



A&T HOME INSPECTIONS

Home Inspection Report



123 Your Street Dallas, TX 75201

Inspection Date:

Monday April 4, 2016

Prepared For:

John Customer

Prepared By:

A&T Home Inspections, Inc.
531 Tunnel St.
Cedar Hill, TX 75104
469-530-8229
a.thomeinspectionstx@gmail.com

Report Number:

16-0404

Inspector:

Roger Kitzmiller

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Upstairs bathroom cupboards do not have handles.

There are multiple pictures hanging on the wall that were not removed, so I did not see behind them.

Sample Report

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Slab-on grade

The Foundation is: Performing as intended. No significant problems were observed

Findings: Typical cracks noted.

Crawl Space: N/A

Foundation Walls: The houses foundation walls are made from wood.

Crawl Space Floor: N/A

Subfloor & Joists: N/A

Comments: Surface deterioration (known as spalling) was observed on the exterior of the exposed foundation. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended.

Photos:



Spalling on the west side of house.



More spalling on the west side of house.



Diagonal crack on the west side of house.

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Corner crack on the northwest corner of house.



Spalling and cracking on the north side of house.

B. Grading and Drainage

Drainage: The grading and drainage around the house is marginal at best.

Landscape affecting foundation: Trees within 10 ft. of foundation can cause foundation issues.

Comments: The driveway appears to slope towards the house. This condition can promote moisture seepage. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

Photos:



Dented gutter.



Dented downspout.

C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked On Roof

Ventilation System: Your attic is vented through the soffits and a powered fan vent.

Flashing/Valley Material: The flashing/valley material is rubber.

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C. Roof Covering Materials cont.

Skylight cont.

Skylight: N/A

Trim/Soffit/Fascia: The trim, soffit, and fascia is damaged in multiple areas around the house.

Roof Conditions: The roofing material has signs of moss buildup on it.
The roofing material has exposed nails. (Nail pops)
The roofing material is showing signs of cracking.
I would recommend a professional roofer to come evaluate further.

Gutters and Downspouts: The roof system has gutters and downspouts.
The gutters and downspouts are made if galvanized metal or aluminum.

Comments: Multiple shingles in various locations on the roof have frayed edges and some damage. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The roofing is nearing the end of its life cycle. Replacement will become necessary in the near future.

Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

It is recommended that roofing materials be removed prior to re-roofing.

Voids in the gravel were observed on the roofing. This usually leads to a shortened life expectancy and increases the potential for ultraviolet damage to the roofing. Missing gravel should be replaced .

Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector s reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Photos:



Cracked shingle



Mossy area on roof.



Wind blown shingles.

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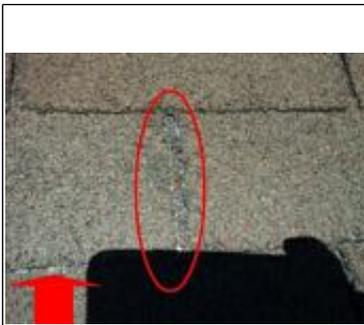
Torn/damaged shingle.



Nail pop in the flashing.



Exposed nail in the flashing. Should be sealed to prevent leaks.



Shingles are frayed on the edges.



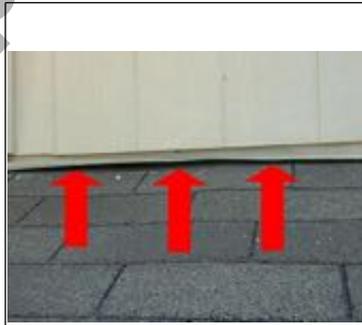
Loose shingles



Same 2 loose shingles that are damaged on top.



More damaged shingles.



Nail pops in the flashing on the front part of roof.



Cupping along the edge of flashing.

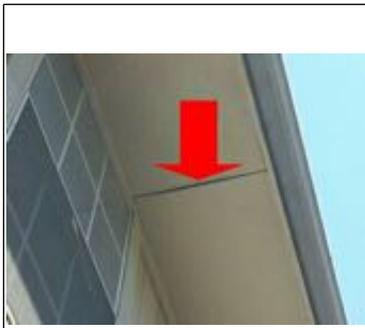
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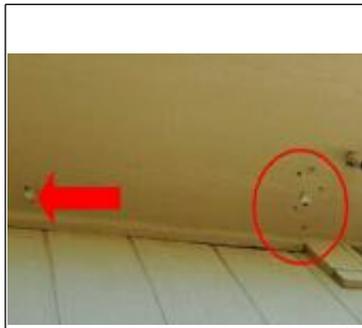
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Soffit is split and bowing on the south side of house.



Some soffit damage on the south side of house.



Soffit is cracked on the west side of house.



Wood rot at corner of fascia board on the west side of house.



Cracked fascia board on the west side of house.



Trim is pushed backward from movement on the southwest corner of house.



Soffit damage on the south side of house.

D. Roof Structures and Attics

Viewed From: Attic hatch with ladder, attic was not entered due to low clearances.

Approximate Average Depth of Insulation: 0 to 3"

Roof Style: The roof style of the house is Gable.

Roof Structure: The roof structure is made of wood rafters, collar ties, and purlins.

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D. Roof Structures and Attics cont.

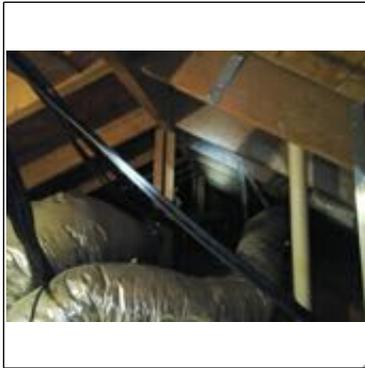
Roof Sheathing cont.

Roof Sheathing: Plywood

Attic: The attic is accessible through a pulldown ladder in the hallway upstairs.
There is no floor in the attic.
The attic has batts of insulation.

Comments: TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

Photos:



E. Walls (Interior and Exterior)

Interior Walls: The interior walls of the house are sheetrock.

Exterior Walls: The house's exterior walls are brick veneer and wood siding.

Comments: Evidence of patching was detected.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Photos:

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Wood had rotted out and been filled with puddy. Located under top roof to the next level of roofing.



Damage to the wall on the south side of house.



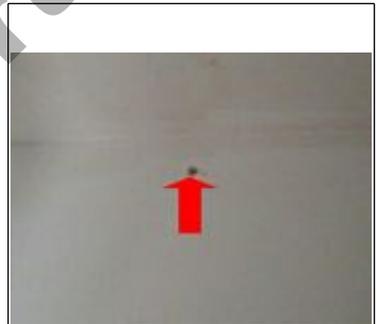
Missing brick and/or mortar in the corner on the west side of house.



Split at connection. Should be repaired.



Denting and damage to wall from the front door knob.



A nail pop in the garage.



Cover plate busted through for a hole in the closet of the sitting room off of the master bedroom.



A little hole above the closet door in the sitting room.

F. Ceilings and Floors

Ceilings: The ceilings are made with sheetrock. The ceiling appears to have typical cracks. The ceiling has nail pops in certain locations.

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F. Ceilings and Floors cont.

Flooring cont.

Flooring: The house has wood flooring, carpet flooring, and tile flooring.

Comments: Evidence of patching was detected.

The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

G. Doors (Interior and Exterior)

Interior Doors: Door going into laundry/utility room moves once closed. Not a proper latch. The double doors leading into the sitting room in the master bedroom. The one on the right does not lock in to magnet. It swings freely.

Exterior Doors: Storm door can be pushed open without knob because it does not latch properly.

Garage Door: The garage door is made of either metal or aluminum. The garage door is damaged.

Service Door: 2 service doors in garage. The one to the house is satisfactory and the other one leading to the extra room has weather stripping damage.

Comments: The overhead garage door is damaged and needs repair.

Photos:



Garage door frame is bowing in the middle.



Separation at the lintel and the brick above garage door.



Garage door has large gap on left side. Should be flush.

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Garage door cracked right in the center of the door.



A hole in the front door.



Weather stripping damaged at bottom of the back door.



Back door glass is scratched up.



Back door frame has a hole in it.



Weather stripping is damaged on other exterior door from garage.



Weather stripping damaged around the other exterior door from garage.



Damaged weather stripping on one of the service doors.



Foam cut out around the door handle.

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Weather stripping is missing in the corner.

H. Windows

Window Frames: The window frames are made of wood and vinyl.

Conditions and Issues: Window in master bedroom does not stay up when moved up. It slides down and will then hold at a lower spot.

Window in front left bedroom does not stay up at all. The sash is bent and damaged.

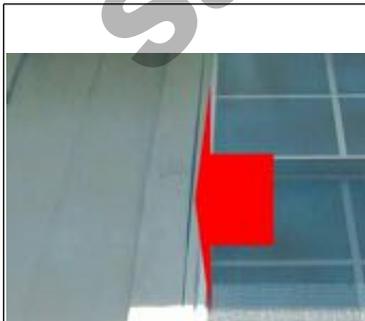
Comments: It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

The damaged screen(s) were found on the window(s) should be repaired or replaced.

Sash cord (the ropes that hold up the windows) is broken on window upstairs. Re-installation is necessary to ensure proper operation of the window.

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Photos:



Board is bowing and separating from frame on the south side of house.



Hole in the screen on the east side of house.



Back door glass is scratched up.

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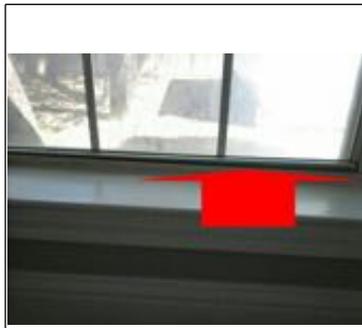
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The sash is bent and damaged.



Window does not sit flush in the dining room due to a nail sticking up underneath.



Nail sticking up under window pane in dining room.



Crack in corner of window in the extra room from garage.

I. Stairways (Interior and Exterior)

Stairs: The baluster opening is over 4" and is a safety hazard.

Comments: The stairwell balusters and/or spindles are installed too far apart. Under current building standards the required guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches .

Photos:

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Balusters are too far apart. This is a safety hazard.

J. Fireplaces and Chimneys

Locations: The fireplace is located in the living room.

Type: The fireplace is wood burning only.
The fireplace is a metal insert.

Damper: The damper in fireplace operates the way it was intended.

Hearth and Mantle: Satisfactory

Firebox: Satisfactory

Type: The chimney is made of framed wood siding.

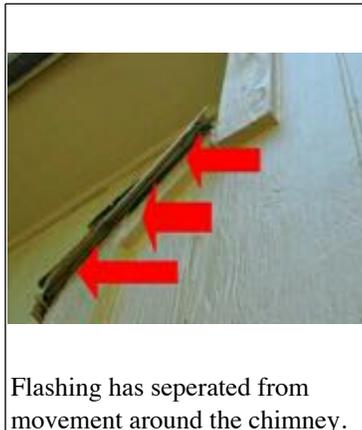
Viewed From: The chimney was viewed from the roof.

Condition: Chimney is a little loose. I am able to rock it a little back and forth.

Flue: The chimney flue is lined with metal.

Comments: TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

Photos:



Flashing has separated from movement around the chimney.



K. Porches, Balconies, Decks, and Carports

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

Porch Patio cont.

Porch Patio: The porch and patio are made of concrete.

Condition and Issues: The porch and patio areas appears satisfactory.

Decks: N/A

Condition and Issues:

Deck and Porch Covers: The porch and patio covers have wood frames.

Condition and Issues: Light cover is missing from the back patio covering. A section of trim is missing from the front pillar.

Type: N/A

Condition and Issues:

Type: N/A

Type: N/A

Condition and Issues:

Comments: TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Photos:



Missing trim on the front porch covering.



Spalling on the front porch.



Missing light cover on back patio covering.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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I NI NP D

A. Service Entrance and Panels cont.

Entrance cont.

Entrance: The electrical service enters in from underground.

Overhead Wires: N/A

Main Entry Wire: The electrical service main wires are copper.

Location: The main panel is located in the garage.

GFCI: Yes GFCI is present and operates as intended.

Arc Fault: No the arc fault is not present.

Issues:

Grounded: Yes the main panel appears grounded.

Made By: GE

Max Output: 200 amps

Locations: N/A

Comments: TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector s reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Photos:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Condition: A representative number of installed lighting fixtures, switches, and receptacles located inside the house were tested and found to be satisfactory.

Condition: Unable to get through the attic. Too low of clearance.

Condition: The exterior fixtures appear in satisfactory condition.

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

Condition cont.

Condition: The garage fixtures appear to perform satisfactory.

Comments: TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

C. Doorbells

Operates: Yes doorbell works as intended.

Comments:

Photos:



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Electricity

Information: 2 total units. 1 unit located in the attic and 1 unit located in the garage.

Comments: No filter in furnace.

Soot build up and debris were observed on or around the burner of the furnace in the garage. Cleaning and servicing are recommended.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in

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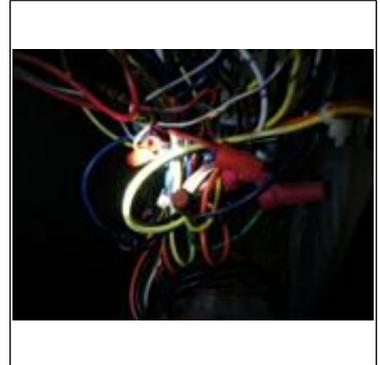
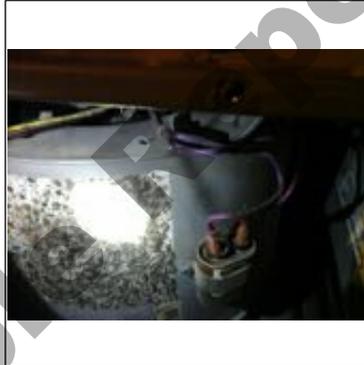
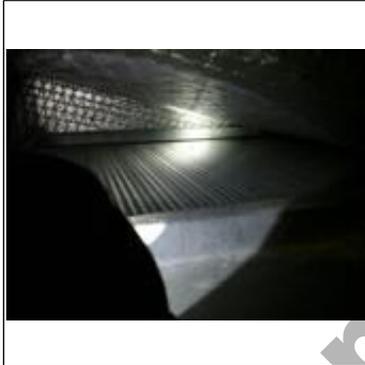
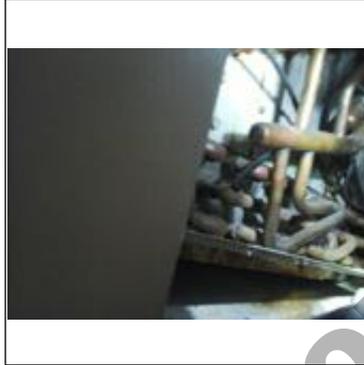
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A. Heating Equipment cont.

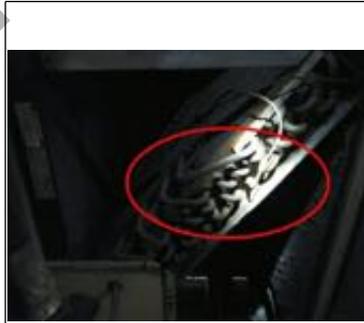
Comments cont.

insulations.

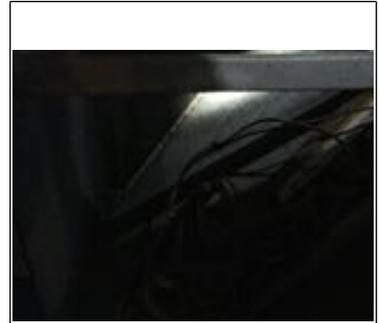
Photos:



Some residue from previous water in the condensation tray.



Rust under the coils.



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B. Cooling Equipment

Type of Systems: Central Forced Air System

Information: 2 units located on the south side of house.

Serial # 5809E16624

Max breaker = 30 amps

Serial # 3491E05555

Max breaker = 30 amps

Condition and Issues: Satisfactory

Temperature Differential: The temperature differential is within a satisfactory range.

Comments: Both outdoor unit of the air conditioning systems are out of level. This should be improved. I can rock them both.

Photos:



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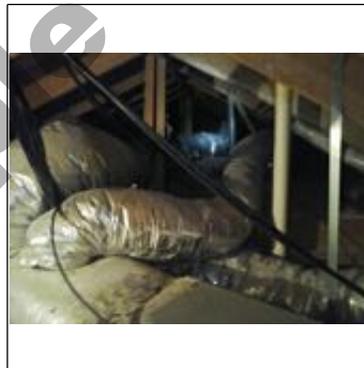
C. Duct Systems, Chases, and Vents

Duct Type: The supply and return have flexible ductwork installed throughout the house.

Condition and Issues: The ductwork for the supply and/or return appears to be satisfactory.

Comments: No return air vent is visible in the extra room off of the garage. Installing a return air vent in this location is not considered critical; however, it would improve heat distribution, and facilitate better cooling (if air conditioning is utilized).

Photos:



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 3-feet of the west exterior wall.

Static Water Pressure Reading: 70 psi.

This house is satisfactory within the 60 psi. to 80 psi. range water pressure recommended.

Kitchen Plumbing: Satisfactory

Laundry sink: There is no laundry sink present.

Water service lines for washing machine are leaking.

Vented: No the room is not vented.

The dryer is vented through the wall.

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

Sinks/Tubs/showers cont.

Sinks/Tubs/showers: Faucet leaks in upstairs bathroom.

Tub in the master bathroom has a slow drain.

Toilet: It appears that the toilet bowl is loose in the upstairs bathroom.

Hose Bibs: Yes the exterior has hose bib(s) and the one around back is missing it's service valve.

Comments: An isolating valve should be installed for the hose bib (exterior faucet).

The toilet is loose and should be re-secured in the upstairs bathroom.

The faucet on the upstairs tub is leaking and should be repaired.

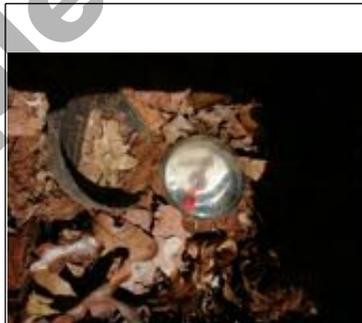
The bathtub in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Photos:



Supply valve is missing.



Water meter



Water pressure



Faucet leaks in upstairs bathroom.



Upstairs toilet flushing



Master toilet flushing

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Half bath toilet flushing



Both service lines are leaking for the washing machine.

B. Drains, Wastes, and Vents

Type: The drains/waste/vents are made of PVC.

Condition and Issues: The tub in the master bathroom has a slow drain.

Comments: TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

C. Water Heating Equipment

Energy Sources: Electricity

Capacity: 50 Gallons

Serial #: GE 1203219970

Location: The water heater is located in the extra room just outside garage.

Condition and Issues: Not supposed to drain inside from drain pan. The drain needs to run to the exterior of the house.

Gas Lines: N/A

Comments: The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be repaired.

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

Photos:

I=Inspected

NI=Not Inspected

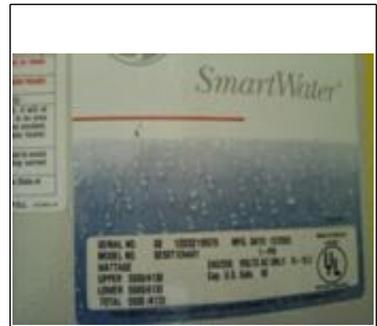
NP=Not Present

D=Deficient

I NI NP D



Drain pipe from the drain pan is set to drain inside. This is incorrect and should be repaired to go outside.



Corrosion at supply connection.

D. Hydro-Massage Therapy Equipment

Condition and Issues:

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments: The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed. The dishwasher airgap device does not appear to be properly configured. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that this condition be investigated and repairs undertaken.

B. Food Waste Disposers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Food Waste Disposers cont.

Comments cont.

Comments: The food waste disposer is excessively noisy. Repairs may be necessary.

Photos:



C. Range Hood and Exhaust Systems

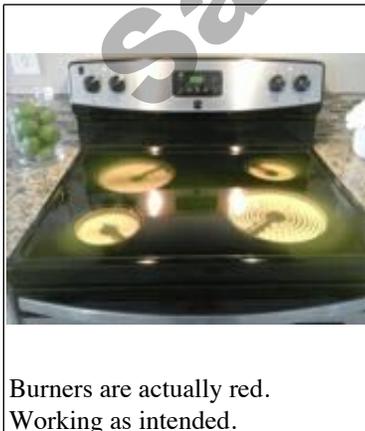
Comments: Satisfactory

D. Ranges, Cooktops, and Ovens

Comments: Satisfactory

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:



Burners are actually red.
Working as intended.



E. Microwave Ovens

Comments: Satisfactory

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Satisfactory

G. Garage Door Operators

Safety Reverse: The safety reverse does not appear to work properly or a lot of force needed to be applied to make it work. The proper adjustments need to be made. The electric sensors on the garage door appear to be working properly.

Comments: The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

H. Dryer Exhaust Systems

Comments: Dryer is vented.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Condition:

Pool Light:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Electrical Wiring cont.

Electrical Wiring:

Pool Equipment:

Comments:

C. Outbuildings

Roofing:

Siding:

Trim:

Floor:

Electrical Wiring:

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other:

Comments:

All Room Photos

Photos