

# Anchored Real Estate Inspections

12107 Moon Harvest Ln  
Cypress, TX 77433  
Phone: 832-974-0107

# INVOICE/RECEIPT

Inspector: David Blade, TREC# 24692  
anchoredinspections@gmail.com

**CLIENT:**

**REPORT NUMBER** 420 E 26th St  
**INSPECTION DATE** 11/03/2022

**LOCATION**

DESCRIPTION	PRICE	AMOUNT
<b>PAID IN FULL BY:</b>		
	TOTAL RECEIVED	\$0.00
	BALANCE DUE	<b>\$0.00</b>

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TREC: 24692  
832-974-0107  
anchoredinspections@gmail.com

## PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: David Blade, TREC #24692 Cell: 832-974-0107 11/03/2022  
(Name and License Number of Inspector) (Date)

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector **IS** required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector' findings in the corresponding section in the body of the report form.

The inspector **IS NOT** required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection **IS NOT**:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer' installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

It should be noted that this inspection report is color coded, with deficiencies being listed by red X's. Green ✓ marks will list normal and acceptable conditions. **The Blue Note; statements are used for additional info the inspector feels is important for that section.** This is done instead of a summary page. Please read the entire report. Should mistakes be identified, contact me immediately and allow me to make the corrections so that our document is as correct as possible. This report and its pictures shall supersede any written or verbal conversations or comments that were provided prior to providing this written report.

**NOTE: This was not a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you with information to use in making your purchase decision. If you do not read the entire document, you may miss important details that should influence your decision.**

In accordance with the Texas Real Estate Commission (TREC) Standards of Practice definitions:

"Deficient" – In the reasonable judgment of the inspector, a condition that: adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

**Some items may need repair while some may be considered possible safety hazards due to their condition or they do not appear to meet generally accepted codes of construction/installation procedures, or the equipment may be obsolete. Some items may require further evaluation and/or repair by licensed tradesmen, and some items noted should receive eventual attention with the majority of the items listed being the result of normal wear and tear. The responsibility to decide whether further analysis, repair, update or replacement of any system or component, based on the inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared.**

"Performance" – Achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age or normal wear from ordinary use.

"Accessible" – In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without hazard to the inspector, having to climb over obstacles, moving furnishings or large, heavy, or fragile objects, using specialized equipment or procedures, disassembling items other than covers or panels intended to be removed for inspection, damaging property, permanent construction or building finish, or using a ladder for portions of the inspection other than the roof or attic space.

**It should also be noted that there may be areas where I am supposed to have access to be able to complete my inspection; however, I am not allowed to cut caulk or open any access that could cause damage (Ex: Opening an access panel that has been painted and removing the panel could damage the paint). These are areas where the homeowner should have prepared these access panels so they can be opened (as in readably accessible.)**

**NOTE: This inspector is not aware that this house had been ever flooded or had windstorm damage. While there may not have been any visible evidence of moisture damage, repairs may hide such evidence. A Comprehensive Loss Underwriting Exchange Report may offer additional information on losses or payments for losses on this property. I recommend that you check with your Agent/Realtor for more information.**

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

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## ADDENDUM: REPORT OVERVIEW

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### ADDITIONAL PROPERTY INFO

Property faces: North

Property was: Vacant

Parties present at inspection: None

Structure was: Two-Story

Utilities on: No Water; No Electricity; No Gas

Year built: 1999

### WEATHER CONDITIONS DURING INSPECTION

Sunny weather conditions prevailed at the time of the inspection. The estimated outside temperature was Above 80 degrees F. Rain has been experienced in the days leading up to the inspection.

### THE HOUSE IN PERSPECTIVE

This is a 23 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

RIGHT/LEFT FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

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I=Inspected

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I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation(s): Pier & Beam

Comments:

Inspector Note:

#### Deficient Item(s): Foundation

- X Girder is deteriorated and has fire damage. This may need to be replaced.
- X Observed Several floor joist that are missing due to fire damage.
- X Observed signs of pests (rodents) in crawlspace (nests, droppings). Pests have been known to damage various components.



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**B. Grading and Drainage**

Note: Foundation area surface and/or subsurface drains are not inspected.

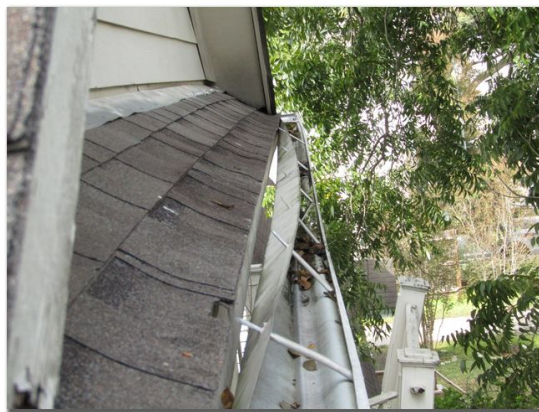
Type of Drainage: Gutters and Subsurface

Comments:

Inspector Notes:

**Deficient Item(s): Grading and Drainage**

- X Gutters are rusting/rusted in one or more places and appear to be leaking at joints, end caps, etc.
- X Gutters have some debris/ are full of debris and need cleaning.
- X Damaged gutters observed at the all sides of home.
- X Gutters pulling loose at the all sides of home.



**C. Roof Covering Materials**

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

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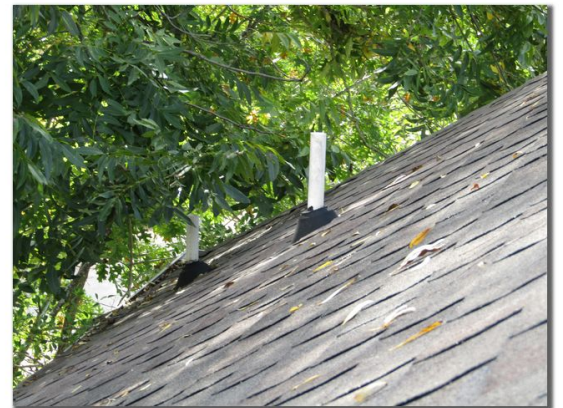
*Types of Roof Covering:* Composition Shingle  
*Viewed From:* Walked entire roof  
*If not inspected from roof level:* N/A

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Roof Covering Material**

- X** The roof appears to be showing signs of age. Observed areas where some of the shingles are cracking, it appears that tree limbs have rubbed against the shingles, the shingles feel brittle when walked on, and some of the shingles have worn/thinning granules and are shining /glistening at the edges (exposed fiberglass) which means the shingle is failing.
- X** Surface granules on the composition shingles are worn/thinning. The roof does not appear to be leaking at the time of inspection.
- X** Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- X** Trees near the structure need to be trimmed at least 5 feet away from the roof.
- X** PVC vent stack pipes above the roofline should be painted with a water-based paint to provide protection from ultraviolet (UV) radiation.





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**D. Roof Structures and Attics**

*Type of Framing: Conventional*

*Viewed Attic: From attic access to A/C decks and attic storage area(s)*

*Approximate Average Depth of Insulation: 10-12 inches*

*Type of Insulation: Blown/Loose Fill*

*Attic Ventilation: Soffit Vent/Ridge Vents*

*Comments:*

**Inspector Notes:**

✓ Performed a visual inspection. Areas where decking is not present or where the attic and attic floor is not visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.), or where physical egress may result in accidental/ incidental damage is not physically accessed but is viewed from a distance with a flashlight from an accessible area.

*Note: There is the possibility that defects or other problems are present but not visible due to these conditions. During an inspection the attic insulation is never moved or otherwise disturbed, so anything under the insulation is not examined. Condition of attic and interior ceilings and walls seem to indicate that there are no major defects relating to the attic or roof at the time of the inspection.*

**Deficient Item(s): Roof Structure & Attic**

- ✗ Attic insulation is covering some recessed lights and needs to be pulled away; it is recommended that these be covered or protected by insulation barrier.
- ✗ The attic access ladder should have weather-stripping around the perimeter of the door/ladder or around the perimeter of the access opening. This helps the ladder to act as a fire-blocking agent.
- ✗ Attic insulation is not evenly distributed. Recommend leveling where possible.
- ✗ Some areas of the attic have no insulation. Recommend insulation be added to these areas.
- ✗ I did not observe fire blocking in place at the attic penetration of the chimney flue. Fire blocking is any fire retardant material, (sheet metal is used now) that surrounds and closes off the hole to keep any fire that might escape the firebox from venting up into the attic and spreading flame throughout the house by way of the attic.
- ✗ The satilight wires are coming under the water heater exhaust vent flashing.

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

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...

Type of Exterior Walls: Wood/ Masonite Siding/Wood Trim

Comments:

Inspector Notes:

**Deficient Item(s): Walls (Interior & Exterior)**

- X Caulking needed at/or around some/ all of the window frames, at the brick window sills, at the vertical joints and around the base of the exterior lights.
- X Observed cracks/separations at eave board.
- X Observed cracks/separations at fascia board.
- X Observed cracks/separations at the window casement trim.
- X Observed water damaged/deteriorated siding/trim.
- X Observed evidence of previous moisture penetration on the interior window sill in one or more places.
- X Observed some rot to the siding
- X Exterior wood siding is damaged, rotted, buckling, pulling loose at the all sides.
- X Rot at fascia at the all sides of home.
- X Observed damage/deterioration/rot of the eave at the all sides

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**F. Ceilings and Floors**

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, insulation, etc...

Comments:

Inspector Notes:

Deficient Item(s): Ceilings & Floors

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- X Observed what appears to be previous water stains (brown) on the ceiling in one or more places. Unable to determine if these are active or ongoing leaks.
- X Observed some rising/sloping on the floors in one or more places on the second floor.



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

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Doors (Interior & Exterior)**

- X Door frame out-of-square at the front entry
- X Door(s) not latching (misaligned with striker plate) in one or more places.
- X Door(s) binding on door trim in one or more places.
- X Observed evidence of previous water penetration (damage, deterioration, rot) at the bottom of the door frame.
- X Doorframe for the entry doors are damaged.
- X The glass is cracked, missing from several doors.
- X With front/rear door closed, light can be seen around weather-stripping.
- X Weather stripping on all doors is damaged/deteriorated.



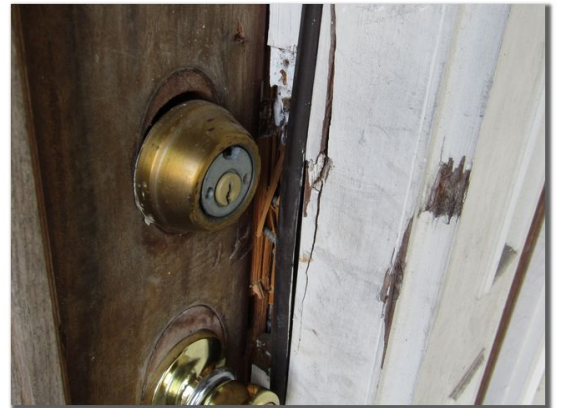
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**H. Windows**

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, solar screens, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Wood

Type of Glazing: Double Pane Thermal Seal

Comments:

Inspector Notes:

Note: I did operate the windows I could get to. They opened and closed

**Deficient Item(s): Windows**

- X** Water stains or signs of previous water penetration/separations on the window sill in one or more places.
- X** Observed separation of the window sill at the interior window boxes in one or more places.
- X** Observed evidence of previous water penetration damage and cracks/separations at the interior window sill/frame in one or more places.

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I NI NP D

X Window is not latching/locking properly in one or more places.

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

Comments:

Inspector Notes:

**Deficient Item(s): Stairways**

X The handrail/guardrail on the stairway has openings greater than 4 inches between balusters. The 4 inch rule is designed to keep children from getting through or becoming stuck in the balusters. Balusters are missing and damaged.

X The front door steps are rotted and sinking. Missing treads on step.



**J. Fireplaces and Chimneys**

Location/Type of Fireplace: Living Room, Gas

Comments:

Inspector Notes:

**Deficient Item(s): Fireplaces and Chimneys**

X metal chimney has damage to it from the fire.

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

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

Comments:

Inspector Notes:

**Deficient Item(s): Porches, Balconies, Decks and Carports**

X Observed loose/damaged/rotted/deteriorated boards on the deck/balcony. These

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I NI NP D

need to be replaced or repaired.

- X The boards on the deck/balcony have some signs of age or "weathering"; some maintenance (such as sealing or renailling) may be required.
- X No handrail on stairway. Grippable handrail is required if there are 4 or more risers.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Main Panel Location:* Exterior right side

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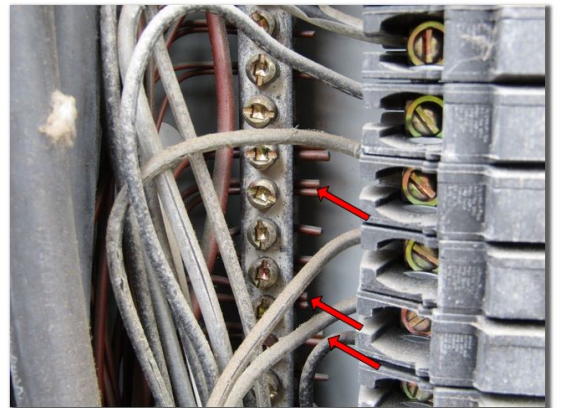
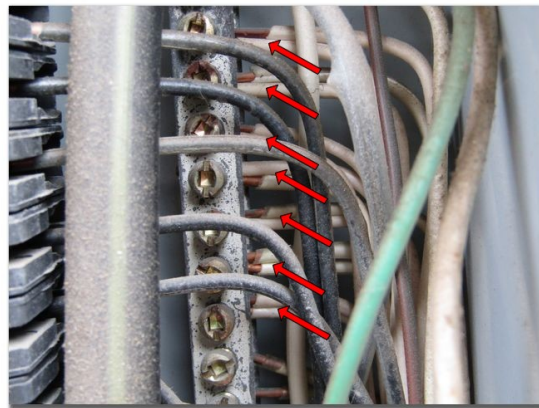
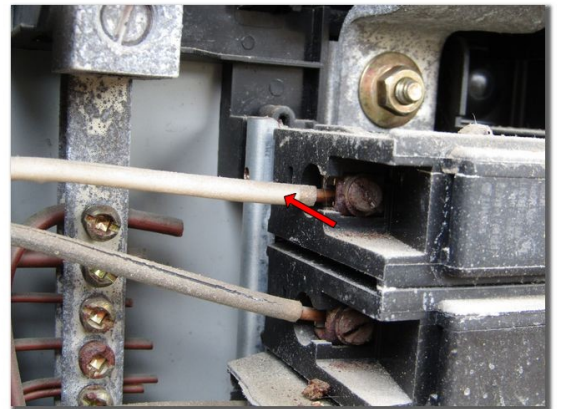
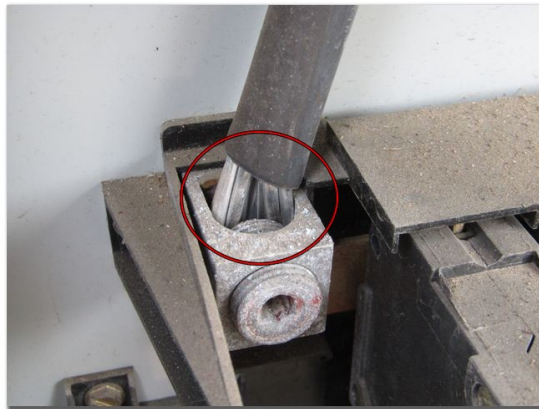
AFCI's Location: None in Place

Comments:

Inspector Notes:

**Deficient Items: Service Entrance and Panels**

- X** Some white wires (normally the neutral color) are being used as hot wires (normally black or red) and are not re-identified as hot wires with a black marking of some type (black tape or black marker); miss identified wires can be hazardous to workmen.
- X** Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and ground bars.
- X** The circuit locations are not marked or is not completely marked.
- X** Arc-fault circuit interrupting (AFCI) devices not observed in the panel box. AFCI's were first required in bedrooms in January 2002. Starting in January 2008, Combination AFCI's are required in all 15-20 amp non-GFCI circuits. An arc fault is an unintended arc created by current flowing through an unplanned path. AFCI's are designed to detect arcing and trip the circuit off.



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

Note: Lights and equipment activated by photocell switches are not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.



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Note: Smoke alarms are not checked when a security system is in place.

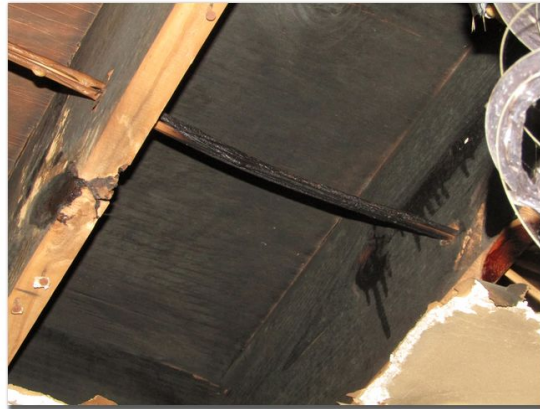
Type of Wiring: Copper Branch Wiring with Aluminum Service Entrance  
GFCI's Located at: Unknown  
Smoke Alarms Located at: None in place

Comments:

Inspector Notes:

Note: In 2008 the National Electrical Code (NEC) required every new or renovated home include tamper-resistant receptacles. If your house was built or remodeled after 2008, then you most likely have tamper-resistant receptacles, but you should be sure of it.

Note: Electrical service was not on, I was not able to test the outlets or switches. There are several wires that have been damaged due to the fire.



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

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#### A. Heating Equipment

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

Type of Systems: 2 Central Forced Air  
Energy Sources: Gas

Comments:

Inspector Notes:

✓ Gas was not available at the time of the inspection. Only a visual inspection was conducted.

\*\*\*The heating system is disclaimed this inspection\*\*\*

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**B. Cooling Equipment**

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees because of possible damage to the compressor.

Type of Systems: 2, Central- Forced Air System

Comments:

Inspector Notes:

\*\*\*The cooling system is disclaimed this inspection\*\*\*

Note: The copper condenser units and evaporators we missing from the property. It appears that there were stolen.



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

Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:

**Deficient Item(s): Duct System, Chases and Vents**

- X Metal ducts in the attic space are crushed in some areas.
- X Metal duct insulation is peeling off in some areas of the attic space.
- X Many registers and duct work damaged from fire.

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#### IV. PLUMBING SYSTEMS

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

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems and on demand hot water systems are not inspected. Laundry equipment is not operated to check the drain system.

Location of water meter: Unable to Locate

Location of main water supply valve: Unable to locate

Static water pressure reading: Unknown

Type of supply piping material: Copper

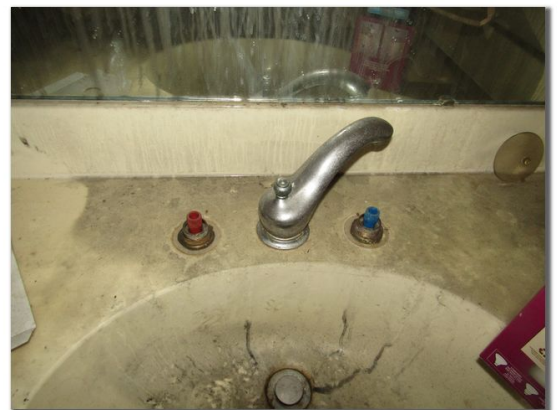
Number of Bathrooms: 2-1/2

Comments:

Inspector Notes:

- ✓ The house was winterized at the time of inspection (pipes drained and water off); all plumbing/water related areas were not inspected and are disclaimed.

Note: Most faucets appear to have damage to them.



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

Note: Only visible and accessible waste lines are checked.

Type of drain piping material: PVC

Comments:

Inspector Notes:

Note: Visual inspection only, no water to test drains.

**Deficient Item(s): Drains, Wastes and Ventilation**

**X** The main drain in the crawl space was melted in the fire.



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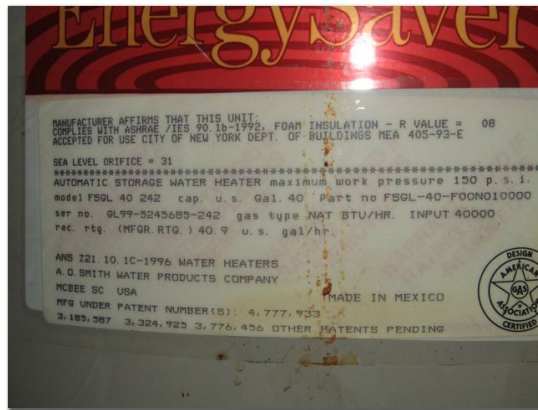
**C. Water Heating Equipment**

*Energy Sources: Gas*  
*Capacity: 40 Gallons*

*Comments:*

**Inspector Notes:**

Note: No water to the house to test unit. The copper piping was scavenged from the unit in the attic.



**D. Hydro-Massage Therapy Equipment**

*Pump was: Not Accessible*  
*GFCI Protected: Unable to Locate*

*Comments:*

**Inspector Notes:**

Note: No water or electricity to test.

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**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter: Right Side Yard*

*Type of gas distribution piping material: Cast Iron/Black Pipe*

*Comments:*

**Inspector Notes:**

Note: Gas meter has been removed and pipes sealed.



**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

**Inspector Notes:**



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**B. Food Waste Disposers**

*Comments:*

**Inspector Notes:**

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**C. Range Hood and Exhaust Systems**

Type: Recirculating

Comments:

Inspector Notes:

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

Type of Cooking Appliance: Gas Cooktop/Single Electric

Comments:

Inspector Notes:



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**E. Microwave Ovens**

Note: Microwave ovens are not checked for radiation leakage.

Comments:

Inspector Notes:

- 

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

Types Present: Exhaust Fan

Comments:

Inspector Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*

**Inspector Notes:**

**H. Dryer Exhaust Systems**

*Note:* Laundry equipment is not moved to check vents.

*Comments:*

**Inspector Notes:**

✓ Dryer appears to be properly vented to the exterior.

**VI. OPTIONAL SYSTEMS**

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

*Backflow Preventer In Place:* Yes

*Number of Zones:* Unknown

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Landscape Irrigation (Sprinkler) Systems**

✗ The sprinkler water supply valve(s) handles are rusting/ rusted or damaged.

✗ Did not observe any type of rain sensor/ freeze sensor which disables scheduled watering programs when it has been raining or in freezing temperatures.

✗ Head broke off at various locations