



# HOME INSPECTION REPORT SUMMARY

(SAMPLE)

Summary prepared by Zachary Zaidle, Professional TREC# 22890

Date: January 29, 2018

**Property Address:**  
123 Sample St  
Fort Worth, TX 76104



## Structural Systems

- Grading & Drainage** \*Gutter downspout on exterior front of house is draining directly beside foundation causing erosion. Recommend extending gutter downspout outward and backfilling soil along foundation.
- Roof Covering** \*Roof covering has 2nd layer of asphalt shingles which could potentially shorten the life of newer roof installed over the top.
- Walls** \*Front exterior retaining wall has loose brick and mortar no longer securely attached to the wall. Recommend contractor repair and replace as needed.  
\*On the exterior of front entrance, the left side has a set of bricks that have separated and are loose from the wall structure. Recommend contractor to replace or repair as needed.  
\*Multiple separations in caulk along multiple exterior windows. Wood siding along rear of exterior has paint flaking and starting to expose wood. As preventive maintenance, recommend caulking all exterior windows and trim as well as applying another coat of paint to wood siding.
- Ceilings & Floors** \*Previous repairs present in multiple locations of ceilings with no moisture present when using moisture meter. One old moisture stain was observed in master bedroom ceiling with no active moisture present. Ceilings and floors appear to be performing as intended.
- Doors** \*Safety glazing not present on rear entry door. Recommend replacement as this door location is considered a hazardous location for the purpose of glazing.  
\*Could not verify sliding glass door was equipped with safety glazing. Recommend verifying and if safety glazing is not present, replacement is recommended for safety.  
\*Fixed glass panel in door to garage does not appear to be fire rated and comply with fire separation between interior of the house and the garage. Recommend replacing with a solid core or an appropriate fire rated door.
- Windows** \*As preventive maintenance, recommend applying caulk to all exterior windows and trim. Windows performing as intended on day of inspection.
- Stairways** \*The stairwell balusters and/or spindles are installed too far apart. Recommend a qualified contractor to repair or replace as needed as this is a safety concern.
- Fireplace/Chimney** \*No C-clamp present on gas fireplace. Recommend installing C-clamp and removing debris from exterior chimney clean out.
- Balconies/Porches** \*The balcony balusters and/or spindles are installed too far apart. Recommend a qualified contractor to repair or replace as needed as this is a safety concern.

## Electrical Systems

Service Entrance/Panel **\*Aluminum wiring present within the branch circuits of the panel which could potentially pose a fire hazard. Recommend evaluation by a qualified electrician who is experienced in evaluating and correcting aluminum wiring problems.**

Branch Circuits **\*GFCI outlets are only present in main bathroom. The installation of a ground fault circuit interrupters (GFCI) are recommended in all kitchen, bathroom, garage, and exterior outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.**  
**\*Wiring connections within garage attic access should be enclosed in a junction box.**  
**\*Recommend replacing existing bare bulb lights in closets with lights that have globes enclosing the bulb to eliminate any potential electrical hazard.**

### Heating, Ventilation, & Conditioning Systems

Heating **\*Bryant furnace equipment is 21 years old. While performing as intended on the day of inspection, it has surpassed its useful service life and recommend replacement by a qualified HVAC contractor.**

**\*Exposed electrical wiring hanging freely in furnace closet. Recommend a qualified contractor evaluate and repair as needed for safety reasons.**

Cooling **\*Exterior condensing unit has an excessive amount of debris inside. Recommend removing debris.**  
**\*Due to the age and installation technique of air conditioner, recommend HVAC contractor to further evaluate and recommend replacement as needed.**

### Plumbing System

Supply & Distribution **\*Exterior hose bibs do not have anti siphon devices installed. Recommend installing anti siphon devices on all exterior hose bibs.**

Drains, Wastes **\*Master bathroom sink drainage extremely slow. Recommend plumbing contractor evaluate and repair as needed.**

Water Heating **\*The Richmond water heater in the left side of the closet is a 20 year old unit. As it is performing as intended, it has also surpassed its useful service life. The drain pan is missing, and the installation of one is recommended.**

### Appliances

Garage Door Operators **\*Garage door locking mechanism should be disabled to prevent possible damage to door when using automatic opener.**

The summary provided is an additional service for your convenience. It does not replace the main inspection report, which is necessary for a complete understanding of the status of your inspection. Photos, comments, and other details are found in the main report which this summary does not contain.



# Home Inspection Report



123 Sample St, Fort Worth, TX 76104

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**Inspection Date:**

Thursday, January 18, 2018

**Prepared For:**

John Sample

**Prepared By:**

Z-View Inspections, PLLC

Loma Lane

Godley, TX 76044

682-587-9651

Inspector@zviewinspections.com

**Report Number:**

01.18.18

**Inspector:**

Zachary Zaidle

**License/Certification #:**

22890

**Inspector Signature:**

# PROPERTY INSPECTION REPORT

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**Prepared For:** John Sample  
(Name of Client)

**Concerning:** 123 Sample St Fort Worth, TX 76104

**By:** Zachary Zaidle 22890 Jan. 18, 2018  
(Name and License Number of Inspector) (Date)

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(Name and License Number of Sponsoring Inspector)

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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](http://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 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.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**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 Foundations(s):

**Slab-on grade**

The Foundation is:

**Performing as intended on the day of inspection. No significant problems were observed.**

Comments:

Note: If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

#### Photos



Rear driveway

B. Grading and Drainage

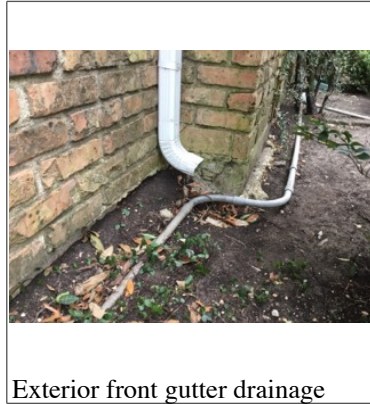
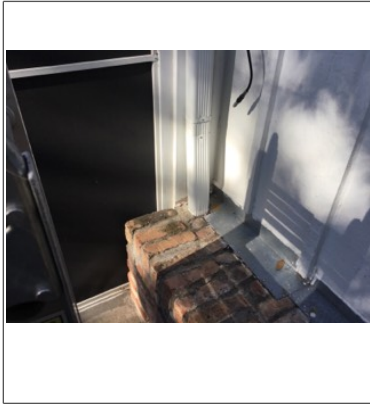
Comments:

**Gutter downspout on exterior front of house is draining directly beside foundation causing erosion. Recommend extending gutter downspout outward and backfilling soil along foundation.**

**All remaining gutter downspouts terminate to an underground drainage system.**

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

Photos



Exterior front gutter drainage

C. Roof Covering Materials

Types of Roof Covering:

**Asphalt composition shingle**

Viewed From:

**Walked On Roof**

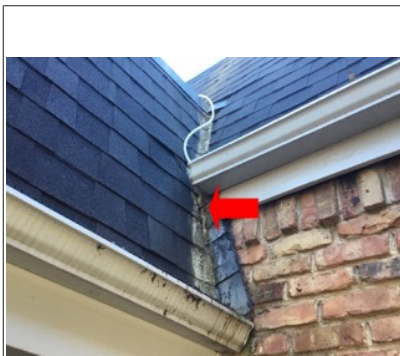
Comments:

**Gutter downspout needed above front entrance of house. Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.**

**Roof covering has 2nd layer of asphalt shingles installed over old covering that appear to be performing as intended on the day of inspection.**

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

Photos



Roof covering drainage above front entrance



2 layers of roof covering

D. Roof Structures and Attics



I=Inspected

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I NI NP D

**D. Roof Structures and Attics cont.**

*Viewed From: cont.*

*Viewed From:*

**Entered attic and performed a visual inspection**

*Approximate Average Depth of Insulation:*

**No Insulation in place**

*Comments:*

**Roof structure performing as intended on the day of inspection.**

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

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

*Comments:*

**Front exterior retaining wall has excessive separation on left side with loose brick and mortar no longer securely attached to wall. Recommend contractor to replace or repair as needed.**

**On the exterior of front entrance, the left side has a set of bricks that have separated and are loose from the wall structure. Recommend contractor to replace or repair as needed.**

**Minor step cracking present along front exterior window right side of entrance.**

**Multiple separations in caulk along multiple exterior windows. Wood siding along rear of exterior has paint flaking and starting to expose wood. As preventive maintenance, recommend caulking all exterior windows and trim as well as applying another coat of paint to wood siding.**

**A few of the interior door openings have minor cracks in the drywall above and appear to be mostly cosmetic as no other structural movement indicators were observed.**

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

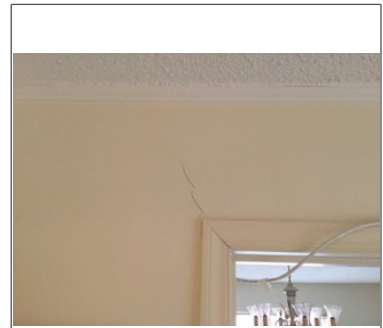
Photos



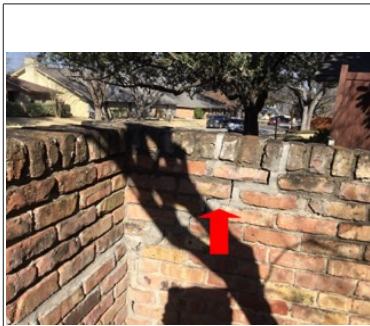
Front left exterior retaining wall separation.



Left side rear exterior wall



Front left interior room opening



Adjacent side of front left retaining wall.



Left side front entrance separation



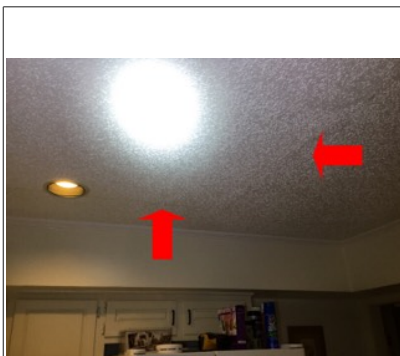
Front exterior window right side of entrance

F. Ceilings and Floors

Comments:

Previous repairs present in multiple locations of ceilings with no moisture present when using moisture meter. One old moisture stain was observed in master bedroom ceiling with no active moisture present. Ceilings and floors appear to be performing as intended on day of inspection.

Photos



Previous repair present kitchen ceiling



Kitchen ceiling

G. Doors (Interior and Exterior)

Comments:

Fixed glass panel in door to garage does not appear to be fire rated and comply with fire separation between interior of the house and the garage. Recommend replacing with a solid core or an appropriate fire rated door.

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I NI NP D

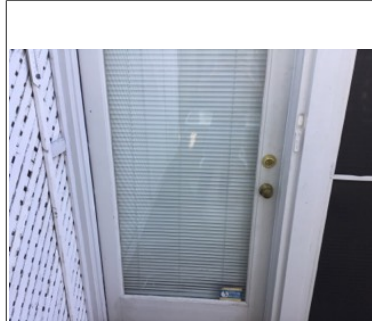
**G. Doors (Interior and Exterior) cont.**

*Comments: cont.*

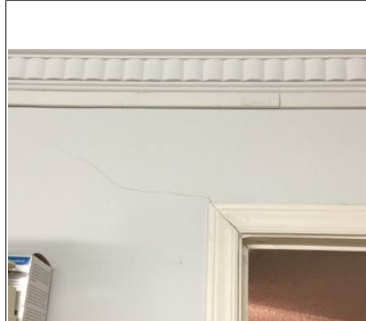
**Safety glazing not present on rear entry door. Recommend replacement as this door location is considered a hazardous location for the purpose of glazing.**

**Could not verify sliding glass door was equipped with safety glazing. Recommend verifying and if safety glazing is not present, replacement is recommended for safety.**

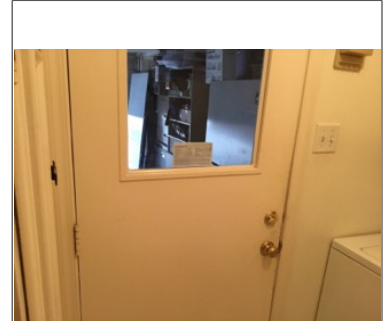
**Photos**



Rear exterior entrance door



Master bedroom door



Door to garage

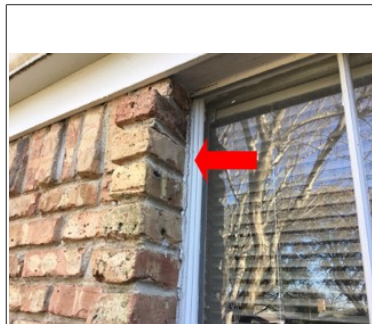
**H. Windows**

*Comments:*

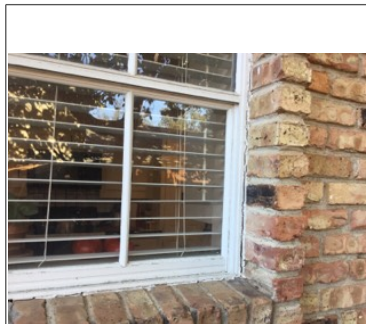
**As preventive maintenance, recommend applying caulk to all exterior windows and trim. Windows performing as intended on day of inspection.**

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

**Photos**



Caulk separation front left exterior window



Separation left side exterior window

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

*Comments:*

**The stairwell balusters and/or spindles are installed too far apart. Under current building standards the required guardrails on open sides of stairways, raised floor**

I=Inspected

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I NI NP D

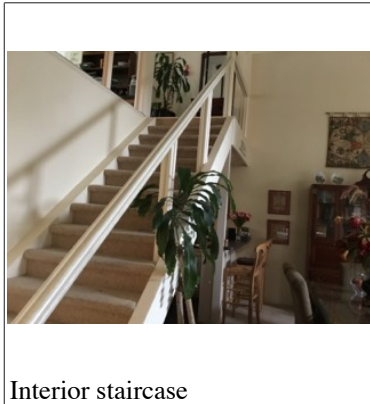
**I. Stairways (Interior and Exterior) cont.**

*Comments: cont.*

**areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches. Recommend a qualified contractor repair or replace as needed as this is a safety concern.**

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

**Photos**



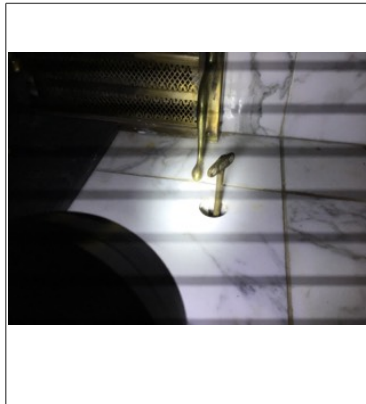
**J. Fireplaces and Chimneys**

*Comments:*

**No C-clamp present on gas fireplace. Recommend installing C-clamp and removing debris from exterior chimney clean out.**

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

**Photos**



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

*Comments:*

**The balcony balusters and/or spindles are installed too far apart. Under current**

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I NI NP D

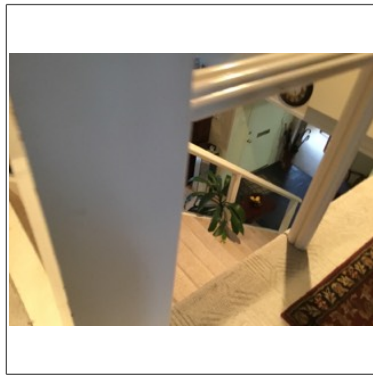
**K. Porches, Balconies, Decks, and Carports cont.**

*Comments: cont.*

**building standards the required guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches. Recommend a qualified contractor repair or replace as needed as this is a safety concern.**

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

**Photos**



L. Other

*Comments:*

Not Present

**II. ELECTRICAL SYSTEMS**

A. Service Entrance and Panels

*Comments:*

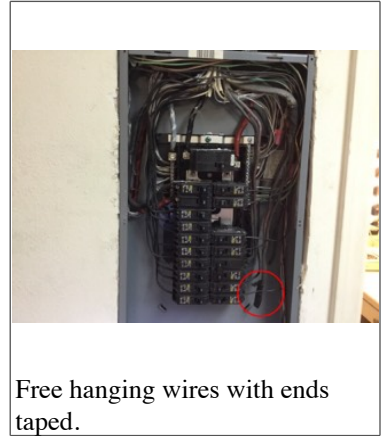
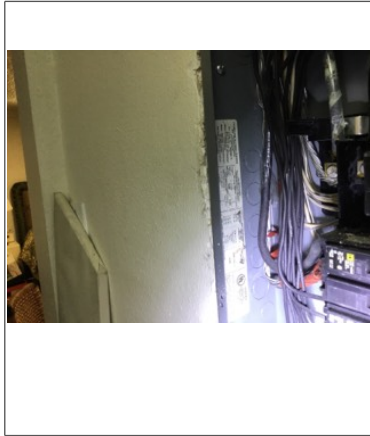
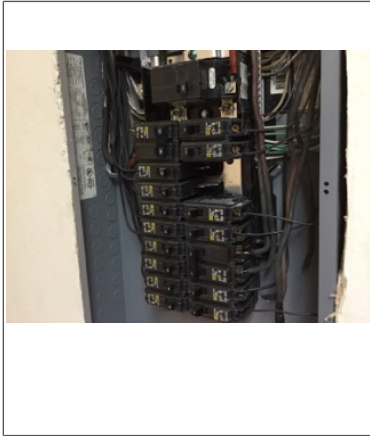
**Aluminum wiring present within the branch circuits of the panel which could potentially be a fire hazard. Recommend evaluation by a qualified electrician who is experienced in evaluating and correcting aluminum wiring problems.**

**Electrical service panel with residential 100amp service.**

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



Photos



Free hanging wires with ends taped.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

**Aluminum**

Comments:

**GFCI outlets are only present in main bathroom. The installation of a ground fault circuit interrupters (GFCI) are recommended in all kitchen, bathroom, garage, and exterior outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.**

**Wiring connections within garage attic access should be enclosed in a junction box.**

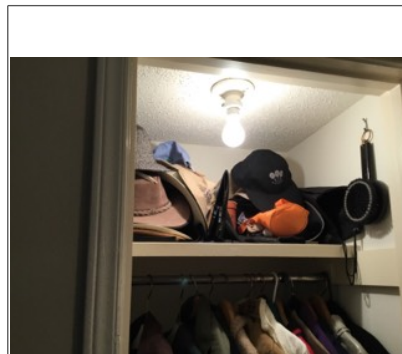
**Recommend replacing existing bare bulb lights in closets with lights that have globes enclosing the bulb to eliminate any potential electrical hazard.**

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

Photos



Kitchen receptacles not gfc  
protected



Front entry closet



Master bathroom



Front entrance exterior outlet non GFCI protected and switch not functional



Garage attic access

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

A. Heating Equipment

Type of Systems:

**Central Forced Air Furnace**

Energy Sources:

**Gas**

Comments:

**Bryant furnace equipment is 21 years old. While performing as intended on the day of inspection, it has surpassed its useful service life and recommend replacement by a qualified HVAC contractor.**

**Exposed electrical wiring hanging freely in furnace closet. Recommend a qualified contractor evaluate and repair as needed for safety reasons.**

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

B. Cooling Equipment

Type of Systems:

**Central Forced Air System**

Comments:

**Measured a 15 degree temperature differential from return and supply.**

**Due to the age and installation technique of air conditioner, recommend HVAC contractor to further**

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**D=Deficient**

<b>I NI NP D</b>
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**B. Cooling Equipment cont.**

*Comments: cont.*

**evaluate and recommend replacement as needed.**

**Exterior condensing unit has an excessive amount of debris inside. Recommend removing debris.**

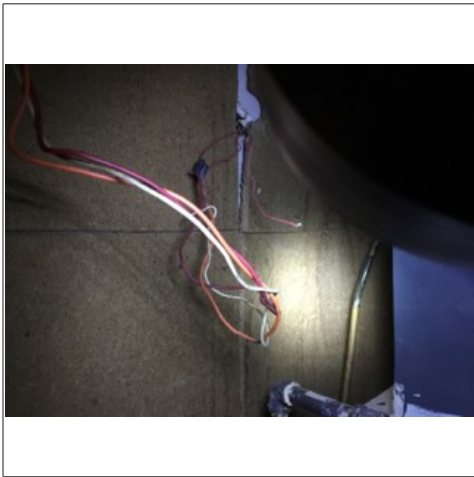
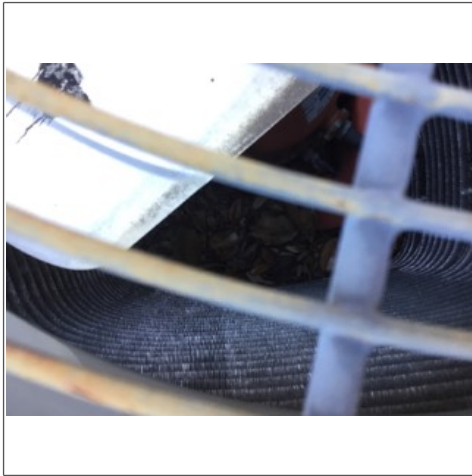
**C. Duct Systems, Chases, and Vents**

*Comments:*

**Dropped soffits present containing the ductwork. All ducts, vents, and chases appear to be performing as intended on day of inspection.**



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS PHOTOS



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D=Deficient

I NI NP D

### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

*Location of water meter:*

Immediately outside front right exterior wall

*Location of main water supply valve:*

Immediately outside right side of front exterior wall

*Static water pressure reading: 64*

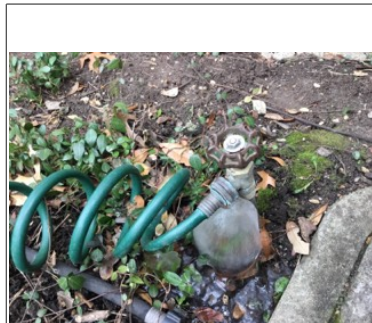
*Comments:*

**Exterior hose bibs do not have anti siphon devices installed. Recommend installing anti siphon devices on all exterior hose bibs.**

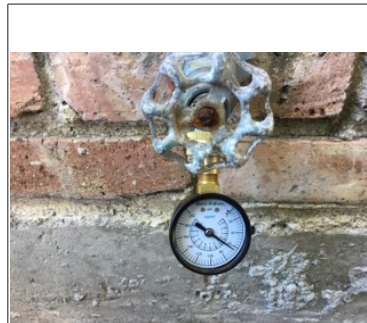
**All other plumbing supply, distribution, and fixtures are performing as intended.**

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

#### Photos



Front exterior hose bib



Left side exterior hose bib no anti siphon device present

B. Drains, Wastes, and Vents

*Comments:*

**Master bathroom sink drainage extremely slow. Recommend plumbing contractor evaluate and repair as needed. All other sinks and tubs drainage performed as intended.**

**Laundry room had access cutout covered with plastic. Recommend contractor remove plastic, evaluate components in the access cutout, and make recommendations as needed.**

Note: This inspection does not include observation of the main waste line to the street or septic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

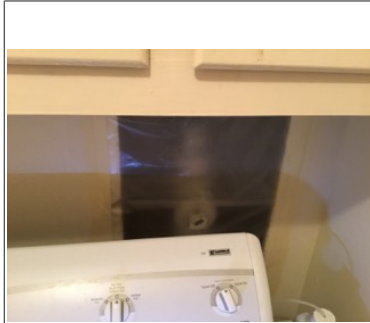
I NI NP D

**B. Drains, Wastes, and Vents cont.**

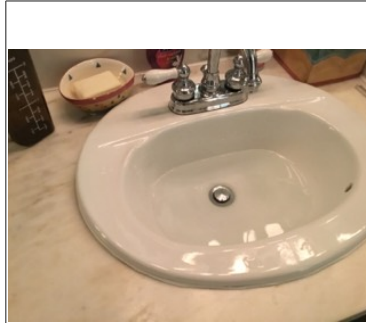
*Comments: cont.*

system or the main water supply line from the source. Filling and draining each tub and sink and monitoring for proper, adequate drainage was performed. It is possible that restrictions or blockages in the main waste line can exist that were not evident during the inspection. The ONLY way to confirm the condition of underground drain lines is to perform a sewer scope test which is beyond the scope of this inspection.

**Photos**



Access Cutout in laundry room wall



Master bath sink

**C. Water Heating Equipment**

*Energy Sources:*

**Gas**

*Capacity:*

**Two 40 gallon tanks**

*Comments:*

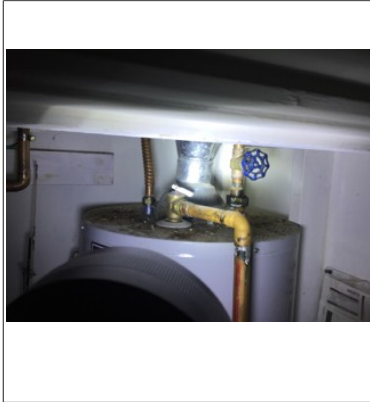
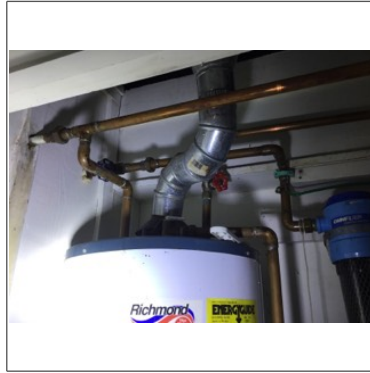
**The Richmond water heater in the left side of the closet is a 20 year old unit. As it is performing as intended, it has also surpassed its useful service life. The drain pan is missing, and the installation of one is recommended.**

**The Bradford water heater in the right side of the closet is 6 years old and performing as intended.**

Temperature and pressure relief valve: Not tested due to possibility of damage to property or individuals.

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

Photos



Missing catch pan

- D. Hydro-Massage Therapy Equipment

Comments:

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

- E. Other

Comments:

Not present

V. APPLIANCES

- A. Dishwashers

Comments:

Performing as intended on the day of inspection.

- B. Food Waste Disposers

Comments:

Performing as intended on the day of inspection.

- C. Range Hood and Exhaust Systems

Comments:

Performing as intended on the day of inspection.

- D. Ranges, Cooktops, and Ovens

Comments:

Performing as intended on the day of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

**Performing as intended on the day of inspection.**

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Not present

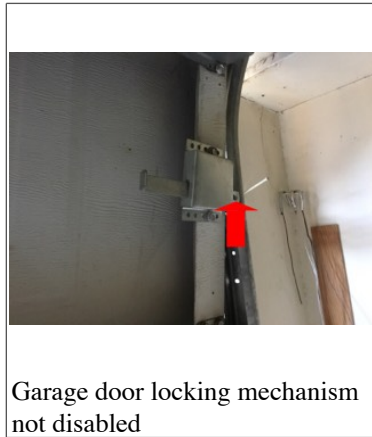
G. Garage Door Operators

Comments:

**Garage door locking mechanism should be disabled to prevent possible damage to door when using automatic opener.**

**Reversing Sensors and force sensitivity on automatic door performing as intended on day of inspection.**

Photos



H. Dryer Exhaust Systems

Comments:

**Performing as intended on the day of inspection.**

I. Other

Comments:

Not present

**VI. OPTIONAL SYSTEMS**

A. Landscape Irrigation (Sprinkler) Systems

Comments:

**Irrigation system was not inspected due to the possibility of damaging system in extremely low temperatures.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I  NI  NP  D

**A. Landscape Irrigation (Sprinkler) Systems cont.**

*Comments: cont.*

TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.

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

*Type of Construction:*

*Comments:*

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

**C. Outbuildings**

*Comments:*

Not present

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

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

*Type of System:*

Not present

*Location of Drain Field:*

*Comments:*

**F. Other:**

*Comments:*

Not present