

# Real Estate Inspection Report

Prepared exclusively for:

John & Mary Doe



Office (817) 559-7477 / Fax (817) 573-0507



123 Any St., Any Town, TX

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## ADDITIONAL PROPERTY DETAILS

**MLS Listing #:**

**Inspection is for:** Buyer  Seller  Other

**Property Type:** Single Family  | Townhouse  | Condo  | Duplex  | Commercial

**Structure Type:** Single Story  | Two Story  | Mobile Home  | Other

**Approx Age of Structure:** Year Built 2005 | Unknown

**Total Square footage:** Sq Ft. 2224

**Foundation Type:** Slab  Pier and Beam

**# of Bedrooms:** 4

**# of Bathrooms:** 2

**# of Kitchens:** 1

**Occupied:**  **Vacant :**  | **Utilities:** On  Off

**Inspection Date:** 11/19/2006

**Inspection Time:** 4:00 AM  PM

**OUTBUILDINGS AND OTHER SYSTEMS:**

**WDI Inspection**

**Outbldg. w/o plumbing and HVAC** |  **Outbldg. w/ plumbing HVAC and electric**

**Pool or Spa** |  **Hot Tub**

**Sprinkler System**

**Well** |  **Septic**

**Dock or Boat Lifts**

**Security System Inspection**

**AHW Provided**

**ADDITIONAL COMMENTS:**



REAL ESTATE INSPECTION SERVICES

P.O. Box 844 - Granbury, Texas, 76048
Office (817) 559-7477 Fax (817) 573-4136

PROPERTY INSPECTION REPORT

Report #: SLC20061119-01
Prepared For: John & Mary Doe (Name of Client)
Concerning: 123 Any St., Any Town, TX 11111 (Address of Inspected Property)
By: Steven L Chastain, #8057 (Name and License Number of Inspector) 11/19/2006 (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).
The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes.
This report is intended to provide you with information concerning the condition of the property at the time of inspection.
It is recommended that you obtain as much history as is available concerning this property.
Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection [ ] Buyer [ ] Selling Agent [ ] Listing Agent [ ] Occupant
Building Status [ ] Vacant [ ] Owner Occupied [ ] Tenant Occupied [ ] Other
Weather Conditions [ ] Fair [ ] Cloudy [ ] Rain 92 Outside Temperature
Utilities On [ ] Yes [ ] No Water [ ] No Electricity [ ] No Gas

Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

[ ] Sub Flooring [ ] Attic Space is Limited or not accessible
[ ] Floors Covered [ ] Plumbing Areas - Only Visible Plumbing Inspected
[ ] Walls/Ceilings Covered or Freshly Painted [ ] Siding Over Older Existing Siding
[ ] Behind Under Furniture and/or Stored Items [ ] Crawl Space is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

- 1. This report is intended to be in compliance with the Standards of Practice adopted by the Texas Real Estate Commission.
2. Any pictures and/or additional information that has been provided with this report is intended to be part of the report and should be kept for further reference.
3. PPA recommends that a professionally licensed contractors complete all repairs listed in this report prior to closing.
4. If you have any problems or concerns regarding this inspection or the report, please contact PPA at (817) 559-7477 as soon as possible.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT/CONTRACT AND IS NOT TRANSFERABLE.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I	NI	NP	R	Inspection Item						

**I. STRUCTURAL SYSTEMS**

.. ..

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Comments (An opinion on performance is mandatory.):  
It is not always possible on a visual inspection to indicate whether or not movement and/or displacement of a foundation has occurred. If you are interested in obtaining this type of information, or exacting measurements of any movement or displacement that may be present, PPA recommends that you consult with a structural engineer. It is beyond the scope of this inspection to make any claims or guarantees about the possibility of future structural movement/displacement or past structural repairs.*

**Foundation Type:**  Slab on Grade  Pier and Beam  Basement  
**Type of Inspection:**  Visual Only, by Home Inspector  Engineer's Evaluation  
**Signs of Structural Movement or Settling:**  Yes  No  
*Additional Comments:*

**Performance Opinion:**  
**Note:** *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures/foundations, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure/foundation at the time of the inspection. Future performance of the structure/foundation cannot be predicted or warranted.*

**The foundation appears to be performing the function intended at time of inspection.**  
 Structural movement and/or settling noted, however, the foundation is supporting the structure at time of inspection.  
 Signs of structural movement noted, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture control must be maintained due to the types of expansive soils in this area. Drainage must be directed away from all sides of the foundation with graded slope or other drainage means. In many cases, floor coverings and/or stored articles prevent recognition of signs of settlement or cracking in all but the most severe cases. It is important to note that this inspection was not a structural engineering survey nor was any specialized testing done of any sub-floor, slab or plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, the client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective action, if any, should be considered in order to correct and/or stop any future structural movement.*

.. ..

**B. Grading & Drainage**

*Comments:  
It is advisable to maintain at least two to four inches of clearance between the ground and the brick ledge of a slab foundation and at least six inches from the ground to any wood siding. This provides protection from insect and water intrusion within the interior of the exterior facades and the structure. Proper drainage is critical to the future performance of the structure/foundation. If for any reason water is found standing near the foundation for an extended period of time, (more than 24 hours) the drainage should be corrected.*

**Proper drainage around foundation:**  Yes  No  Front  Rear  Left  Right  
**Soils near foundation overly dry during time of inspection.**  Yes  No

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**Grading and drainage appear to function properly at time of inspection.**  
*Additional Comments:*

*It is advisable to maintain at least 6 inches of clearance between the exterior walls and any vegetation. This provides protection from insect intrusion and damage from plant growth.*

**Proper Clearance from Vegetation:**  Yes  No  Front  Rear  Left  Right  
**Proper Clearance from Soil Level:**  Yes  No  Front  Rear  Left  Right  
**Planter(s) adjoining the structure:**  Yes  No  Front  Rear  Left  Right  
*Additional Comments:*

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Comments:*

**Type(s):**  Composition  Wood  Metal  Tile/Slate  Built Up/Flat  Other

**General Overall Condition:**  Good  Average  Ageing  Old

**Approximate Age of Roof:** 1 Years  Unknown

**Observed From:**  Roof Level  Ground Level  Edge of Roof  Binoculars

**Tree Limbs within 3 Feet:**  Yes  No

**Roof covering functioned properly at time of inspection.**

*Additional Comments:*



Shingles around roof penetrations need to be trimmed and sealed to prevent wind damage or wind driven rain intrusion.

**The roof covering is in need of replacement or repairs, a Certified Roofing Contractor should be consulted.**

**Rain Gutters/Downspouts Installed:**  Yes  No  Some

**Rain Gutters/Downspouts need installed or repaired:**  Front  Back  Left  Right

**Rain gutters appear to function properly at time of inspection.**

*Additional Comments:*

FYI-The dwelling should have additional rain gutters installed around whole perimeter to prevent water from ponding around dwelling and to prevent flower beds from being washed out.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)

*Comments:*

**Attic Accessibility:**  Full  Partial  Hatch Only  No Access

**Insulation Type:**  Batts  Blown-In Approximate Depth of Insulation: 10-12 Inches

**Roof structures and components functioned properly at time of inspection.**

*Additional Comments:*

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

*Comments:*  
 This inspection will not attempted to determine the condition of the interior wall framing or other areas of the structure that are not readily accessible. It is possible to find wood rot, insect damage or structural issues inside a wall if it is opened for the purpose of repairs or remodeling. Thus, the inspection can not determine nor report the condition of items that can not be seen or inspected.

**Type of Wall Structure:** Ⓟ Wood Framed    " Metal Framed    " Concrete Block    " Other  
**Type of Exterior Veneer:** Ⓟ Brick/Stone Ⓟ Wood/Composite    " Siding    " Stucco    " Other

**Interior Walls:**  
 Ⓟ **No issues noticed on Interior walls and wood trim other than what is considered to be typical and normal wear at time of inspection.**  
*Additional Comments:*

**Exterior Walls**  
 Ⓟ **No issues noticed on Exterior walls and wood trim other than what is considered to be typical and normal wear at time of inspection.**  
*Additional Comments:*

**Interior Steps, Railings, Stairways and Balconies**  
 Ⓟ N/A  
 " **No issues noticed on interior steps, railings, stairways and balconies at time of inspection.**  
*Additional Comments:*

**Exterior Steps, Railings, Stairways and Balconies**  
 Ⓟ N/A  
 " **No issues noticed on exterior steps, railings, stairways and balconies at time of inspection.**  
*Additional Comments:*

Ⓟ    "    "    "

**F. Ceilings and Floors**

*Comments:*  
**Floor(s):**  
**Type of Floor Construction:** Ⓟ Concrete    " Wood  
 Ⓟ **No issues with floors observed other than what is considered to be typical and normal wear at time of inspection.**  
*Additional Comments:*

**Ceiling(s):**  
**Type of Ceiling Construction:** Ⓟ Drywall Ⓟ Acoustic    " Tile    " Other  
 Ⓟ **No issues with ceilings observed other than what is considered to be typical and normal wear at time of inspection.**  
*Additional Comments:*

Ⓟ    "    "    Ⓟ

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

*Comments:*  
 It is common in the course of climatic changes that some doors may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structural related issues.

**Interior Door(s):**  
 Ⓟ **All interior doors and locking devices functioned properly at time of inspection.**  
*Additional Comments:*

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**Exterior Door(s):**

**All exterior doors and locking devices functioned properly at time of inspection.**

*Additional Comments:*

**Storm Door(s) Present:**  Yes  No

**All storm doors and locking devices functioned properly at time of inspection.**

*Additional Comments:*

FYI-Screen door leading to back yard needs to be painted around frame as well as the framing around screened porch.

**Garage Door(s):**

N/A

**Fire Rated Door:**  Yes  No

**Automatic Door Closure:**  Yes  No

**Overhead Door(s):**  Yes  No

**Type of overhead door(s):**  Metal  Wood  Fiberglass

**All garage doors and locking devices functioned properly at time of inspection.**

*Additional Comments:*

Door check not installed at door leading to garage per TREC guidelines

**H. Windows**

*Comments:*

*It is important to understand that the seals in thermal pane windows can deteriorate without having visible signs of condensation built up internally. In some instances, an inspection may not be able to determine this condition, particularly if the windows are dirty, or if it is raining during the inspection. Thermal expansion and contraction of the structure can cause thermal pane seals to fail at any time. Replacement from time to time should be expected.*

**Type of Glazing:**  Single Pane  Thermal Pane

**All windows and locking devices functioned properly at time of inspection.**

*Additional Comments:*

**Storm Windows Present:**  Yes  No

**All storm windows and locking devices functioned properly at time of inspection.**

*Additional Comments:*

**I. Fireplace/Chimney**

*Comments:*

*Interior (inaccessible) areas of flue are not included as part of this inspection.*

**Number of unit(s):** One

**Type of Fireplace(s):**  Metal Insert/Prefab  Masonry  Free Standing

**Type of Chimney(s):**  Metal Insert/Prefab  Masonry

**Fireplace and chimney appears to be properly installed and vented at time of inspection.**

*Additional Comments:*

**J. Porches, Decks and Carports (Attached)**

*Comments:*

**Porch(s):**

N/A

**Porches appears to be properly installed and supported at time of inspection.**

*Additional Comments:*

**Deck(s):**

N/A

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I	NI	NP	R	I	NI	NP	R	I	NI	NP	R	I	NI	NP	R

.. Decks appears to be properly installed and supported at time of inspection.  
*Additional Comments:*

**Carport(s):**

N/A

.. Carport appears to be properly installed and supported at time of inspection.

*Additional Comments:*

..  .. ..

**K. Other**

*Comments:*

**Other Structural Components:**

.. N/A

.. Other structural components functioned as intended at time of inspection.

*Additional Comments:*

**II. ELECTRICAL SYSTEMS**

.. .. ..

**A. Service Entrance and Panels**

*Comments:*

Load calculations are not performed as part of this inspection

**Main Disconnect Panel:**

Service on at time of inspection:  Yes .. No

Main Disconnect Present:  Yes .. No 200 Amp Service

Location of Main Panel: Garage Service Voltage:  240 .. 120

Type of wiring:  Copper .. Aluminum

No issues observed in Main Panel - main disconnect present and proper wire to breaker sizes were observed at time of inspection.

*Additional Comments:*

**Sub-Panel:**

Main Disconnect Present: .. Yes  No Amp Service

Location of Sub Panel: Service Voltage: .. 240 .. 120

Type of wiring: .. Copper .. Aluminum

.. No issues observed in sub panel - sub panel disconnect present and proper wire to breaker sizes were observed at time of inspection.

*Additional Comments:*

.. .. ..

**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.)

*Comments:*

Only accessible components of the electrical system are inspected.

**Connected Devices:**

Type of Wire:  Copper .. Aluminum

All accessible electrical outlets functioned properly at time of inspection.

*Additional Comments:*

Any GFCI protection missing at any of the following locations is considered a recognized safety hazard and is in need of repair.

**Ground Fault Circuit Interrupt (GFCI) Safety Protection:**

Kitchen  Yes .. No Exterior  Yes .. No

Bathroom  Yes .. No Jet Tub .. Yes .. No  N/A

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Garage  Yes  No  N/A Pool/Spa  Yes  No  N/A  
 Wet Bar  Yes  No  N/A Basement  Yes  No  N/A

**All GFCI circuits functioned properly at time of inspection.**

*Additional Comments:*

FYI-The GFCI in Master Bath is connected to the GFCI in seconde bathroom.

**Arc Fault Circuit Interrupt (AFCI) Safety Protection:**

AFCI Circuits Installed:  Yes  No *(This is a new requirement from the 2004 IRC codes)*

**All AFCI circuits functioned properly at time of inspection.**

*Additional Comments:*

**Electrical Fixture(s):**

**All electrical fixtures functioned properly at time of inspection.**

*Additional Comments:*

**Smoke Detector(s):**

**Smoke Detectors Present:**  Yes  No

**Hard Wired:**  Yes  No

**Location(s):** Each sleeping room and Hall

**All smoke detectors functioned properly at time of inspection.**

*Additional Comments:*

**Other Electrical System Component(s):**

**All other electrical systems/components functioned properly at time of inspection.**

*Additional Comments:*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type and Energy Source:* Central, Heat Pump

*Comments:*

*Inspection of corrosion / damage at the enclosed heat exchanger of the heating system is not included as part of this non-invasive visual inspection.*

**Energy Source and Type:**

**Number of Unit(s):** One

Conventional / Forced Air  Heat Pump

Electric  Gas

**Heat Exchanger Fully Accessible:**  Yes  No

**Type of Gas Line Connection:**  N/A  Stainless Steel  Copper  Coated Flex Metal

**Gas Shut off Valve :**  N/A  Yes  No

**Heating equipment appears to function correctly and be properly installed and vented at time of inspection.**

*Additional Comments:*

**B. Cooling Equipment:**

*Type and Energy Source:* Central, Electric

*Comments:*

*Inspection of corrosion / damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection.*

**The cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees F° at time of inspection. Operation at or below 60 degrees could cause damage to the unit(s).**

**Type:**

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I	NI	NP	R				

Number of Unit(s): One Location: Evaperator-attic Condensor-right ext  
 .. Conventional / Forced Air  Heat Pump .. Evaporator .. Window Unit  
**Service Disconnect Present:**  Yes .. No

Condenser 1 specifies max amp breaker of 60 , and 40 amp is used at: main Panel

**Unit(s) Performance:**

Unit #1 Supply Air Temp. 77 Return Air Temp. 62 Temp. Differential is 15 Degrees F°.  
 Unit #2 Supply Air Temp. Return Air Temp. Temp. Differential is Degrees F°.  
 .. **Temp. differential is not within range of 15-22 degrees F° of unit(s):**

.. System shows signs of being dirty at unit # Recommend Cleaning

**Air conditioning equipment appears to function correctly and be properly installed at time of inspection.**

*Additional Comments:*

**Location and Size of Filter(s) - FYI**

Location: Air Handler in Attic Size: 20X24X4  
 Location: Size:

.. ..

**C. Ducts and Vents**

*Comments:*

**Type of Ducting:**  Flex ducting .. Duct Board .. Metal Ducting

**Ducting and vents appear to be functioning and routed properly at time of inspection.**

*Additional Comments:*

**IV. PLUMBING SYSTEM**

.. ..

**A. Water Supply System and Fixtures**

*Comments:*

*Inaccessible plumbing lines and fixtures are not included in this inspection. Operation of shutoff valve(s) are not included in this inspection.*

**Water Supply:**

**Water Service on at time of inspection:**  Yes .. No

**Location of Main Water Shut-off Valve:**  Near Street .. Near Alley .. Other

**Water Source:**  Public .. Private **Sewer Type:**  Public .. Private

**Type of Visible Supply Line:** .. Copper  PVC .. Iron .. Other

**Water Pressure:** 78 PSI (minimum water pressure should be at 40 PSI or above.)

**Water supply functioned as intended with no visible signs of leaking at time of inspection.**

*Additional Comments:*

**Kitchen Sink(s):**

**Kitchen Sink(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Bathroom Lavatory(s):**

**Bathroom lavatory(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Bathtub(s) and Shower(s):**

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**Bathtub/Shower(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Commode(s):**

**Commode(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Utility Sink(s):**

N/A

**Utility sink(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Washing Machine Connections**

N/A

Washing machine connected at time of inspection- faucets, drains not tested for proper operation

**Washing machine plumbing and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

**Exterior Plumbing**

N/A

**Exterior plumbing and fixtures functioned as intended with no visual signs of leaking at time of inspection.**

*Additional Comments:*

Faucets need seals and washers.

**B. Drains, Wastes, Vents**

*Comments:*

*This inspection does not include buried sewer/drain lines. Overflow drain lines at plumbing fixtures are not included in this inspection. Inaccessible drain lines, waste lines and vents are not inspected.*

**Type of Visible Waste / Vent pipes:**  Plastic  Metal

**Drain, waste and vent pipes appear to function as intended with no visual signs of leaking at time of the inspection.**

*Additional Comments:*

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

*Energy Source:* Electric

*Comments:*

*Proper maintenance of a water heater includes flushing the unit out at least once a year. Unless otherwise disclosed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.*

**Number of Units:** One

**Energy Source:**  Electric  Gas  On Demand

**Unit 1**

**Approx. Age:** 1 Years  Unknown **Capacity:** 50 Gallons **Location:** Garage

**Type of Gas Line Connection:**  N/A  Stainless Steel  Copper  Coated Flex Metal

**Gas Shutoff Valve:**  N/A  Yes  No

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Water Shutoff Valve:  Yes  No  
 Hot side Insulated:  Yes  No  
 Units Elevated =>18"  N/A  Yes  No

Hot Water Temp is: 118 Degrees F° (Water temp above 110 degrees F is a safety hazard.)

Water Heater(s) appear to function as intended with no visual signs of water leaks and be proper venting is in place at time of inspection.

*Additional Comments:*

**Water Heater Temperature and Pressure Relief Valve**

*Testing of the T&P Valve is not included with this inspection.*

Unit 1:T&P valve installed:  Yes  No Properly Routed and Term:  Yes  No

T&P valve(s) appear to function as intended with no visual signs of water leaks and be proper routing at time of inspection.

*Additional Comments:*

**D. Hydro-Therapy Equipment**

*Comments:*

*Environmental testing of the whirlpool equipment is not included as part of this inspection. Serious health risk have been directly linked to bacterial growth in distribution lines of tub equipment. I recommend that you consult with the manufacturer of the equipment for additional maintenance and cleaning instructions prior to use. Typically, adding a 1/4 cup of bleach solution to a full tub and running the pump motor for 5 minutes, draining the tub, fill with clean water, run pump motor for additional 5 minutes and drain--repeat clean water flush should sanitize the supply and pump lines properly. - FYI*

GFCI Protection Present:  Yes  No

Access Panel Present:  Yes  No

Hydro-Therapy equipment functioned as intended with no visual signs of leaking at time of inspection.

*Additional Comments:*

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

Dishwasher(s) functioned as intended with no visible signs of leaking at time of inspection.

*Additional Comments:*

**B. Food Waste Disposer**

*Comments:*

Waste disposer(s) functioned as intended with no visible signs of leaking at time of inspection.

*Additional Comments:*

**C. Range Hood**

*Comments:*

Type of Range Hood:  Vented  Ventless  Jenn-Air

Range hood(s) functioned as intended and are vented correctly at time of inspection.

*Additional Comments:*

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I	NI	NP	R	Inspection Item			

Ⓟ    "    "    Ⓟ

**D. Ranges/Ovens/Cooktops**

*Comments:*

**Range(s):**

**Range(s) Type:**    " Gas    Ⓟ Electric

**Number of Units:** One

**Type of Gas Line Connection:** Ⓟ N/A    " Stainless Steel    " Copper    " Coated Flex Metal

**Gas Shut off Valve:**            Ⓟ N/A    " Yes    " No

" **Range(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

Ⓟ **Absence of anti-tilt device per TREC guidelines**

**Oven(s):**

**Oven(s) Type**            " Gas    Ⓟ Electric

**Number of Units:** One

**Type of Gas Line Connection:** Ⓟ N/A    " Stainless Steel    " Copper    " Coated Flex Metal

**Gas Shut off Valve:**            Ⓟ N/A    " Yes    " No

Unit # 1 tested at 350 degrees    348    variance    2    Degrees    (variance max 25<sup>0</sup>)

Unit # 2 tested at 350 degrees                    variance                    Degrees    (variance max 25<sup>0</sup>)

Ⓟ **Oven(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**Cooktop(s):**

Ⓟ N/A

**Cooktop(s) Type**            " Gas    " Electric

**Number of Units:**

**Type of Gas Line Connection:**    " N/A    " Stainless Steel    " Copper    " Coated Flex Metal

**Gas Shut off Valve:**                    " N/A    " Yes    " No

" **Cooktop(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

Ⓟ    "    "    "

**E. Microwave Cooking Equipment**

*Comments:*

Ⓟ **Microwave(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

Ⓟ    "    "    "

**F. Trash Compactor**

*Comments:*

Ⓟ **Trash compactor(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

Ⓟ    "    "    "

**G. Bathroom Exhaust Fans and/or Heaters**

*Comments:*

Ⓟ **Bathroom exhaust fans/heater(s) and components functioned as intended at time of inspection.**

**Terminate outside:**    " Yes    Ⓟ No

*Additional Comments:*

FYI- Fan unit in the utility room is excessively noisy.

Ⓟ    "    "    "

**H. Whole House Vacuum Systems**

*Comments:*

Ⓟ **Whole house vacuum system(s) and components functioned as intended at time of inspection.**

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I	NI	NP	R				

*Additional Comments:*

**I. Garage Door Operators**

*Comments:*

**Garage door opener(s) and components functioned as intended at time of inspection.**

**Electronic sensors installed:**  Yes  No

*Additional Comments:*

**J. Door Bell and Chimes**

*Comments:*

**Door bell(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**K. Dryer Vents**

*Comments:*

**Dryer vent(s) and components functioned as intended at time of inspection.**

**Terminate Outside:**  Yes  No

*Additional Comments:*

**L. Other Built-in Appliances**

*Comments:*

**Kitchen Gas Grill(s):**

N/A

**Kitchen gas grill(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**Gas Light(s):**

N/A

**Gas light(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**Intercom(s):**

N/A

**Intercom(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**Refrigerator(s):**

N/A

**Refrigerator(s) and components functioned as intended at time of inspection.**

*Additional Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

*Comments:*

Sprinkler System(s) is operated in manual mode only from control box

There are 5 zones tied to the system - all zones activated during test  Yes  No

Location: Garage

Back-flow Prevention Devices Present:  Yes  No

**Lawn Sprinkler(s) functioned as intended with no visible signs of defects at time of inspection.**

*Additional Comments:*

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				

Ⓟ    ..    ..    ..

**B. Outbuildings**

*Comments:*

**Barn(s):**

Ⓟ N/A

.. **Barn(s) appear to be functioning properly at the time of inspection.**

*Additional Comments:*

**Work Shop(s)**

Ⓟ N/A

.. **Work shop(s) appear to be functioning properly at the time of inspection.**

*Additional Comments:*

**Other Building(s):**

.. N/A

Ⓟ **Other building(s) appear to be functioning properly at the time of inspection.**

*Additional Comments:*

Ⓟ    ..    ..    ..

**C. Outdoor Cooking Equipment**

*Energy Source:* Electric

*Comments:*

**Outdoor Grill**

Ⓟ **Outdoor grill(s) appear to be functioning properly at the time of the inspection.**

*Additional Comments:*

..    Ⓟ    ..    ..

**D. Septic Systems**

*Comments:*

.. **Septic systems(s) and supporting systems appear to function properly at time of inspection.**

*Additional Comments:*

Ⓟ    ..    ..    ..

**E. Security Systems**

*Comments:*

Ⓟ **Security systems(s) appear to function properly at the time of inspection.**

*Additional Comments:*

BRINKS HOME SECURITY inspected the system with no issues noted.

..    Ⓟ    ..    ..

**F. Fire Protection Equipment**

*Comments:*

.. **Fire protection system(s) and supporting equipment appear to function properly at time of inspection.**

*Additional Comments:*

# INSPECTION REPORT SUMMARY

## *THE FOLLOWING ITEMS ARE IN NEED OF REPAIR PER TREC GUIDELINES:*

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Items marked in **red** pose a safety hazardous and *need* to be repaired or installed.

Items marked in **blue** *should* be addressed.

Items marked in black are for *your* information.

### **STRUCTURAL SYSTEMS**

▷ Shingles around roof penetrations need to be trimmed and sealed to prevent wind damage or wind driven rain intrusion.

FYI-The dwelling should have additional rain gutters installed around whole perimeter to prevent water from ponding around dwelling and to prevent flower beds from being washed out.

FYI-Screen door leading to back yard needs to be painted around frame as well as the framing around screened porch.

∴ Door check not installed at door leading to garage per TREC guidelines.

### **ELECTRICAL SYSTEMS**

none

### **HVAC SYSTEMS**

none

### **PLUMBING SYSTEMS**

∴ Outside faucets need seals and washers replaced.

### **APPLIANCES**

∴ Absence of anti-tilt device on kitchen range per TREC guidelines

FYI- Fan for the vent in the utility room is excessively noisy.

### **OPTIONAL SYSTEMS**

none

### **WDI REPORT FINDINGS**

Wood destroying insect inspection revealed no pest activity nor any previous termite treatment. All clear.