP	D	Inspection Item
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Comments: A simple C clamp, window lock or other devices can act as a gas vent. The idea is to simply keep the damper slightly open to allow gas to escape the residence.

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Do all Adjoining Slabs meet Reasonably Even? ☒ Yes ☐ No

Are there any Guard Rail Deficiencies? ☐ Yes ☒ No

Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels



Main Service Feed: ☐ Overhead ☒ Underground

Main panel Location: ☐ Garage ☐ Closet (deficient) ☒ Exterior ☐ Bathroom (deficient)

Main Service Conductor: ☒ Copper ☐ Aluminum ☐ Not Known

Approximate Main Amperage Panel (per label or main cut off) ☒ 150 amps ☐ Not Known

Is there a main cut-off for this panel box? ☒ Yes ☐ No

Main Panel Over-Current Protection: ☒ Breakers ☐ Fuses

Is the Main Panel Box Labeled? ☐ Yes ☒ No

Outlet Safety:

Is there GFCI Protection in proper areas? ☐ Yes ☒ No

Smoke Alarms:

Are there Smoke Alarms in Each Sleeping Room? ☒ Yes ☐ No

Are there Smoke Alarms outside each sleeping area? ☒ Yes ☐ No

Note Smoke Alarms are not tested.*

Comments: GFCI and Arc Fault protection generally refer to present day building codes. I am bound by TREC standards to report the absence of these components. You are not obligated to update these items by virtue of this report.

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum ☐ Not Known

Electrical Outlets/Receptacles:

Note Not all outlets are tested. If any outlet is in use by any device it is assumed to function properly. Only readily accessible outlets are tested. Outlets that have known deficiencies or are not operative are listed below (if any).*

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1. The front porch has an outlet that has a broken cover plate

Deficient or Mystery Wall Switches:

Note* Most wall switches that are non-responsive are due to a lack of a working bulb at the fixture. In other cases, we just simply could not determine the function. In many cases the seller will be able to help solve these issues. In addition, some switches are obviously for a fan installment. This is typically next to another switch designated for a light. These switches are not noted as deficient. An inspection is NOT made to determine if actual wiring is run to this switch and/or a possible fan installment.

1.

Non functional Lights or Fixtures (if Any).

1. The light fixture in the West bedroom wobbles and the fan grinds slightly

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Manufacturer: York

Type of System: Central Forced Air Furnace

Energy Source: Gas

Today's Temperature ranges from tested vents were between: 105* to 124*

*No verification of the accuracy of thermostats are ever made on any HVAC system. We do not inspect for accessories such as humidifiers, Electronic filters, Motorized dampers, Attic fans, etc. In no case is the unit ever disassembled to verify the integrity of heat exchangers or elements. In addition, we are not inspecting for Efficiency, Capacity or Adequacy. This can only be done correctly by someone certified in this area of expertise.

Comments:

☒ ☐ ☐ ☒

B. Cooling Equipment

Was the System Operated Today? ☒ Yes ☐ No

Type of System: Central forced air using condensed refrigerant.



Downstairs:

Manufacturer: Goodman

Condenser Built: (according to exterior unit label) 2018

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

I	NI	NP	D	Inspection Item
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Supply Temperature 80* Return Temperature 66* Differential 14*

*The unit just doesn't cool like a newer unit to me. I ran the AC for 4 hours today and the room temperatures never dropped. Actually, they increased by a degree.

A differential of between 14 and 21 degrees is usually considered Acceptable. Unacceptable readings will be marked in blue above.



Water in Drain Pan? ☒ Yes ☐ No

Rust in Secondary Pan? ☐ Yes ☒ No

Condenser:

Missing Pipe Insulation? ☐ Yes ☒ No

Noticeable vibration or unusual noise at blower fan or condenser? ☐ Yes ☒ No

Is the Condenser pad relatively level? ☒ Yes ☐ No

Thermostat:

Is the Thermostat secured to the wall? ☒ Yes ☐ No

Comments: I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

☒ ☐ ☐ ☒

C. Duct System(s), Chases, and Vents

HVAC Filter:

Filter Type: ☒ Disposable ☐ Permanent Washable ☐ Other

Filter Size: 20 x 25 x 1

Filter Location: Attic furnace

Current Filter: ☒ Clean ☐ Dirty

Note* Filters should be changed regularly for optimum HVAC efficiency.

Improperly Routed Ductwork Noted? ☐ Yes ☒ No

Attic Ductwork in Need of Wrapping? ☐ Yes ☒ No

Any Missing or Damaged Grills or Registers? ☐ Yes ☒ No

Comments:

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I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Next to Sidewalk or Street At Front of House

Location of main water supply valve: Coupled at Water Meter Box

Static water pressure reading: Above 40 PSI and Below 80 PSI

Showers:

Tubs:

Bathroom Sinks: **I never got hot water to run at the guest bath sinks today**

The master bath sinks do not have a working stopper

Commodes:

Kitchen Sink:

Exterior Faucets:

Washer/Dryer Connections Inspected Today?

☐ Yes ☒ No

**Electrical, plumbing and gas lines are not inspected at the washer and dryer. If appliances are connected to these connections it is assumed that they function properly.*

Cabinetry:

Evidence of any present water leaks at sink Cabinets?

☐ Yes ☒ No



1) The master sink towel rack is not secure



2) The kitchen cabinet under shelf has been water damaged

Any Cabinetry or their components are NOT part of a Texas Home Report. If any remarks are made about cabinetry by the inspector, consider them as additional information only.

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

I	NI	NP	D	Inspection Item
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Comments:

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments: This report/inspection does not examine or apply to any underground components. Each plumbing fixture is run for a small amount of time. The report is limited as to **obvious** defects on the day of my inspection.

☒ ☐ ☐ ☐

C. Water Heating Equipment

Manufacturer: Rheem 2015 model

Energy Source: Gas

Capacity: 50 Gallon Unit

T & P Valve Operated? ☐ Yes ☒ No

T & P Piping Material: ☐ Copper ☒ CPVC

T & P Properly Terminated? ☒ Yes ☐ No

Does the Tank Have an Emergency Spill Pan? ☐ Yes ☒ No

Is the Tank Properly Elevated? ☒ Yes ☐ No

Does the Tank Have a Cold Water Shut off? ☒ Yes ☐ No

Comments: Projected life spans of heating units are not part of this report.

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐

E. Other: Gas Supply Systems

Comments: Gas testing is done only at each “readily accessible” gas appliance fittings in use and at the service meter. Pressure testing gas lines or determining the conditions of inaccessible or buried gas lines is beyond the scope of this inspection. This service is best offered by a licensed plumber.

☐ ☒ ☐ ☐

F. Other: Water Treatment System



Comments: This Item was NOT inspected today. This component is usually inspected by a qualified factory technician and in some cases requires the use of special tools.

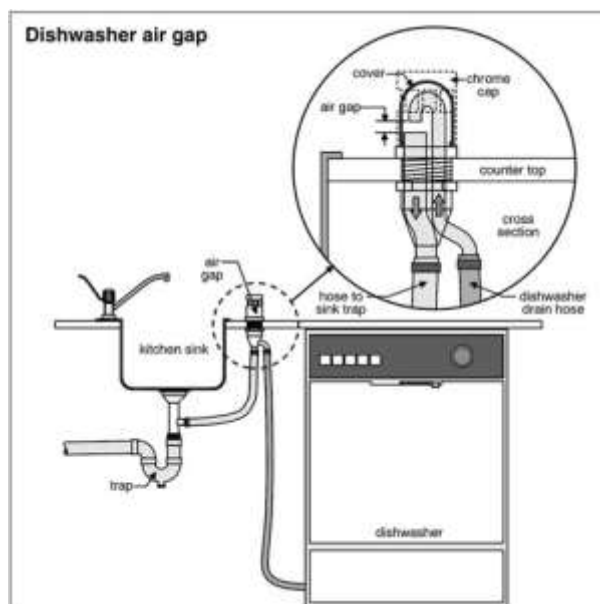
V. APPLIANCES

☒ ☐ ☐ ☒

A Dishwasher(s):

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

I	NI	NP	D	Inspection Item
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Is there a Back Flow Prevention Device Present? ☐ Yes ☒ No

Is the Unit Securely Mounted? ☒ Yes ☐ No

***Much older Kenmore dishwasher in the residence.**

Comments: Note* In many new dishwashers the back flow prevention device is part of the device. The manufacturer or owner's manual should be able to provide this information. Many cities DO NOT require back flow devices as part of their standard building code.

☒ ☐ ☐ ☐

B. Food Waste Disposer(s)

Unusual Sounds From Unit? ☐ Yes ☒ No

Splash Guard Sufficient? ☒ Yes ☐ No

Comments:

The disposal unit's grinding function is only tested for an "off/on" response. No material is actually run through the system.

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems:

Does the Range appear to exhaust to the outside of Structure?

☐ Yes ☒ No

If the range does not vent to the outside does it re-circulate?

☒ Yes ☐ No

Comments:

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Range ☐ Electric ☒ Gas

***Only the back right burner ignited properly today**

Oven ☐ Electric ☒ Gas

Are the range and oven Secure? ☒ Yes ☐ No

Today we recorded an oven temperature of 370 *.

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

I	NI	NP	D	Inspection Item
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Comments: The oven is tested at 350* for approximately twenty minutes.
If the oven is within 25* plus or minus this is considered to be functioning properly.

☒ ☐ ☐ ☒

E. Microwave Oven(s)

Is a Turn Table Present? ☒ Yes ☐ No

Deficiencies noted in Turn Table? ☒ Yes ☐ No

A glass turn table that does not fit this unit has been placed in the cooking area.

Comments: Units are tested with a Micro-check device. This device detects leaks and the emission of microwave activity into the unit. It does not check for accuracy, volume or timing.

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Do the Bathroom vents appear to exit the residence? ☒ Yes ☐ No ☐ Not Known

Comments:

☒ ☐ ☐ ☒

G. Garage Door Operator(s)

Is a safety Rope Present? ☒ Yes ☐ No

Is the Electronic Sensor Functioning? ☒ Yes ☐ No

Is the Auto Reverse Functioning properly? ☐ Yes ☒ No

Comments: Since 1982, it is mandatory that garage-door openers have an auto-reverse mechanism so that if the door comes in contact with an object, it will reverse the door's direction. This is normally remedied by adjusting the opener's sensitivity levels. If this cannot be done successfully, I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.



The weather stripping at the garage is torn

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems



I=Inspected

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I NI NP D

Inspection Item

The dryer vent is loose from the exterior wall.

Comments:

☐ ☐ ☐ ☐

E. Other

Comments:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems



☐ Spray pattern hitting street, ☐ Alley way or ☒ sidewalks and porches



☒ Spray Pattern hitting fence members

☐ Water hitting residence (**Higher priority**)

☐ Obvious broken or leaking sprinkler head (s)

☐ Yes ☒ No Was a freeze sensor and rain sensor located today?

NOTE* The rain and freeze sensors are not tested. Many times the seller will be able to tell you where these components are located (if any).



Comments: ***Very old timer than ran in manual mode as intended today.**

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I NI NP D

Inspection Item

- 1) In many cases, sprinklers are marked as deficient due to the fact that the spray pattern is hitting the residence, fence or spilling onto a concrete surface. In most of these instances simple adjustments or changing to a different type spray head will easily resolve these issues.
- 2) Sprinkler heads are checked for obvious surface water leaks.
- 3) **No underground inspection is ever made.**
- 4) Any station that is considered to be a "drip" irrigation zone is excluded from this report. e.g foundation and median zones
- 5) If any pictures are provided above, they may not indicate every problem and are to be used as a guide to repair or adjust successfully.

Remember: Most sprinkler issues can be resolved easily. However, all systems require periodic review and maintenance to insure maximum potential.

☒ ☐ ☐ ☒

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



Type of Construction: In Ground Gunite

Equipment:



I=Inspected

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I NI NP D

Inspection Item



Are there any obvious leaks at any of the equipment? ☒ Yes ☐ No

*One of the Jandy valves are leaking

Does the Pool Have an Automatic Chlorinator?

☐ Yes ☒ No



Does the pool have a salt generation cell?

☒ Yes ☐ No

The pool was formerly equipped with a salt water system.

Does the salt computer monitor appear to function?

☐ Yes ☒ No

Does the pool vacuum appear to function properly?

☐ Yes ☒ None

Was a freeze guard visible? (Not tested)

☒ Yes ☐ No

Overall Appearance:



Was the pool water relatively clear today?

☐ Yes ☒ No

It appears DE is filtering into the pool at present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item



Are there any deficiencies in the Deck? ☐ Yes ☒ No

*Normal settling in my opinion

Any Deficiencies in the Tile components? ☐ Yes ☒ No

Any Deficiencies in the Coping? ☐ Yes ☒ No

Any Deficiencies in the deck-o-seal? ☐ Yes ☒ No

Pool Surface rating:

Excellent ☐ Good ☒ Aging ☐ Imminent repair needed ☐

Good means that there is some surface deterioration but for the age of the pool is reasonable

Was the pool back- washed today? ☐ Yes ☒ No

*There appears to be no way to back wash this pool at present. This MAY be a cartridge filter but it didn't seem like it to me today.

SPA: NONE

Safety:

Does the pool light work? ☐ Yes ☒ No

Are there safety tabs on the timers? ☒ Yes ☐ No

Are there any issues noted with chemical storage? ☐ Yes ☒ No

Is the pool area secure with self-closing gates? ☐ Yes ☒ No

Gates should remained locked

Are there any deficiencies with the drains? ☐ Yes ☒ No

*New guidelines require either two drains or a raised drain cover be present at a pool or spa.

Do the doors leading to the pool have alarms? ☐ Yes ☒ No

Are all/any windows leading to pool area alarmed? ☐ Yes ☒ No

Comments: 1. No Inspection is done to determine leaks in the pool or underground.
2. No valves are ever turned during an inspection.
3. No interior parts are commented on and no device is ever disassembled.
4. Remote controllers (if any) are not part of this report unless otherwise stated.

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

I	NI	NP	D	Inspection Item
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***The rock fountain appears to have been disabled/abandoned**



**** The Hayward pump grinds when in use and does not produce enough circulation**

*****All the equipment is aged.**

******Although the pool has several issues, the pool can be salvaged enough for you to enjoy. This will involve some repair and some money spent as well.**



This company card was in the timer box today.

I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

☐ ☐ ☒ ☐

C. Outbuildings

Comments: This report excludes all storage sheds, barns etc. A true outbuilding shall be considered for this report if the building has designated wiring with a designated panel box and has permanent interior plumbing.

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

I	NI	NP	D	Inspection Item
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☐ ☐ ☒ ☐

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

Comments:

Type of Pump:

Type of Storage Equipment:

☐ ☐ ☒ ☐

E. Private Sewage Disposal (Septic) Systems Comments:

Type of System:

Location of Drain Field:

☐ ☐ ☒ ☐

F. Other - Outdoor Cooking Equipment comments:

Energy Source:

The only function tested for today is the lighting function. Temperature, heat controls and metal grill grids are not tested or commented on.

Comments:

☐ ☐ ☒ ☐

G. Other - Whole-House Vacuum Systems

COMMENTS:

THE AIR FLOW FOR THIS SYSTEM IS NOT TESTED OR THE CONDITION OF THE VACUUM MOTOR. THE ONLY TESTS DONE ARE "RESPONSE ONLY" AT EACH ACCESSIBLE SERVICE PORT.

☐ ☒ ☐ ☐

H. Other – Low Voltage Wiring Components

Comments: No inspection is made for any low voltage wiring components. This typically includes but is not limited to cable television, intercom systems, telephone wiring, sound systems or outdoor lighting.



Please understand that I am not the final word. You Are!!

If you feel uncomfortable with any of my opinions or feel the need for additional information, I encourage you to seek a second opinion. My Professional Pride will not be hurt. *I truly want only the best for you.*