Roberts Hi-Tech Home Inspections, PLLC

Confidential Home Inspection Report - New Build Construction - SAMPLE REPORT

Spring Branch , TX, 78070

Date: November 15, 2018

By

Frank L. Roberts
Roberts Hi-Tech Home Inspections, PLLC

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A Proud Member of the Best Inspectors Network™

Roberts Hi-Tech Home Inspections, PLLC

PROPERTY INSPECTION REPORT

(Name of Client)

(Address or Other Identification of Inspected Property)

By: Frank L. Roberts TREC 20352 November 15, 2018

(Name of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector or company, 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 TREClicensed 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 code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector 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 report 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 (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 stainlesssteel 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 ASAN 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐

A. Foundations

Type of Foundation(s):

Comments:

The three most common types of foundations found in Texas are shown post tension slab, concrete slab on grade, and pier and beam. Pictured below.



Foundation type for this home:

☑ **Post tension**

☐ Concrete slab on grade

☐ Pier and Beam

Comments:

A visual inspection of the foundation was performed and the inspector's opinion is that the foundation is performing as intended. There is no evidence of excessive structural movement at this time.

☑ ☐ ☐ ☐

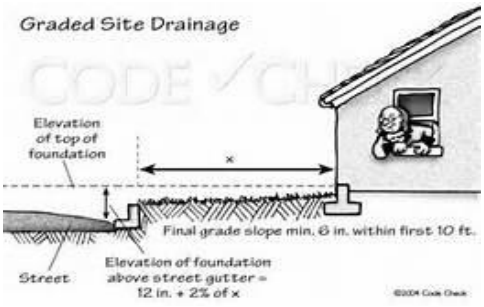
B. Grading and Drainage

Comments:

Information Notes: Proper grading and drainage is important to maintain proper foundation performance preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood siding and grade sloped away from structure 6-10" to promote proper drainage. Additionally, any solid to wood contact should be thoroughly evaluated by a wood destroying insect inspector.

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

I	NI	NP	D



Comments:

☑ All areas of yard appear to have positive drainage at this time which allows water to drain toward street.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: **Composition Shingles**

Viewed from: **Ground Level with high density digital camera with zoom lens**

Information Notes:

Roof inspections are limited to the visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely as determined by the inspector and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, etc.) may not be apparent at the time of the inspection; therefore, the inspector cannot guarantee that the roof will be free of leaks/defects, nor can the inspector determine the life expectancy of the roof. This report is based on the general condition of the roof at the time of the inspection. Keep in mind that roof materials have a limited life and need regular maintenance repairs. It is the opinion of the inspector that the roof and valleys should be kept clear of all debris and monitored on a continual basis to prevent possible future water penetration.

Comments:

☑ All visible **roof covering materials** appear to be in good overall condition and performing as intended at time of inspection. No conditions needing immediate repair were observed at this time.

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

I	NI	NP	D

Gutters

Comments:

☑ Gutters **NOT** present at time of inspection.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Information Notes:

Only accessible portions of the attic space are walked during the inspection. Limited or lack of access and/or obstructions may prevent some portions of the attic space to be safety inspected or could have the potential to cause damage to ceiling structure, sheetrock or any unseen mechanical/electrical fixtures covered by insulation.

Viewed from: ***Inside attic space***

Approximate Average Depth of Insulation: **SPF - Spray Foam Insulation**

Comments:

☑ **Attic insulation** consists of spray foam insulation and is functioning as intended. No deficiencies observed at this time. NOTE: Foam insulation inspection was completed by this inspector prior to dry-wall being installed.

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Type of roof covering inside attic:

- ☐ **Tech Shield**
- ☐ Wood Paneling
- ☑ **OSB Wood Panels**
- ☑ **Wood Lumber 2x4, 2x6, 2x8, 2x10, 2x12**

Comments:

☑ **Roof covering in attic** appears to be satisfactory condition, is adequate and functioning as intended. No deficiencies observed at this time.

Attic ventilation consists of:

- ☑ **Ridge vents**
- ☑ **Fascia ventilation from underside edge or roof**
- ☐ Air vents
- ☐ Turban vents
- ☑ **Louvers**
- ☐ Electric fans
- ☐ Solar fans
- ☑ **Exhaust and balance vent on west side of house. Needed for equalization.**

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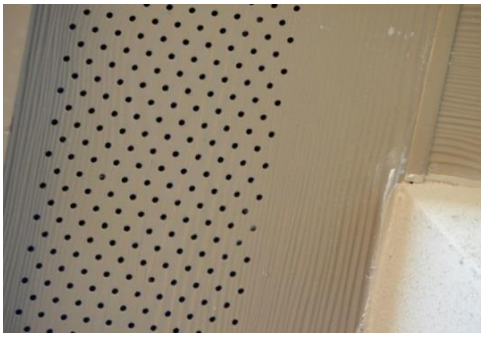


Comments:

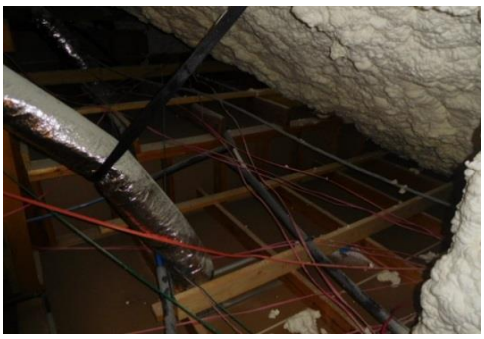
☑ **Attic ventilation** appears to be in satisfactory condition and functioning as intended. No deficiencies observed at this time.

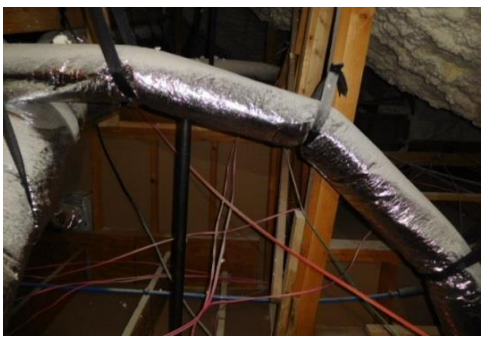
Attic structure consists of:

☑ **2x4 collar ties**
☑ **2x4 and 2x6 purlins**
☑ **2x6 and 2x8 rafters**
☑ **2x6 and 2x8 ceiling joists**
☑ **2x12 beams**

Comments:

☑ **Attic structure** appears to be in good overall condition and functioning as intended. No deficiencies observed at this time.





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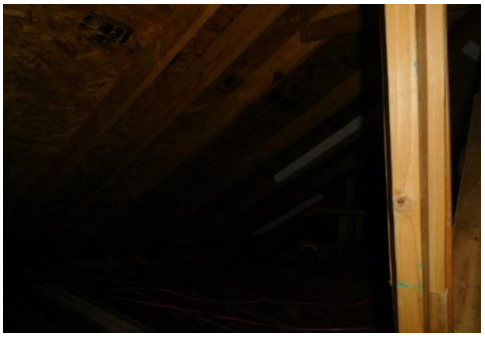


Attic Work Area

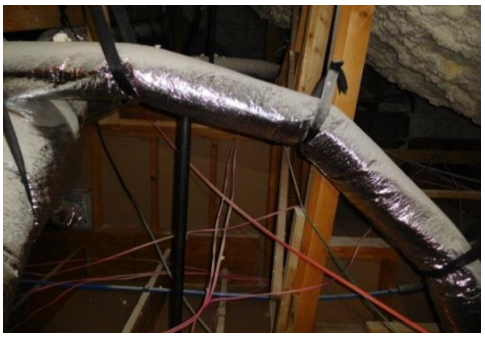
Comments:

☑ **Attic work area** consists of plywood completely around HVAC system, Very adequate and in satisfactory condition. No deficiencies observed at this time. Work area and HVAC system located behind door in attic.

Attic Ducts

Comments:

☑ **Attic duct work** completely installed and appears to be in good overall condition. Duct work securely held in place with wide straps. No deficiencies observed at this time. Duct work located behind door in attic.



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

Interior Walls

Comments:

☑ Interior wall coverings (sheetrock) completely installed, in good overall condition and functioning as intended at time of inspection. No deficiencies observed at this time.

Comments:

☑ ThermoSheat draft stop (fire blocking) installed in ceilings over front porch, back door from garage to pantry and left side of fireplace. This is a safety feature to protect home in case of fire and prevents fire from spreading.

Exterior Walls

Comments:

☑ **Exterior cladding** (stone, EIFS, concrete fiber board, etc.) completely installed, in good overall condition and functioning as intended. No deficiencies observed at this time. Exceptions noted below. Patio column has a hole in EIFS. Should be repaired.

☑ **Zip System** roof and wall sheathing installed on exterior of home.

☑ Black plastic protective cover placed around windows and base of foundation for insulation and stability.

☑ **Flashing tape** properly used at all exterior seams for insulation.
Note: See pre-drywall pictures.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

☑ **Ceiling** completely installed, in good overall condition and functioning as intended. No deficiencies observed at this time.

Comments:

☑ **Flooring** consists of ceramic tile and carpet. Completely installed, in good overall condition and functioning as intended. No deficiencies observed at time of inspection.

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

Comments:

Interior Doors (to bedroom, bathrooms, study, utility room, etc.)

☑ **Interior doors** were completely installed and appear to be in satisfactory condition. Doors hung properly, locks and hardware installed properly and all appear to be in satisfactory condition. No deficiencies observed at this time.

Exterior Doors

Comments:

☑ **Exterior doors** were completely installed appear to be in satisfactory condition. Doors hung properly, locks and hardware installed properly and appear to be in satisfactory condition. No deficiencies observed at this time.

☑ **Pedestrian door** from garage opens into structure and is in satisfactory condition. No discrepancies observed at this time. Door is forced to structure by spring in-door hinge to prevent fumes from entering structure.

☑ ☐ ☐ ☐ **H. Windows**

Today's safety standards call for bedroom windows to be ***no higher than 44 inches from the floor*** *to allow for safe escape in case of fire.*

Comments:

☑ **Windows** were installed and appear to be in good overall condition. No cracks observed and seals are satisfactory. **ALL** windows were opened and closed and functioned properly. Exceptions noted below.

Issues:

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

I	NI	NP	D

☑ Windows in bonus room were very difficult to open. Adjustments or lubrication needed. Builder aware and committed to resolving issue.

Window screens were installed in appropriate windows. All appear to be in satisfactory condition and functioning as intended. No deficiencies observed at this time.

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

Comments:

☑ One story structure. No interior or exterior stairs.

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

Comments:

☑ **Fireplace** completely installed and operational with wall mounted control. Functioned as intended and no deficiencies observed at this time.

Chimney

☑ **Chimney** completely installed and appears to be in satisfactory condition. Functioning as intended with no deficiencies observed at this time.

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

Information Notes:

For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and nails. Decks and balconies above 30-36 inches should have picket boards with 4 inch spacing and must have a protective post around top.

Comments:

☑ **Porches, balconies, decks and carports** completely finished and in satisfactory condition. No deficiencies observed at this time. Exceptions noted below.

Issues:

☑ Flashing / drip edge over window on back patio window bent. Repair or replacement needed. Builder aware and committed to resolving issue.

☑ Hairline cracks observed in cement flooring of back patio. Monitor and if cracks expand, fill in and seal as needed.

☑ Railing on back patio not secured. Repairs needed. Builder aware and indicated he was waiting on pool company to install their railings before he could secure patio railings.

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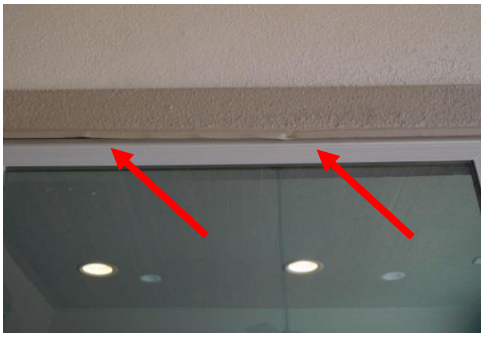



☑ ☐ ☐ ☐ **L. Other**

Driveways/Walkways

Comments:

☑ **Driveways and walkways** completely installed and in satisfactory overall condition. No discrepancies observed at this time.


☑ ☐ ☐ ☐ **II. ELECTRICAL SYSTEMS**

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

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A. Service Entrance and Panels

Information Notes:

The inspection of the electrical system is limited to the visible and accessible components at the time of inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible; therefore, no evaluation of performance of hidden items is given. When it can be performed safely, as determined by the inspector, the dead front (a panel design and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double topped conductors. ***A typical electrical system consists of two distinct components: (a) the electrical service entrance and (2) the branch circuits.*** *T he service entrance determines the capacity of the electrical power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryer, kitchen range, water heater, air conditioner and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc. require 120 volts.*

Service Entrance Location (for septic, pool, a/c, sub feed and furnace)

- ☑ **East side of home**
- ☐ West side of home
- ☐ South side of home
- ☐ West side inside garage

Panel Location

- ☐ Exterior - East side of home
- ☐ Exterior - West side of home
- ☐ Exterior - South side of home
- ☐ Interior of garage - East side of home
- ☑ **Interior of garage**
- ☐ Interior of garage - South side of home
- ☐ Exterior of garage - East side
- ☐ Exterior of garage - West side
- ☐ Exterior of garage - South side

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Brand: Eaton

Main Breaker Amps Rating

☐ 100 amp
☐ 125 amp
☐ 150 amp
☐ 200 amp
☑ **225 amp**
☐ Other

Type of Wiring

☐ Aluminum
☑ **Copper**

Power Panel Rating

☐ 125 amp
☐ 150 amp
☐ 200 amp
☑ **225 amp**

Grounding System

Information Note:
Ground must be bonded to gas meter, ground rod, rebar, gas line and in attic.

Grounding System Location

☑ **Exterior next to meter**

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

I	NI	NP	D

☐ Other

Comments:

☑ **Grounding system** properly grounded and bonded to gas pipe on east side of exterior. Appears to be in satisfactory condition. No deficiencies observed at this time.

Note: Grounded and connected to rebar.

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

Type of wiring: Copper

Type of receptacles: 15 and 20 amp

GFCI (Ground Fault Circuit Interrupter)

Information Notes:

GFCI is a SAFETY device that senses any shock hazard and **interrupts the flow of electricity** *in the circuit. GFCI required placement in kitchen, bathrooms, garage and exterior of structure.*

Comments:

☑ **GFCI outlets** wired properly at time of inspection and in appropriate locations. No deficiencies observed at this time.

ARC (ARC Fault Circuit Interrupter)

Information Notes:

AFCI is required by current building standards for all family rooms, dining room, living room, library, den, bedrooms, sunroom, recreation rooms, closets, hallways or similar rooms or areas. AFCI devices are intended to protect against ***FIRES*** *by electrical arcing faults in the structure's wiring. ARC faults are a common cause of residential electrical fires. ARC faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of 9/1/2018, the State of Texas has adopted the 2005 NEC, which includes this requirement as the minimum standard for all non-exempt electrical work.* ***Homes built prior to 2002 generally were not required to have ARC Fault protection.*** *However, the current TREC SOP (Standard of Practices) requires inspectors to indicate that a hazardous or deficient condition exists for any home that does not have this protection, regardless of date home was constructed.*

Comments:

☑ **ARC fault protection** installed in power box and functioning as intended. No deficiencies observed at this time.

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

I	NI	NP	D

Fixtures

Comments:

☑ Electrical fixtures installed and functioning as intended. No deficiencies observed at this time.

Socket Receptacles

☑ Socket receptacles installed and functioning as intended. All sockets had protective plates which were securely attached: However one receptacle will need to be realigned. Gap at the top of receptacle. Bedroom.

Smoke Detectors

Comments:

☑ **Smoke detectors** were installed in all required areas and functioning as intended. No deficiencies observed at time of inspection.

Carbon Monoxide (CO) Detectors

Information Notes:

The installation of carbon monoxide (CO) detectors is **required in homes with fuel-fired appliances** *at every floor elevation and any area where fuel-fired equipment is located. The building code WAC 51-51-0315 requires that an alarm be installed (a) outside of each separate sleeping area in the immediate vicinity of each bedroom. (2) on each level of the dwelling and (3) in accordance with the manufacturer's recommendations. The building code also requires that single station CO alarms comply with UL2034. There are no exceptions for properties that do not have fuel-fired appliances or an attached garage. The alarm may be battery operated and can be purchased for as little as $25 from a variety of sources.*

Comments:

☑ CO Detector(s) not observed; however, they may be included in smoke detectors (dual system). Required if gas appliances are present.

☑ ☐ ☐ ☐ III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Electric Furnace

Energy sources: Electric

Comments:

Heating system tested and functioning as intended. Average supply air flow reading was 109 and average return air flow reading was 75. This is an acceptable variance. No deficiencies observed at time of inspection.

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

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B. Cooling Equipment

Type of Systems: Forced Air

Comments: Exhaust supply vents average 60 and return air is 76

Note: Only able to leave AC on for a few minutes because outdoor temperature was below 65 degrees.

Cooling system is located in the attic and is Airtron brand. Functioning as intended and no deficiencies observed at this time.

☑ ☐ ☐ ☐ **Compressor**

Compressor Location

Manufacturer: Carrier

☐ East side of structure

☑ **West side of structure**

☐ South side of structur4e

Comments:

Compressor level on concrete base and in satisfactory condition. Functioning as intended and no discrepancies observed at this time.

Issues:

☑ Suggest insulation be added to exterior vent above compressor. This will keep out vermin and other unwanted pest.

Float Switch

☑ Float switch (for overflow) present on A/C unit. Deficiency observed noted below.

Issues:

☑ A/C overflow is plugged. Repairs or replacement needed. Plumbing line is loose.

☑ ☐ ☐ ☐ **C. Duct System, Chases, and Air Vents**

☐ Metal

☑ **Flex**

☐ Pre-fabricated

Comments:

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I	NI	NP	D

☑ **Ducts, chases and air vents** appear to be in satisfactory condition, properly connected to all visible locations and delivering air to all registers at this time. No damaged or loose ducts observed at this time. No deficiencies observed at this time.

☑ ☐ ☐ ☑ IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

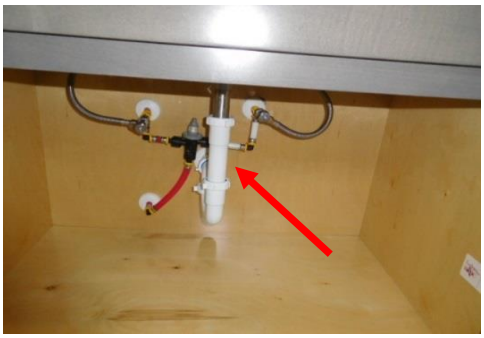
Static water pressure reading: 79

Comments:

☑ **Kitchen, bathroom and utility room plumbing fixtures** installed and functioning as intended. No deficiencies observed at this time. Exceptions noted below.

Issues:

☑ Master bath fixture leaking and pipe leaking under cabinet. Builder aware and committed to resolving issue.



☑ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:

☑ **Plumbing drain lines** for sinks in kitchen, bathrooms vanities, washer water supply and sewage drains operational and functioning as intended. NO deficiencies observed at this time.

Vents

Comments:

☑ **Dryer vents** installed properly in utility room and garage and in good overall condition. No deficiencies observed at this time.

☑ ☐ ☐ ☐ C. Water Heating Equipment

Energy sources: Propane Gas

Capacity: 50 gallon

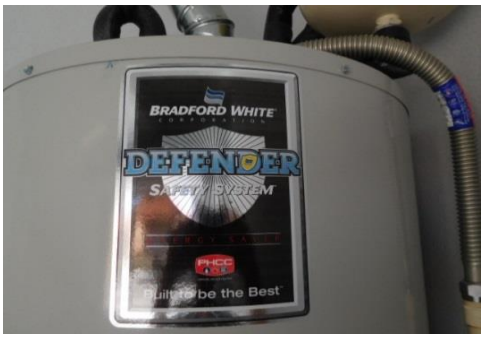
Note: Inspector must report as "in need of repair" those conditions specifically listed as recognized hazards by TREC rules.

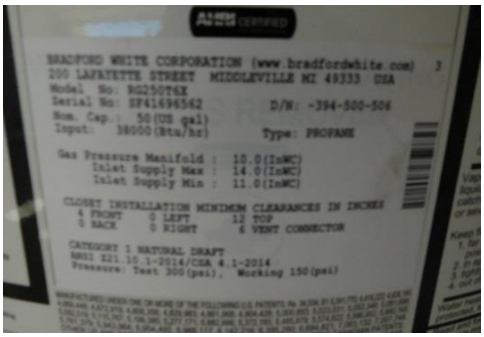
Comments:

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

I	NI	NP	D

Water heater is located in garage. Is properly installed, elevated, with water pan, and properly vented to exterior of garage. Expansion tank present. TPR Valve present on water heater but not tested for safety reasons. In good overall condition. No deficiencies observed at this time.





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

Comments:

Hydro-massage therapy unit NOT present at time of inspection.

☑ ☐ ☐ ☐ **E. Other - Door Bell and Chimes**

Comments:

☑ Door bell/chimes functioning as intended. No deficiencies observed at this time.

☑ ☐ ☐ ☐ **V. APPLIANCES**

A. Dishwashers

Comments:

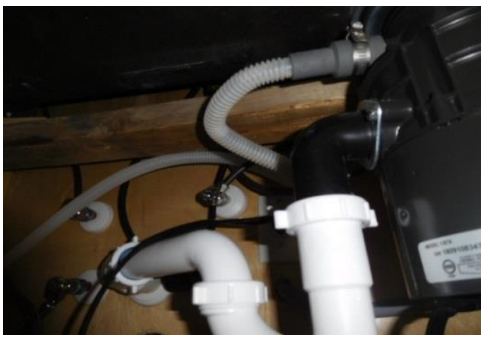
☑ **Dishwasher** installed and functioning as intended. No deficiencies observed at this time.

Air Gap System

Informational Note: An air gap in a plumbing system is a method of backflow protection used to protect the water supply from contamination caused by siphon age.

Comments:

☑ **Air gap system** properly installed under kitchen sink and functioning as intended. No deficiencies observed at this time.



☑ ☐ ☐ ☑ **B. Food Waste Disposers**

Comments:

Food waste disposal installed and operational; however, extremely noisy. Repair, replace or remove debris.

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

Comments:

☑ **Range hood and exhaust system** were operational but deficient. Fan extremely noisy. Repair or replacement needed.

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

Range Energy Source:

☑ **Gas/ Propane**

☐ Electric

Comments:

☑ **Cooktop** gas burners were all operational and functioning as intended. No deficiencies observed at this time.

Oven Manufacturer: Whirlpool

Oven Energy Source:

☐ Gas

☑ **Electric**

Comments:

☑ Double ovens both operational; tested at 350 degrees and heated to 350 degrees. No deficiencies observed at this time.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

☑ **Microwave oven** installed and functioning as intended. No deficiencies at this time.

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

I	NI	NP	D	
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:
☑ **Vent fans in bathrooms and utility room** installed and functioning as intended. No deficiencies observed at this time.

☐	☐	☑	☐	**Bathroom Heater**

☑ Not present at time of pre-drywall inspection.

☑	☐	☐	☐	**G. Garage Door Operators**

Comments: Garage door opener properly installed, in good overall condition and functioning as intended. No deficiencies observed at this time**.**

☑	☐	☐	☐	**H. Anti-Siphon Devices**

Comments:
☑ Present on all exterior hose bibs.

I. Other
Comments: *None present*

☐	☐	☑	☐	**VI. OPTIONAL SYSTEMS**

A. Landscape Irrigation (Sprinkler) Systems
Comments:
Sprinkler system not installed at time of inspection.

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

Comments: Not included in scope of this inspection.

☐	☐	☑	☐	**C. Outbuildings -** Not included in scope of this inspection.

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

Comments: Not included in scope of this inspection.

☐	☐	☑	☐	**E. Private Sewage Disposal (Septic) Systems**

Comments: Not included in scope of this inspection.

☐	☐	☑	☐	**F. Other**

Comments: None present at time of inspection.