



## RESIDENTIAL INSPECTION REPORT

2132 Emerald Cove Drive  
League City TX 77573

Melody Hermes  
OCTOBER 31, 2019



Inspector  
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# PROPERTY INSPECTION REPORT

Prepared For: Melody Hermes

(Name of Client)

Concerning: 2132 Emerald Cove Drive, League City TX 77573

(Address or Other Identification of Inspected Property)

By: James Dolnier - TREC #23647, TPCL #0809159

(Name and License Number of Inspector)

10/31/2019 2:00 pm

(Date)

## 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 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.

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

*Type of Building:* Detached, Single Family

*Access provided by::* Supra

*In Attendance:* Buyer

*Storage Items/Occupied Home:*

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.

*Occupancy:* Furnished, Occupied

*Weather Conditions:* Clear, Dry

*Temperature (approximate):* 53 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

*Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.*

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Performance Opinion: Functioning as Intended:*

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

*Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted*

*Foundation Inspected with Digital Level:*

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.

### 1: Slab: Shear Cracks

 Maintenance Item/Note

Multiple Locations

**Note:** Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



### 2: Slab- Note: Concrete Dressing

 Maintenance Item/Note

Multiple Locations

Concrete dressing was used to repair previous cosmetic flaws to the exposed foundation wall.

Recommendation: Recommend monitoring.



**B. Grading and Drainage**

*Drainage system not flow tested:*

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.



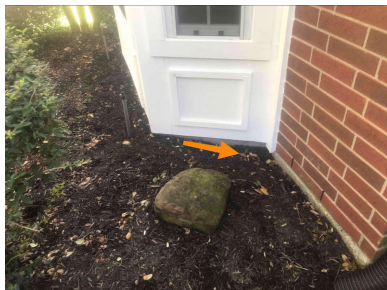
**1: Grading & Drainage: Negative Grading**

🔴 Recommendation

Left Front

Grading was sloping towards the home in some areas. This can lead to water intrusion and foundation issues. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



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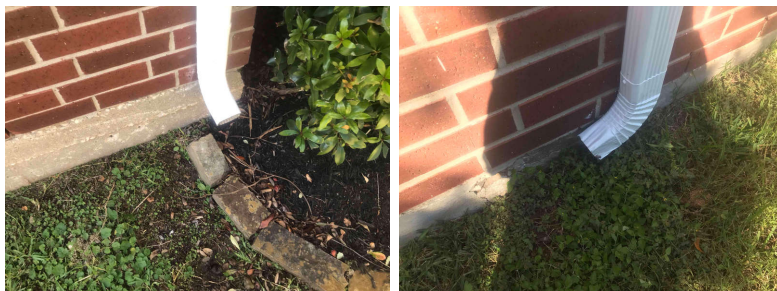
**2: Gutters & Downspouts: Missing Splash Blocks**

🔧 Maintenance Item/Note

Multiple Locations

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project



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**3: Gutters & Downspouts: Improper discharge location**

🔴 Recommendation

Right Rear

The gutter system discharges to an improper location. Evaluate and remedy as needed.

Recommendation: Contact a qualified landscaping contractor

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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Walking the roof surface

*Roof Access was limited:* Too Steep -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

*Roof fastening not verified:*

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

**1: Excessive Granule Loss**

**➔ Recommendation**

Excessive granule loss of the roofing shingles was observed exposing base layers of shingles. Granule loss indicates aging and wear of the roof covering. A full evaluation by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



**2: Localized Granule Loss**

**➔ Recommendation**

Localized granule loss on the shingle surface was observed. Among other things, this can be as a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



**3: Shingles Damaged/Torn/Missing**

🚫 **Recommendation**

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



**4: Vents: Rusted Vent/Fan Cover**

🚫 **Recommendation**

The cover for an attic vent (or fan) is rusting. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

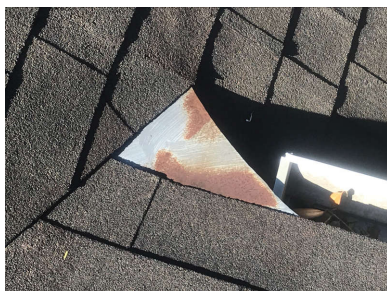


**5: Flashing: Rusted flashings**

🚫 **Recommendation**

Rusted flashings were present. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



**6: Patched roofing materials**

🚫 **Recommendation**

Previous repairs or patched areas of the roofing were observed. Repair documentation from the seller/property owner is recommended in case warranty protections apply.

Recommendation: Contact a qualified roofing professional.



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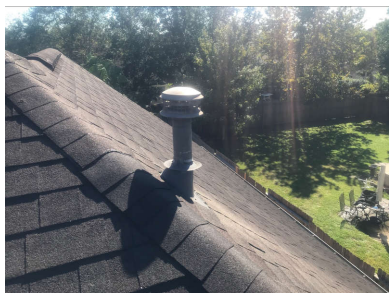


**7: Water Heater Flue Too Short**

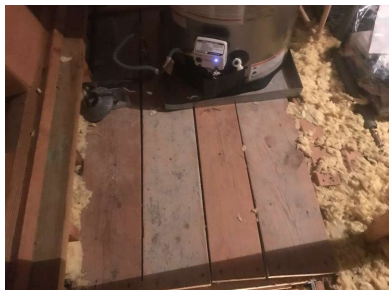
🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

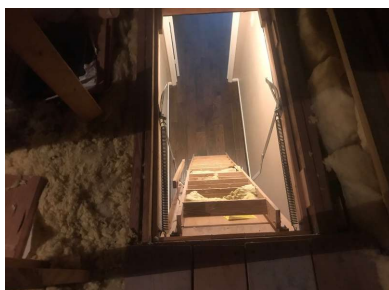


**D. Roof Structure and Attic**  
*Viewed From: Decked areas of attic*



*Approximate Average Depth of Insulation: 10 Inches*

*Attic Access Method: Pull down ladder(s)*



*Type of Attic/Roof Ventillation: Soffit vent, Ridge vent*



*Type of Insulation Material:* Blown Fiberglass



*Only accessible areas were entered:*

**Note:** Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

**1: Pulldown Stairs/Ladder: Screws used**

**⊖ Recommendation**

The attic access ladder frame was mounted with screws. Manufacturers generally recommend installation with 16D framing nails or lag bolts. Remedy as needed.

Recommendation: Contact a qualified professional.



**2: Insulation: Insufficient**

**⊖ Recommendation**

Insulation depth was inadequate. Installation of additional insulation by a qualified insulation contractor is recommended.

Recommendation: Contact a qualified insulation contractor.



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

**1: Exterior: Seal Wall Fixtures**

 Maintenance Item/Note

All Exterior Wall Penetrations, Electrical Distribution Panel(s), Service Panel(s), A/C Disconnect Box(es), Light Fixture(s) -

Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

**Note:** Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



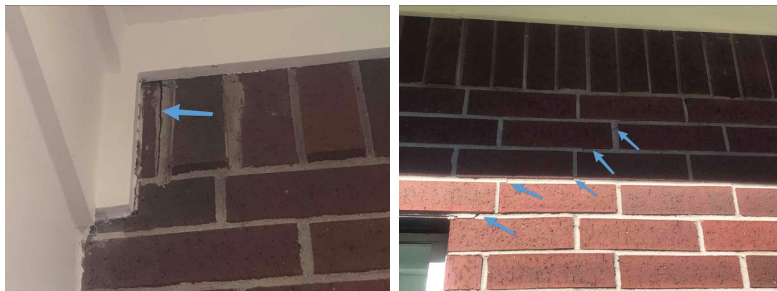
**2: Exterior Masonry: Minor Brick Cracks**

 Maintenance Item/Note

Multiple Locations

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Recommended DIY Project



**3: Exterior Masonry: Cracks**

 Recommendation

Right Rear

Cracks were observed in the brick/masonry siding. Common causes may include:

- building settlement,
- thermal expansion and contraction, or
- mechanical damage.

Cracked masonry or mortar may be cosmetic, but also may allow water into the wall which could damage the interior structure of the building. Cracks may grow with time at a constant (increasing or decreasing) rate and may open and close as seasons change. Remedy as needed.

Recommendation: Contact a qualified masonry professional.



**4: Exterior Masonry: Weep holes not present over openings**

 Maintenance Item/Note

Multiple Locations

Weep holes were not installed in brick above steel lintels over windows and/or doors. Modern practices often utilize weep holes to prevent rusting of steel lintels supporting brick. If there is visible moisture damage to steel lintels or other building materials around these openings then this condition should be evaluated by a brick mason for possible correction. Otherwise the area should be monitored periodically.

Recommendation: Contact a qualified professional.



**5: Exterior-Fascia/soffits/eaves: Evidence of Wood Rot**

 Recommendation

Front Exterior

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**6: Exterior: PVC Lines Unpainted**

 Recommendation

Right Exterior

All exterior PVC line should be painted to prevent UV damage and deterioration.

Recommendation: Contact a qualified professional.



**7: Interior: Hairline Cracks on Drywall**

[Maintenance Item/Note](#)

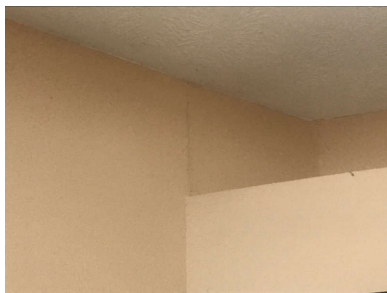
Living Room

Hairline cracks were observed on the interior drywall. Hairline cracks may be related to the following:

- normal structural movement
- thermal expansion

Monitor and/or remedy as needed.

Recommendation: Recommend monitoring.



**F. Ceilings and Floors**

**1: Ceiling: "Popped" Nails**

[Maintenance Item/Note](#)

Multiple Locations

"Popped" (loose) drywall nails are observed on the ceiling. This condition is typically considered cosmetic. Re-seat and seal as needed.

Recommendation: Contact a handyman or DIY project



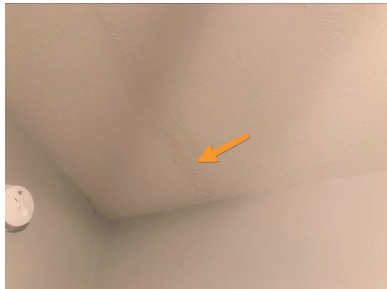
**2: Ceiling: Evidence of Previous Moisture Contact**

🔴 Recommendation

Right Front Bedroom

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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

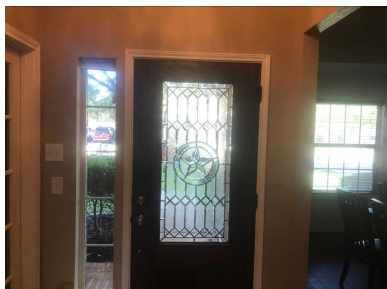
**1: Door: Sticks/Difficult to Operate**

🔴 Recommendation

Front Door

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project



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**2: Door Hardware: Missing Doorstops**

🔧 Maintenance Item/Note

Multiple Locations

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

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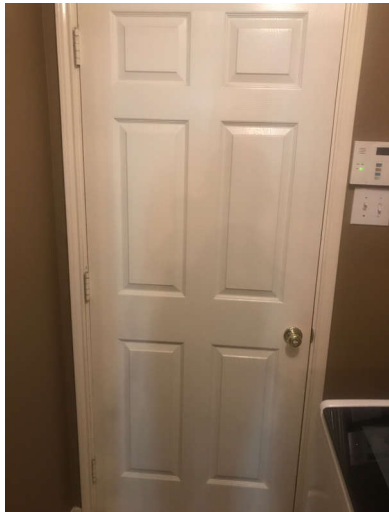
**3: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable**

🔴 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.

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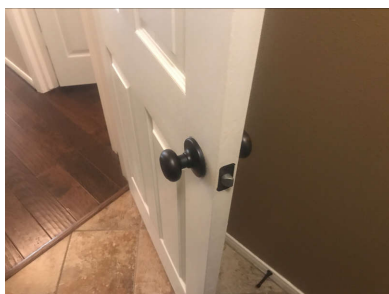


**4: Door Hardware: Loose**

🔴 Recommendation

Laundry Area

Recommendation: Contact a qualified professional.



**H. Windows**

*Dirty Glazing:*

**1: Missing/Damaged Screen(s)**

🔴 Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



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**2: Evidence of Previous Moisture Contact**

**⊖ Recommendation**

Master Bedroom

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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

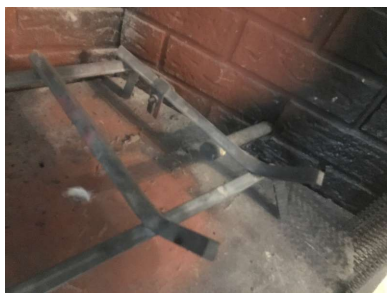
**J. Fireplaces and Chimneys**

*Comments:*



*Gas Line Capped:*

The gas line was capped and the fireplace could not be fully tested.



**1: Flue: Insulation against flue**

**⊖ Recommendation**

The metal chimney flue should have a minimum two inch clearance from combustible material. Remedy as needed.

Recommendation: Contact a qualified professional.



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K. Porches, Balconies, Decks, and Carports

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

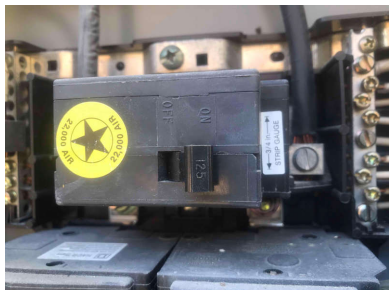
*Main disconnect/service box type and location:* Breakers -exterior wall



*Service entrance cable location:* Copper



*Service size:* 125 Amps



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**1: Arc-Fault Safety Protection Missing**

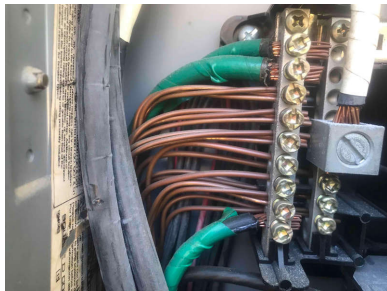
➔ Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

**Note:** This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

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

*Type of Wiring:* Copper

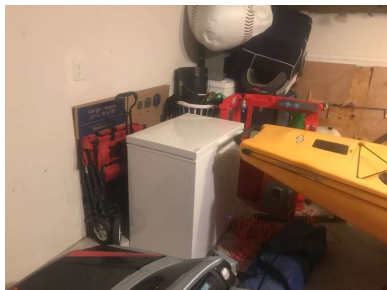


*Restriction to receptacles:*

Not all receptacles were accessible due to usage or furniture location.

*Freezer in Garage - GFCI Not Tested:*

A refrigerator/freezer is in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.



**1: Ceiling Fan Defects**

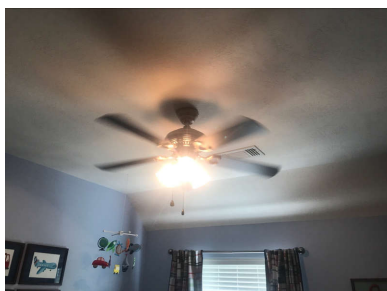
➔ Recommendation

Right Middle Bedroom

Out of balance -

Further evaluation is recommended.

Recommendation: Contact a qualified professional.



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**2: Receptacles: Loose**

🚫 Recommendation

Master Bedroom, Breakfast Area, Dining Room

Recommendation: Contact a qualified professional.



**3: Light: Inoperable**

🚫 Recommendation

Multiple Locations

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



**4: Wiring: Extension Cord Used as Permanent Wiring**

🚫 Recommendation

Garage

Recommendation: Contact a qualified professional.



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

**A. Heating Equipment**

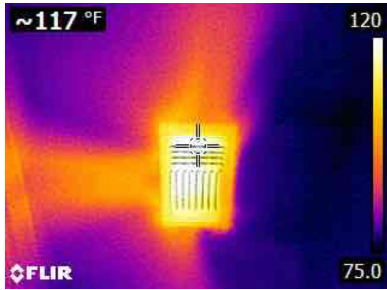
*Type of System:* Furnace

*Energy Source:* Gas

*Heating System was Functioning:*

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

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**1: Gas piping: Missing Sediment Trap (Drip Leg)**

🔴 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.

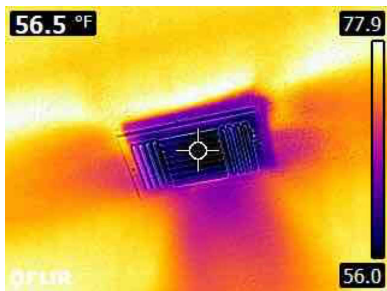


**B. Cooling Equipment**

*Type of System:* Central Air Conditioner

*Cooling System was Functioning:*

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



*Temperature difference (delta):* 14°

**1: Condensate system: Rusted Emergency pan**

🔴 Recommendation

HVAC Equipment

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

**1: Filter: Requires Replacement**

— Recommendation

The furnace filter may have been beyond its expected lifespan. Replacement is recommended.

Recommendation: Recommended DIY Project



**2: Ducts: Ducts resting on each other.**

— Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



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**3: Visible substance observed on Supply Register**

**➔ Recommendation**

Multiple Locations

A dark substance was observed on an air supply register in the home. This is typically dust that has collected upon condensation which has developed on supply registers. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

*Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.*

Recommendation: Contact a qualified HVAC professional.



**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Front yard near street

*Location of main water supply valve:* Exterior Wall - Right Side



*Static water pressure reading:* 60 psi



*Comments:*



*No Plumbing Access:*

There was not an access panel at one or more bathrooms to observe bath drain lines.

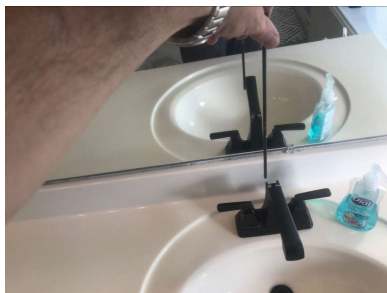
**1: Fixture: Drain Stops Missing or Ineffective**

🚫 Recommendation

Master Bathroom

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



**2: Fixtures: Loose**

🚫 Recommendation

Master Bathroom

The faucet was loose. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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**3: Shower: Showerhead leaks/sprays**

🔴 Recommendation

Hall Bathroom

Water leaked/sprayed around the showerhead during operation. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



**B. Drains, Wastes, & Vents**

*Comments:*



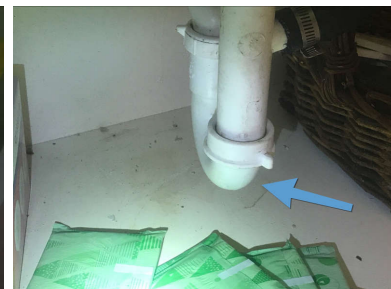
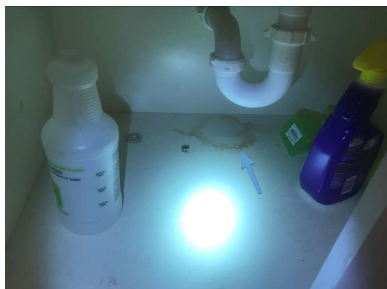
**1: Note: Evidence of Previous Leak**

🔧 Maintenance Item/Note

Hall Bathroom

**Note:** Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



**C. Water Heating Equipment**



I	NI	NP	D
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*Energy Source:* Gas  
*Capacity:* 40 Gallons  
*Location:* Attic

**1: Hot Water Temperature Exceeds 125 Degrees F**

 Maintenance Item/Note

The hot water temperature was measured and exceeds 125-Degrees F, which can cause burns from scalding. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

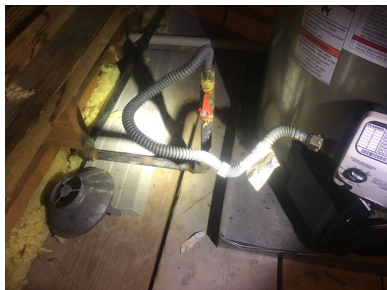


**2: Gas Water Heater: Missing Sediment Trap (Drip Leg)**

 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

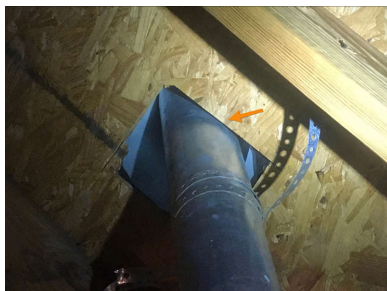
Recommendation: Contact a qualified professional.



**3: Venting System: Inadequate Combustible Clearance**

 Recommendation

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

**V. APPLIANCES**

A. Dishwashers

I	NI	NP	D
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**1: Soap Door Defective**

🔴 Recommendation

The soap door does not function properly. Remedy as needed.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

**C. Range Hood and Exhaust Systems**

*Exhaust Hood Type: Re-circulate*



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

*Range/Oven Energy Source: Gas*



**1: Cooktop Control Knob Graphics**

🔴 Recommendation

The control knob graphics had worn off or were missing.

Recommendation: Contact a qualified professional.



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**2: Burner/Element Not Functioning**

🔴 Recommendation

One or more burners/heating elements did not heat up when turned on. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified handyman.



**3: No gas shutoff valve identified**

⚠️ Safety Hazard

There was no gas shutoff valve identified near the gas range/oven. Further evaluation is recommended.

Recommendation: Contact a qualified plumbing contractor.

**E. Microwave Ovens**

*Comments:*



**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*



**G. Garage Door Operators**

*Comments:*

I	NI	NP	D
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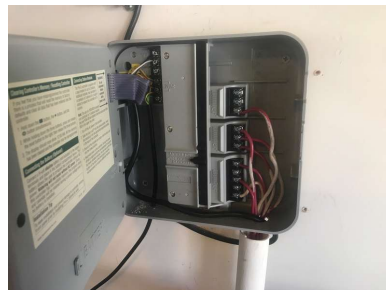


**H. Dryer Exhaust Systems**  
*Comments:*



## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**  
*Control Location: Garage*



*Rain sensor: Installed*



*Shut Off Location: At backflow prevention device*

I	NI	NP	D
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*Vacuum Breaker/Backflow Preventer:* Installed



*Zone Location:* Entire perimeter of home

*Backflow assembly is insulated:*

The sprinkler system backflow valve assembly was insulated and not visible to inspect.

*Tested in Manual Mode Only:*

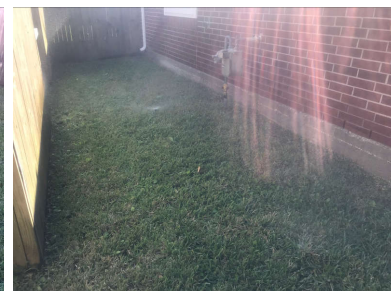
Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

**1: Adjust heads aimed at structure**

**➡ Recommendation**

Sprinkler heads were spraying the structure. Sprinkler heads should be adjusted to spray away from the structure(s). Remedy as needed.

Recommendation: Contact a qualified professional.



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**2: Broken Sprinkler Heads**

🚫 **Recommendation**

One or more sprinkler heads were broken. Replacement is recommended.

Recommendation: Contact a qualified professional.

