

Inspection Report



Inspection Date January 8, 2018
Client [REDACTED]
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TREC 22530



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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 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 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.

GENERAL INFORMATION

- **# Of Stories:** 1
- **Attic Entrance Location:** Hallway
- **Attic Inspection Method:** Inside attic
- **Cooling System:** Central
- **Foundation Design:** Slab
- **Ground Conditions:** Dry
- **Heating System:** Gas Furnace
- **House Faces:** North
- **Occupancy:** Occupied
- **Present During Inspection:** Buyer
- **Roof Inspection Method:** On roof
- **Sewer System:** Public
- **Square Footage:** 2976
- **Style Of Home:** Traditional
- **Temperature:** 55 degrees
- **Water Source:** Public
- **Weather Conditions:** Partly cloudy
- **Year Built:** 2004

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- An inspection will not deal with cosmetic defects
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Such defects are regarded as latent defects.
- This home inspection is being conducted in accordance with Standards of Practice guidelines for the State of Texas.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection does not include items not permanently installed.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- The condition of the property or systems may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, wear and tear, equipment failure, latent defects, or the passage of time. This report reflects the condition of the premises AT THE TIME OF INSPECTION ONLY.
- An inspection will not identify concealed or latent defects.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is limited to visible and accessible components and areas only.
- HVAC - AC could not be operated due to low outdoor temperatures
- Plumbing - Overflow functions for tubs and sinks often fail to keep pace with incoming water flow for a variety of reasons. Tubs and sinks should not be left unattended when filling.
- Fireplace - Enclosed fireplace installations are beyond the scope of this inspection

EXECUTIVE SUMMARY

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation, but it remains the responsibility of the client to be aware of how any particular defect might affect them and decide if and how to address these defects.

PROPERTY CONDITION SUMMARY

The property is in overall excellent condition. All major systems appear to be performing as intended.

The cooling function of the HVAC system could not be tested due to temperatures below 65 degrees, which could cause damage to the unit if tested.

"Handyman" wiring at the back porch feeds to three exterior outlets. The wiring itself does not conform to safe wiring practices, and the outlets do not provide GFCI protection as required in such locations. It is the recommendation of the Inspector that these deficiencies be addressed by a licensed electrician.

Tonnage and breaker rating could only be provided for one of the two AC condensers owing to the fact that the data plate on one of the units was too faded to read.

Other deficiencies of varying importance were noted, and are addressed in the body of this report. Please read this report carefully and completely, and contact the inspector if you have any questions or concerns.

SIGNIFICANT CONCERNS

SAFETY CONCERNS

Electrical Systems

ILB.2. Branch Circuits, Connected Devices, and Fixtures (Exterior: Ground View): Outlet - Does not have weatherproof cover

ILB.3. Branch Circuits, Connected Devices, and Fixtures (Exterior: Ground View, Laundry Room / Mudroom): Outlet - Does not provide GFCI protection

ILB.4. Branch Circuits, Connected Devices, and Fixtures (Exterior: Ground View): Wiring - Wiring not protected by conduit

Appliances

V.F.1. Mechanical Exhaust Vents and Bathroom Heaters (Attic): Kitchen / Bath Exhaust - Exhaust duct does not vent to exterior of structure

ITEMS NOT OPERATING

Electrical Systems

ILB.1. Branch Circuits, Connected Devices, and Fixtures (Middle West Bedroom, Upstairs Den): Light Fixture - Not working

MAJOR CONCERNS

None

NEAR END OF SERVICE LIFE

None

ITEMS TO MONITOR

None

MAINTENANCE ITEMS

Structural Systems

- IF.1. Ceilings and Floors (Attic): Floor - Evidence of rodent/other pest infestation in attic.
- IG.1. Doors (Interior and Exterior) (Master Bathroom, Upstairs Den): Interior Door - Lock button is on wrong side of door
- IG.2. Doors (Interior and Exterior) (Attached Garage): Overhead Door - Minor damage
- LB.1. Grading and Drainage (Exterior: Ground View): Downspout - Downspout drains at foundation due to leaking, detached, or missing lateral section and/or splash blocks
- LK.1. Porches, Balconies, Decks, and Carports (Exterior: Ground View): Front Porch - Gaps between porch and exterior wall
- LC.2. Roof Covering Materials (Exterior: Roof View): Roof Flashing - Lacks kick-out flashing
- LC.1. Roof Covering Materials (Exterior: Roof View): Roof Material - Damaged in several areas
- ID.1. Roof Structures and Attics (Attic): Insulation - Insulation absent or damaged in a few places
- LE.1. Walls (Interior and Exterior) (Master Bedroom): Interior Trim - Missing door stop

Electrical Systems

- ILB.6. Branch Circuits, Connected Devices, and Fixtures (Master Bathroom): Ceiling Fan - Exhibits slight wobbling
- ILB.7. Branch Circuits, Connected Devices, and Fixtures (Middle West Bedroom): Light Fixture - Light cover is missing in closet
- ILB.5. Branch Circuits, Connected Devices, and Fixtures (Middle North Bedroom): Outlet - Cover is cracked
- IIA.1. Service Entrance and Panels (Attached Garage): Electric Service Panel - Breaker has white wires attached

Heating, Ventilation and Air Conditioning Systems

- IIIB.1. Cooling Equipment (Attic): AC-Evaporator Coil - Emergency drain pan shows rust or other defect
- IIIA.1. Heating Equipment (Attic): Furnace - Drip leg is missing

Plumbing Systems

- IVA.2. Plumbing Supply, Distribution Systems and Fixtures (Hall Bathroom): Shower / Tub - Leak at shower head
- IVA.1. Plumbing Supply, Distribution Systems and Fixtures (Master Bathroom): Stand-alone Shower - Missing caulk
- IVC.1. Water Heating Equipment (Attached Garage): Water Heater - Lacks drip leg
- IVC.2. Water Heating Equipment (Attached Garage): Water Heater - Hot water supply line insulation damaged or missing

Appliances

- VD.1. Ranges, Cooktops, and Ovens (Kitchen): Upper oven - In need of cleaning

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab
Foundation condition (Slab): The foundation appears to be performing as intended.
Comments:

☒ ☐ ☐ ☒ B. Grading and Drainage

Drainage Location (Downspout): Above grade, Below grade
Material (Downspout): Steel
Material (Gutter): Steel
Type (Gutter): Eave Mounted
Comments:

1.		
	Item	Downspout
	Concern	Downspout drains at foundation due to leaking, detached, or missing lateral section and/or splash blocks
	Location	Exterior: Ground View
	Impact	May cause erosion and/or excessive moisture collection at foundation
	Suggested Action	Direct water away from foundation with appropriate and properly connected fittings, and protect soil from erosion with properly positioned lateral section and/or splash block.



Noted at North East
and South East corners

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Asphalt (Architectural)

Approximate Age (Roof Material): 0-5 years
Material (Roof Sheathing): OSB with radiant barrier
Roof Material (Roof Material): Asphalt (Architectural)
Comments:

1.

Item	Roof Material
Concern	Damaged in several areas
Location	Exterior: Roof View
Impact	May lead to premature deterioration of shingles or damage to surrounding materials
Suggested Action	Have corrected by qualified roofer



Apparent mechanical damage in several locations

2.

Item	Roof Flashing
Concern	Lacks kick-out flashing
Location	Exterior: Roof View
Impact	May not properly direct drainage, allow damage or discoloration to siding materials
Suggested Action	Have corrected by a qualified roofer
Other Information	Kick-out flashing is normally installed where the edge of the roof meets a wall, and is meant to direct water away from that wall, minimizing leaks and other problems.



On North side

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

Viewed From:
Approximate Average Depth of Insulation: 13 inches
Approximate Depth (Insulation): 13 inches
Attic Entry (Attic Entry): Walk-out
Framing Type (Roof Structure): Rafter
Insulation Style (Insulation): Loose fill fiberglass
Roof Pitch (Roof Structure): Medium
Roof Style (Roof Structure): Hip

Type (Attic Ventilation): Ridge,Soffit
Comments:

1.

Item	Insulation
Concern	Insulation absent or damaged in a few places
Location	Attic
Impact	May affect energy efficiency
Suggested Action	Consider adding insulation



Behind northernmost air handler in attic

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

Fascia Material (Eave): Composite material
Material (Exterior Trim): Wood
Material (Siding): Stone, Brick
Soffit Material (Eave): Composite material
Comments:

1.

Item	Interior Trim
Concern	Missing doorstop
Location	Master Bedroom
Impact	May not provide adequate protection for door and/or wall.
Suggested Action	Replace



At exterior door leading from master bedroom to bath patio. Noted in other locations as well.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1.

Item	Floor
Concern	Evidence of rodent/other pest infestation in attic.
Location	Attic
Impact	May create unsanitary conditions
Suggested Action	Seal off points of entry and have treated by licensed exterminator



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

Material (Overhead Door): Steel
Comments:

1.

Item	Interior Door
Concern	Lock button is on wrong side of door
Location	Master Bathroom, Upstairs Den
Impact	May result in person be coming trapped on other side of door
Suggested Action	Remove and reinstall knob so persons in enclosed areas can access the lock button, unlock the door, and exit the area.



Master bathroom water closet door



Passage door from upstairs den into attic walk out

2.

Item	Overhead Door
Concern	Minor damage
Location	Attached Garage
Impact	While still functional, hardware may be compromised
Suggested Action	Consider replacement if desired



☒ ☐ ☐ ☐ **H. Windows**
Window Frame Type (Window): Steel
Window Type (Window): Single hung
Window glass type (Window): Double pane
Comments:

☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☒ ☐ ☐ **J. Fireplaces and Chimneys**
Comments:

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**
Attached? (Front Porch): Yes
Cover (Front Porch): No cover
Location (Front Porch): North
Material (Driveway): Concrete
Type (Front Porch): Porch
Comments:

1.

Item	Front Porch
Concern	Gaps between porch and exterior wall
Location	Exterior: Ground View
Impact	Possible intrusion point for pests and moisture
Suggested Action	Add mortar or sealant or close gaps



☒ ☐ ☐ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

☒☐☐☒

A. Service Entrance and Panels

Amp Rating (Electrical service): 200 amps
Location of Main Disconnect (Electrical service): At Service Panel
Panel Rating (Electric Service Panel): 200 Amp
Panel Type (Electric Service Panel): Circuit breakers
Service Entry Style (Electrical service): Underground
Voltage Rating (Electrical service): 240 volt
Wiring Type - Distribution (Electric Service Panel): Copper
Wiring Type - Main (Electric Service Panel): Copper
Comments:

1.

Item	Electric Service Panel
Concern	Breaker has white wires attached
Location	Attached Garage
Impact	Although common practice, proper color-coding for positive conductors is black or red
Suggested Action	Have wires properly marked by a licensed electrician before further work is performed in the service panel.



☒☐☐☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
Comments:

1.

Item	Light Fixture
Concern	Not working
Location	Middle West Bedroom, Upstairs Den
Impact	Does not provide adequate illumination
Suggested Action	If changing the bulbs does not remedy the problem, replace the light fixture.



Middle West bedroom closet



In upstairs den. Two lamps are missing, one appears to be burned out.

2.

Item	Outlet
Concern	Does not have weatherproof cover
Location	Exterior: Ground View
Impact	Moisture can damage outlet and/or wiring, creating fire hazard or risk of electrical shock.
Suggested Action	Have corrected by licensed electrician



To south of gate
between back yard and
driveway

3.

Item	Outlet
Concern	Does not provide GFCI protection
Location	Exterior: Ground View, Laundry Room/Mudroom
Impact	Shock hazard
Suggested Action	Have licensed electrician install GFCI protection devices at the outlet or at the breaker panel.
Other Information	Does not trip when tested. GFCI protection is required within 6 feet of all basins, potential wet locations, at all kitchen counters, in garage, and all outdoor locations.



Laundry room



At back porch



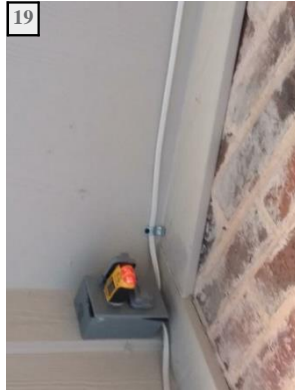
At South East corner of
garage



To south of gate between
back yard and driveway

4.

Item	Wiring
Concern	Wiring not protected by conduit
Location	Exterior: Ground View
Impact	Insulation may weather or become damaged by pests, exposing conductors, creating a shock hazard
Suggested Action	Have repaired by a licensed electrician



At back porch and under soffit on east side of garage

5.

Item	Outlet
Concern	Cover is cracked
Location	Middle North Bedroom
Impact	Crack could spread, causing breakage and exposure of wiring with resulting shock and fire hazard
Suggested Action	Replace the cover



Middle North bedroom

6.

Item	Ceiling Fan
Concern	Exhibits slight wobbling
Location	Master Bathroom
Impact	May indicate dirty or out-of-balance blades
Suggested Action	Follow manufacturer's instructions for cleaning, tightening, and balancing blades. If symptoms persist, consider replacement.



Master bedroom. Also true in living room.

7.			
	Item	Light Fixture	
	Concern	Light cover is missing in closet	
	Location	Middle West Bedroom	
	Impact	In closet locations, lack of cover on naked bulbs does not conform to current safety standards and may present a fire hazard.	
	Suggested Action	Replace cover or have licensed electrician install a fixture with bulb protection	
	Other Information	LED lights in these locations are typically less hazardous than standard light bulbs	



Middle West bedroom closet

☐ ☐ ☒ ☐ C. Other

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Gas Furnace
Energy Sources: Gas
Efficiency (Furnace): Mid-efficiency
Energy Source (Furnace): Gas
Filter Type (Furnace): Pleated
Furnace Performance (Furnace): Unit(s) performing within acceptable parameters
Heat Distribution Type (Furnace): Forced Air
Comments:

1.		Item	Furnace
		Concern	Drip leg is missing
		Location	Attic
		Impact	Does not provide ideal moisture and debris protection for appliance.
	Suggested Action		Consider having repaired by a licensed plumber
	Other Information		A drip leg is a short vertical section of pipe usually installed near the appliance supply valve, the purpose of which is to catch moisture and debris so as to avoid having it enter the appliance and possibly cause damage or malfunction.



True at both furnace units

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Central
AC performance (AC-Evaporator Coil): Unit not tested due to outdoor ambient temperature below 65 degrees
Breaker Rating - Maximum Allowed (AC-Condenser): 30 amp, Could not be determined
Breaker Serving Unit (AC-Condenser): 30amp
Condenser capacity (AC-Condenser): 2.5ton
Energy Source (AC-Condenser): Electric
Type (AC-Condenser): Split
Comments:

1.

Item	AC-Evaporator Coil
Concern	Emergency drain pan shows rust or other defect
Location	Attic
Impact	Indicates possible primary drain line blockage. May fail over time.
Suggested Action	Have evaluated by licensed HVAC technician.
Other Information	Rust is often an indication of repeated clogging of the primary line, and may be due to improperly installed primary drain line.



Northernmost unit

- ☒☐☐☐
- C. Duct Systems, Chases, and Vents**
Ductwork type (Ductwork): Flexible with Mylar cover
Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures*Location of water meter:**Location of main water supply valve:**Static water pressure reading:**Comments:*

1.

Item	Stand-alone Shower
Concern	Missing caulk
Location	Master Bathroom
Impact	Does not provide adequate protection against leaks
Suggested Action	Have corrected by a qualified contractor



Master bathroom shower

2.

Item	Shower / Tub
Concern	Leak at shower head
Location	Hall Bathroom
Impact	In some instances, may damage surrounding wall or ceiling materials
Suggested Action	Replace or repair handset



Hall Bath

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents*Comments:*☒ ☐ ☐ ☒ C. Water Heating Equipment*Energy Sources:* Natural gas*Capacity:* 50 gal*Capacity (Water Heater):* 50 gal

Energy Source (Water Heater): Natural gas
Type (Water Heater): Recovery
Comments:

1.
- | | |
|------------------|--|
| Item | Water Heater |
| Concern | Lacks drip leg |
| Location | Attached Garage |
| Impact | A properly installed drip protects the water heater from debris and moisture damage. |
| Suggested Action | Have corrected by a licensed plumber. |



2.
- | | |
|------------------|---|
| Item | Water Heater |
| Concern | Hot water supply line insulation damaged or missing |
| Location | Attached Garage |
| Impact | May negatively affect energy efficiency |
| Suggested Action | Replace missing or damaged insulation |



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☐ ☒ ☐ **E. Other**
Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

V. APPLIANCES☒ ☐ ☐ ☐ **A. Dishwashers***Comments:*☒ ☐ ☐ ☐ **B. Food Waste Disposers***Comments:*☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems***Vent type (Cooktop Exhaust):* Vents to outside*Comments:*☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens***Energy Source (Cook Top):* Gas*Energy Source (Lower oven):* Electric*Energy Source (Upper oven):* Electric*Oven Setting; 350 degrees. Actual Temperature (Lower oven):* 372 degrees*Oven Setting; 350 degrees. Actual Temperature (Upper oven):* 363 degrees*Oven Temp Variance (Acceptable range - 25 degrees) (Lower oven):* 22 degrees*Oven Temp Variance (Acceptable range - 25 degrees) (Upper oven):* 13 degrees*Comments:***1.**

Item	Upper oven
Concern	In need of cleaning
Location	Kitchen
Impact	May emit smoke or odors in use. In extreme cases could present fire hazard.
Suggested Action	Clean thoroughly



Upper oven

☒ ☐ ☐ ☐ **E. Microwave Ovens***Comments:*☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:*

1.					
	Item	Kitchen / Bath Exhaust			
	Concern	Exhaust duct does not vent to exterior of structure			
	Location	Attic			
	Impact	Could allow moisture and/or grease build-up in living areas or attic, possibly resulting in fire hazard			
	Suggested Action	Direct exhaust to exterior of structure through approved ducting and vent hood			



True of all room air exhaust vents in bathrooms and laundry room

☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Venting Location (Dryer): Wall
Comments:

☐ ☐ ☒ ☐ **I. Other**
Comments:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- ☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:
- ☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:
- ☐ ☐ ☒ ☐ **C. Outbuildings**
Comments:
- ☐ ☐ ☒ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:
- ☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:
- ☐ ☐ ☒ ☐ **F. Other**
Comments: