



# TEXAS SIGNATURE INSPECTIONS

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<https://texassignatureinspections.com/>



TREC REI 7-6

3 Robinhood Dr  
Conroe, TX 77301



Inspector

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# PROPERTY INSPECTION REPORT FORM

|  |  |
|--|--|
| Jovanni Bradley<br><i>Name of Client</i>                                 | 07/01/2023 10:00 am<br><i>Date of Inspection</i> |
| 3 Robinhood Dr, Conroe, TX 77301<br><i>Address of Inspected Property</i> |  |
| Ruben Ramos<br><i>Name of Inspector</i>                                  | TREC 22535<br><i>TREC License #</i>              |
| <i>Name of Sponsor (if applicable)</i>                                   | <i>TREC License #</i>                            |

### 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’s 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’s 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**

*In Attendance:* Buyer

*Occupancy:* Vacant

*Temperature (approximate):* 90 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Hot, Humid

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I=Inspected

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NP=Not Present

D=Deficient

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| I | NI | NP | D |
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

*Not visible :*

Multiple areas not visible upon inspection, recommend ensuring at least 4 inches of foundation is visible and clean off any staining to perform a quality visual inspection.



**1: Corner pop**

🚫 Recommendation

Corner pops are typically associated with the time of construction and not structural.

Recommendation: Contact a qualified professional.

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**2: Vegetation**

🚫 Recommendation

Large rooted vegetation near the foundation may effect the performance of the foundation

Recommendation: Contact a qualified professional.

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**B. Grading and Drainage**

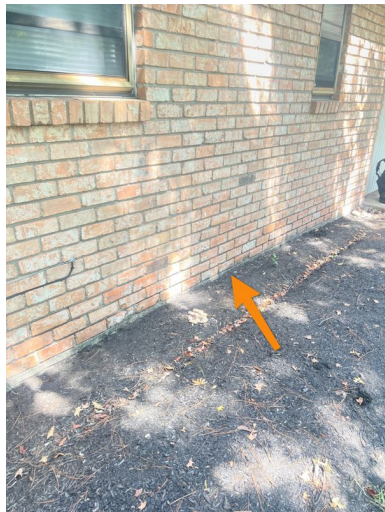
*Comments:*

**1: Cleanace**

🔴 **Recommendation**

4" clearance from brick to grade is required

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Fiberglass/asphalt

*Viewed From:* Ground, Roof

*Comments:*

**1: Damaged Coverings**

🔴 **Recommendation**

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Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



**2: Loose/unsealed**

🔴 Recommendation

Loose/unsealed shingles observed, I recommend a qualified professional evaluate and repair.

Recommendation: Contact a qualified professional.

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**3: Incorrect installation**

**➔ Recommendation**

I recommend a qualified roofer evaluate and repair

Recommendation: Contact a qualified professional.

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#### 4: Debris

🔴 Recommendation

Debris can hold moisture against the roof covering, I recommend removal of all debris.

Recommendation: Contact a qualified professional.



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#### 5: Clearance

🔴 Recommendation

1" clearance from wall covering to roof covering is required

Recommendation: Contact a qualified professional.



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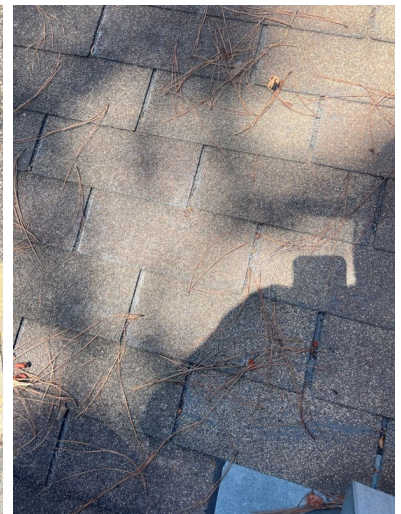


**6: Granule loss**

🔴 Recommendation

Visible fibers, this is due to granule loss. I recommend a qualified professional evaluate further

Recommendation: Contact a qualified professional.



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**7: Vegetation**

**Recommendation**

Trim vegetation away from the roof covering as it will damage the roof covering

Recommendation: Contact a qualified professional.



**D. Roof Structures and Attics**

*Viewed From:* Attic, Ground, Roof

*Approximate Average Depth of Insulation:* 7 Inches

*Comments:*

**1: Insufficient Insulation**

**Recommendation**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.

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**2: In need of repair**

**Recommendation**

I recommend a qualified professional evaluate and repair

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Damaged siding**

**Recommendation**

Repair as needed

Recommendation: Contact a qualified professional.

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**2: Weathered/damaged**

🔴 Recommendation

Recommend repairing to increase life expectancy

Recommendation: Contact a qualified professional.



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**3: Vegetation**

🔴 Recommendation

Trim vegetation away from the wall

Recommendation: Contact a qualified professional.

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| I | NI | NP | D |
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**F. Ceilings and Floors**

*Comments:*

**1: Flooring - Tiles Loose**

🔴 **Recommendation**

Loose tiles are present. Recommend further evaluation and repair

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Hinges Loose**

🔴 **Recommendation**

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

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Recommendation: Recommended DIY Project



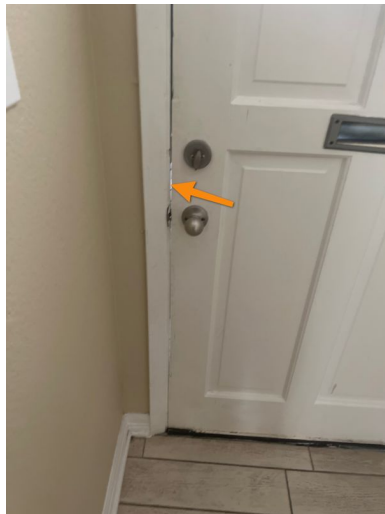
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**2: Noticeable Gap**

👉 Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.



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**3: Loose hardware**

👉 Recommendation

Recommend a handyman repair as needed

Recommendation: Contact a qualified professional.

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**H. Windows**

*Comments:*

**1: Fully operational window required for all bedrooms**

**▲Safety Hazard**

Recommendation: Contact a qualified professional.



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**2: Double windows**

**▲Safety Hazard**

Double windows have been installed this may pose a safety hazard in the event of an emergency evacuation.

Recommendation: Contact a qualified professional.

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### 3: Damaged locking mechanism

▲ Safety Hazard

Recommendation: Contact a qualified professional.



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### 4: Corroded lintels

● Recommendation

If corroded lintels are observed it is recommended to clean and coat with an anti corrosive coating. They usually will require maintenance yearly to keep from corroding. Severe cases (over a long period of time) will cause diagonal cracks radiating from the top corners of the windows. The metal expands as it corrodes.

Recommendation: Contact a qualified professional.



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

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

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

**1: In need of further evaluation**

🔴 Recommendation

Upon inspection I observed non standard building practices. I recommend further evaluation and repair as needed

Recommendation: Contact a qualified professional.



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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Service size:* 150 amp

*Brand:* Siemens

*Location of panel:* Exterior wall

*Sub panel :* No

*Location of main shutoff:* Exterior wall



**1: Panel Missing Labels**

**▲Safety Hazard**

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches. I was unable to verify breaker sizing per application

Recommendation: Contact a qualified electrical contractor.



**2: Panel/system Upgrade Recommended**

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**▲Safety Hazard**

The electrical panel/system is outdated and lacks modern safety features such as a surge protector, GFCI, AFCI breakers. Recommend a qualified electrician evaluate and upgrade to meet current building standards.

Recommendation: Contact a qualified electrical contractor.



**3: Protective grommet needed**

**▲Safety Hazard**

Recommendation: Contact a qualified professional.

**4: Busbar (neutrals/ground)**

**●Recommendation**

Upon inspection I observed neutrals (white) and grounding conductors (bare) on the same bus bar. Neutrals and grounds are required to have separate bus bars. I recommend a licensed electrician evaluate for repair.

Recommendation: Contact a qualified electrical contractor.



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**5: Different brand breakers**

**▲Safety Hazard**

I observed different brand breakers inside the electrical panel. I recommend a licensed electrician evaluate for compatibility.

Recommendation: Contact a qualified professional.



**6: Undersized conductors**

**▲Safety Hazard**

Undersized conductors observed based on the breaker size. I recommend a licensed electrician evaluate and repair

Recommendation: Contact a qualified professional.



**7: Service mast in need of repair**

**▲Safety Hazard**

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I recommend a licensed electrician evaluate and repair as needed (remove vegetation and secure to walk with proper drip loop)

Recommendation: Contact a qualified professional.



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

*Type of Wiring:* Conduit

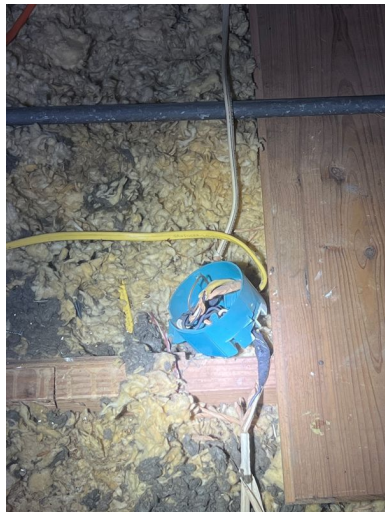
*Comments:*

**1: Open Junction Box**

🔴 Recommendation

Open junction box observed. Recommend concealing or replacing.

Recommendation: Recommended DIY Project



**2: Loose receptacle**

⚠️ Safety Hazard

I=Inspected

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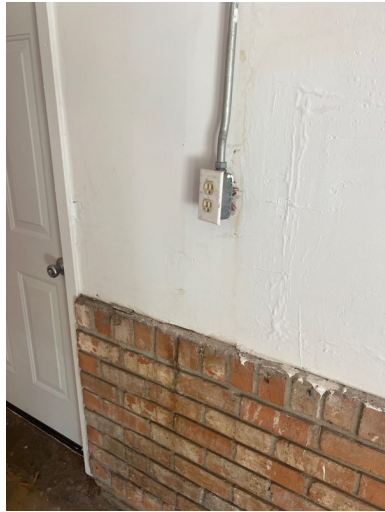
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Multiple loose receptacles observed throughout. I recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified professional.



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### 3: Secure conduit

▲Safety Hazard

Secure conduit to the wall to prevent damage

Recommendation: Contact a qualified professional.



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### 4: Receptacle wired incorrectly

▲Safety Hazard

Multiple receptacles tested to be wired incorrectly upon inspection (based on my tester). I recommend a licensed electrician evaluate and repair as needed

Recommendation: Contact a qualified professional.

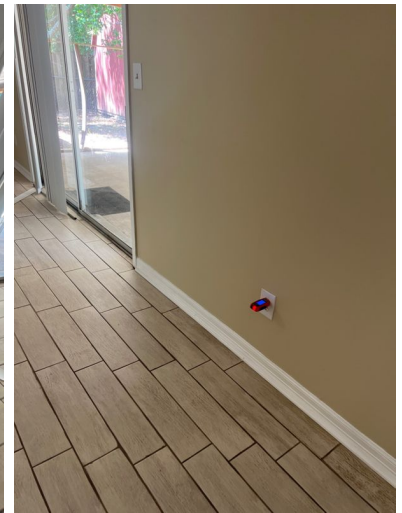
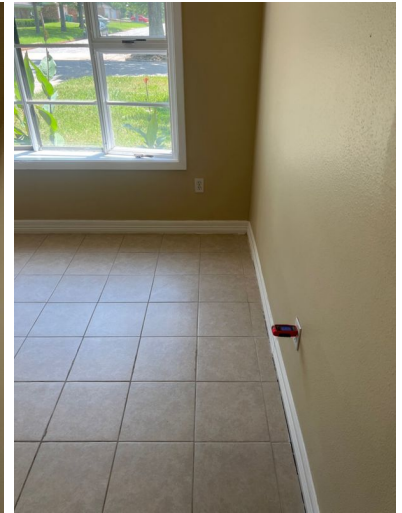
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



**5: Unresponsive receptacle**

I=Inspected

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D=Deficient

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🔴 Recommendation

Recommendation: Contact a qualified professional.



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**6: Conduit in need of repair**

⚠️ Safety Hazard

Exposed romex is a safety hazard

Recommendation: Contact a qualified professional.



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**7: Protective grommet needed**

⚠️ Safety Hazard

Recommendation: Contact a qualified professional.



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**8: Missing junction box**

**▲ Safety Hazard**

I recommend a licensed electrician add a junction box

Recommendation: Contact a qualified professional.



**9: Fan out of balance**

**🟡 Recommendation**

Repair as needed

Recommendation: Contact a qualified professional.

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**10: Conduit in need of repair**

**▲ Safety Hazard**

flexible conduit is not recommended to be installed on the exterior of the home. I recommend a licensed electrician evaluate and repair as needed

Recommendation: Contact a qualified professional.



C. Other

Comments:

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

**A. Heating Equipment**

*Type of Systems:* Furnace

*Energy Sources:* Gas

*Comments:*

*Number of systems :* 1

*Not operated:*

Due to the conditions observed upon inspection

**1: Corrosion**

🔴Recommendation

Furnace was corroded in one or more areas. Recommend a HVAC contractor evaluate and repair.

Recommendation: Contact a qualified HVAC professional.



**2: Inoperable**

🔴Recommendation

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation: Contact a qualified HVAC professional.

**3: Manifolds dirty**

🔴Recommendation

Cleaning manifolds will result in better air quality.

Recommendation: Contact a qualified HVAC professional.

**4: Corrugated gas line**

⚠️Safety Hazard

Corrugated gas supply line is not permitted to pass through metal cabinets.

Recommendation: Contact a qualified professional.

I=Inspected

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I NI NP D



**5: Sediment trap needed**

🔴 Recommendation

Sediment traps are required prior to entry to the appliance.

Recommendation: Contact a qualified professional.

**6: Furnace servicing**

🔧 Maintenance Item

I recommend a licensed HVAC professional service and evaluate.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒

**B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Comments:

Refrigerant : R-22



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Brand: York

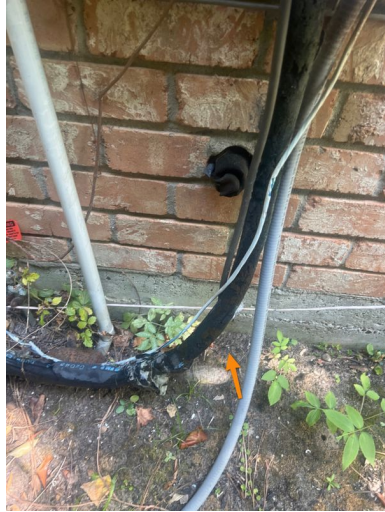
Condensing unit location: Left hand side when approaching

**1: Insulation Missing or Damaged**

🔴Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.



**2: Emergency shutoff**

⚠️Safety Hazard

I did not observe a dedicated emergency shutoff within eyesight of the unit.

Recommendation: Contact a qualified professional.



**3: R22**

🔴Recommendation

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I NI NP D

Based on labeling r-22 is in use, this is older refrigerant and has been phased out. I recommend contacting a licensed HVAC specialist

Recommendation: Contact a qualified professional.



#### 4: Anti tamper locks

⚠️ Safety Hazard

Anti tamper locks required on all AC refrigerant line valves

Recommendation: Contact a qualified professional.



#### 5: Service recommended

👉 Recommendation

Based on the condition upon inspection I recommend servicing.

Recommendation: Contact a qualified professional.

#### 6: Damaged condensing unit

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🔴 Recommendation

I recommend a licensed HVAC specialist evaluate and repair as needed

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Ducts not properly raised**

🔴 Recommendation

Recommend a qualified professional repair to prevent condensation issues

Recommendation: Contact a qualified professional.



**2: Improper venting**

🔴 Recommendation

Vents are not permitted to terminate in the attic

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Recommendation: Contact a qualified professional.



**D. Other**  
*Comments:*



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I NI NP D

## IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Exterior

*Location of Main Water Supply Valve :* Exterior wall



*Static Water Pressure Reading:* 45

*Type of Supply Piping Material:* Galvanized

*Comments:*

*Well:* No

**1: Lazy flush**

🟡 Recommendation

Upon inspection I observed a lazy flush, a licensed plumber should evaluate and repair as needed

Recommendation: Contact a qualified professional.



**2: Galvanized**

🟡 Recommendation

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Apparent galvanized pipes in use in various areas. I recommend a plumber evaluate for replacement  
Recommendation: Contact a qualified professional.



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**3: Leak at lower fixture**

🔴 Recommendation

The lower fixture leaked when the shower was “on”

Recommendation: Contact a qualified professional.



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**4: Backflow prevention device**

🔴 Recommendation

All exterior hose bibs should be fitted with back flow prevention devices

Recommendation: Contact a qualified professional.

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**5: In need of repair**

🔴 Recommendation

Recommendation: Contact a qualified professional.



**6: Leak observed**

🔴 Recommendation

Leak observed upon inspection, I recommend a licensed plumber repair

Recommendation: Contact a qualified professional.

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**7: Low supply (multiple fixtures)**

🔴 Recommendation

Repair as needed

Recommendation: Contact a qualified professional.



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

Type of Drain Piping Material: PVC, N/A

Comments:

Septic: No

**1: Corrugated pipe**

🔴 Recommendation

Corrugated pipe is not intended for permanent use only temporary. A licensed plumber should evaluate for repair

Recommendation: Contact a qualified professional.

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**2: Improper trap**

🔴 Recommendation

The change of direction after the trap will hinder the flow of draining water

Recommendation: Contact a qualified professional.



**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 Gallons

*Comments:*

*Brand:* Rheem

*Location:* Garage

**1: Sediment trap**

🔴 Recommendation

A sediment trap is recommended on the gas supply line.

I=Inspected

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D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



**2: In need of repair**

➔ Recommendation

The water heater rest in the drain pan that may hold water. This may cause damage to the water heater

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

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

*Location of Gas Meter:* Exterior

*Type of Gas Distribution Piping Material:* Black steel

*Comments:*

*Gas supply off:*

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D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

*Brand:* Kenmore

**1: High loop/air gap**

🔴 Recommendation

The drain was not on a high loop nor did I observe an air gap. The current configuration may allow for debris to enter the dishwasher

Recommendation: Contact a qualified professional.

**2: Inoperable**

🔴 Recommendation

inoperable upon inspection

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

*Type:* Vented

**1: Light inoperable**

🔴 Recommendation

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



- D. Ranges, Cooktops, and Ovens**  
*Comments:*  
*Brand:* GE  
*Gas shut off location:* Not gas operated

- E. Microwave Ovens**  
*Comments:*

- F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

- G. Garage Door Operators**  
*Comments:*  
*Brand:* Touch N GO  
**1: Inoperable**  
**🚫Recommendation**  
The door was not connected to the unit upon inspection  
Recommendation: Contact a qualified professional.



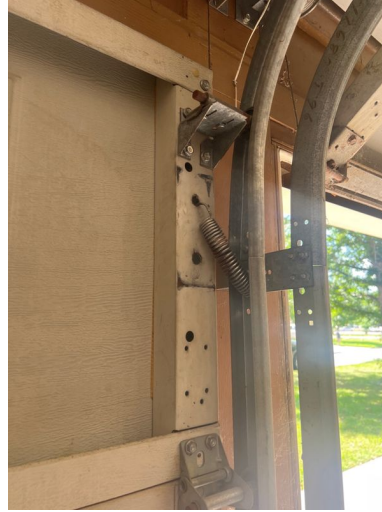
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



**H. Dryer Exhaust Systems**

*Comments:*

**1: Damaged**

**▲ Safety Hazard**

Upon inspection I observed damage to the dryer exhaust vent. I recommend further evaluation and repair

Recommendation: Contact a qualified professional.

