



KTX HOME INSPECTIONS, LLC.

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KTX FULL REPORT REI 7-6 (22')

28202 Hazel Trl
Katy, TX 77494



Inspector

JOHN REESE

TREC LIC# 24291

9365204857

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PROPERTY INSPECTION REPORT FORM

Linden and Indira Goodwin <i>Name of Client</i>	09/02/2022 8:00 am <i>Date of Inspection</i>
28202 Hazel Trl, Katy, TX 77494 <i>Address of Inspected Property</i>	
JOHN REESE <i>Name of Inspector</i>	TREC LIC# 24291 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Furnished, Occupied

In Attendance: Owner

Temperature : 70 to 80, 80 to 90

Type of Building: Single Family

Weather Conditions: Partly Cloudy

Ground Condition: Damp

The direction the building faces for orientation purposes.: West

Limited/Individual Component Inspection:

As agreed in the Pre-Inspection Agreement, **this is a Limited/Individual Component Inspection** only consisting of an inspection of the referenced area(s) and or component(s). Some comments may be made in relation to other systems or items of the home if they affect the listed individual component. Any comments made in regards to items not listed in this paragraph were done so a courtesy, and the referenced deficiencies should not be viewed as an all-inclusive listing of deficiencies with these items.

Moisture Meter Information :

A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source.

Occupied Home Limitations:

KTX Home Inspections does not move owner/occupied items for the purposes of the inspection; Although every effort is made to inspect/access all systems, it is not possible to describe every defect within the home. Various areas of the home may be inaccessible/not visible due to furniture and/or storage. Due to this, the home should be carefully reviewed during your final walk-thru as the home should be vacant and clear of obstruction. This is your opportunity to assure that no new concerns have occurred since the date of this inspection, that all requested repairs have been completed, and to verify that all systems are in proper, working condition (i.e. the plumbing system, appliances, electrical system, heating/cooling systems, etc.)

Personal Belongings Information :

Personal belongings were present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk through or at some point after these belongings have been removed.**

Thermal Imaging Information :

An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

Type of Foundation: Slab on Ground

Note - Potential Hidden Damage:

Where deteriorated or missing caulk/mortar joints, roof coverings/flashing/decking, wall penetrations, high soil, negative drainage, or conducive conditions for wood destroying insects are notated as deficient within structural systems, it should be assumed that moisture penetration may have occurred and hidden damage may be present.

Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. -

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

1: Corner pop

 Maintenance/Recommendation

Southeast & Southwest

Foundation corner fracture(s) existed, "Corner pop". Although this condition did not appear to adversely affect the structure, sealing these areas may be desired as they could provide hidden access for wood destroying insects and moisture intrusion. Recommend repair by a qualified professional.

Recommendation: Contact a qualified professional.



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B. Grading and Drainage

Comments:

The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Roof gutters installed:

The building is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation.

Dry weather conditions:

If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

C. Roof Covering Materials

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Roof covering material: Shingles\Composition Asphalt Shingles

Roof Viewed From: Ground, Drone

Roof condition: Good condition

1: Improve vent paint

[Maintenance/Recommendation](#)

One or more vents were in need of paint improvement. Repair as needed.

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Recommendation: Contact a qualified professional.



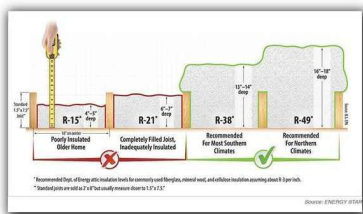
D. Roof Structures and Attics

Comments:

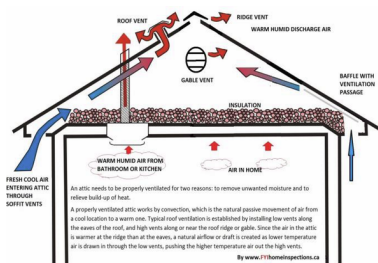
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic viewed from: Entered the Attic

Depth of Attic Insulation: 8 to 10 inches blown fiberglass insulation, and radiant barrier on the roof decking.



Attic Ventilation: Soffit Vents, Slope Vents



Roof Structure Description: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.



The attic appears to be ventilated and insulated to minimum standards at the time of construction: The attic appears to be ventilated and insulated to minimum standards at the time of construction

1: Water stains in attic

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🔴 Further Evaluation Required

Water stains were observed on the roof framing and/or decking at one or more locations. Recommend repair as needed.

Note: moisture dripping onto the floor decking in the attic

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Note: pictures are examples and do not represent all areas. All exterior walls should be checked and sealed/repared as needed.

Wall construction: Wood Stick Framing

Siding Material: Brick, Stucco, Cement Board

Interior wall materials: Textured Drywall Finished With Paint

Possible hidden damage:

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Openings in the brick veneer and/or stone mortar

[🔧 Maintenance/Recommendation](#)

South wall

There are openings in the brick veneer and/or stone at one or more locations. The brick veneer should be repointed to help prevent moisture and/or pest intrusion in those areas.

Note: all walls should be checked and corrected as needed.

Recommendation: Contact a qualified professional.

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2: Chipped/cracked tile

[🔧 Maintenance/Recommendation](#)

Main bathroom

The tile is chipped/cracked on the interior walls at one or more locations. Repair as needed.

Recommendation: Contact a qualified professional.

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F. Ceilings and Floors

Comments:

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Possible hidden damage:

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Cold spot observed

🟡 **Further Evaluation Required**

Main bedroom

A cold spot was observed in one or more areas using a thermal camera. Cold spots can be an indication of moisture. Where cold spots are observed and/or moisture is detected: further evaluation is advised and repair/replacement by a licensed professional contractor as needed.

Recommendation: Contact a qualified professional.



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G. Doors (Interior and Exterior)

Comments:

Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

No deficiencies observed at this time.:

H. Windows

Comments:

This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

Note to client:

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Failed thermal window seals

🔴 **Further Evaluation Required**

Backyard side

There are one or more window(s) with visible evidence of a broken thermal window seal. This causes condensation to form between the window panes leaving water deposits that cause discoloration between the panes over time. Recommend repair by a qualified professional.

Note: early signs of failure

Recommendation: Contact a qualified professional.



2: Exterior window separated caulk joint

🔧 **Maintenance/Recommendation**

There are separated caulk joints around the exterior window frames at one or more locations. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Recommend repair by a qualified professional on all exterior windows as needed.

Note: minor separations observed. All windows should be checked as needed. This is a common maintenance item for homeowners.

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Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stair construction meets standards: Yes

No deficiencies observed:

J. Fireplaces and Chimneys

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

Comment: Not present:

K. Porches, Balconies, Decks, and Carports

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

No Deficiencies observed at this time.:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Note: Check with manufacture for the recent recall list on Square D panels.

Note - Potential Hidden Damage:

Where deteriorated or missing caulk/mortar joints exist at exterior fixtures or panels, separations in conduit or mast heads, observed rust, and flashing penetrations are notated as deficient within electrical systems, it should be assumed that moisture penetration may have occurred and hidden damage may be present.

Wire Types Found in Panels: aluminum

Grounding and Bonding: verifiable ground rod

Location of Main Panel: Garage, Exterior of home

Service Entrance Type: Underground

Main Panel Rating Amps: 200

Panel Manufacturer: Square D

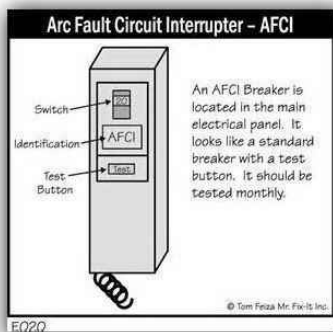
Condenser Breaker Sufficient: Yes

Arc Fault Tested: Not tested-Occupied

Arc Fault Protection Devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction -

Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015

International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.



Electrical panels uncovered for inspection:

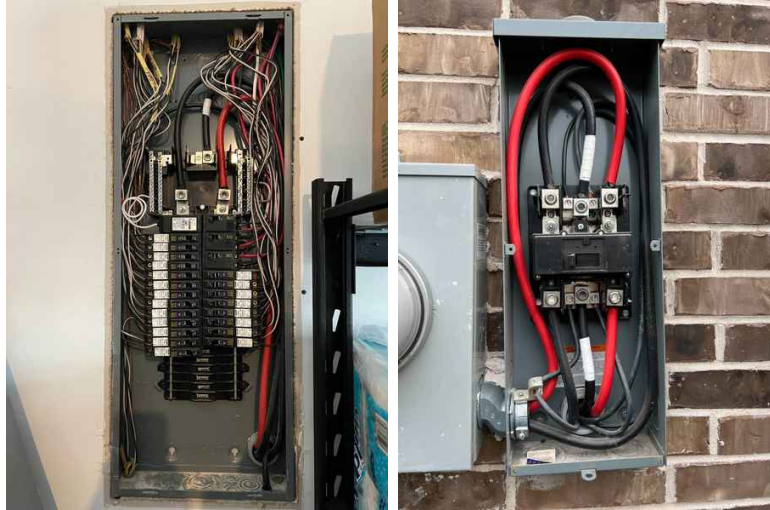
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1: Main lugs no covers

🚩 Further Evaluation Required

Main lugs have no covers/barriers. Recommend repair by a qualified licensed electrician.

Recommendation: Contact a qualified electrical contractor.



2: Missing screws in cover panel

🔧 Maintenance/Recommendation

Exterior panel

One or more screws are missing from the cover panel. These should be replaced with the proper screws with butt ends. Recommend repair/replacement as needed by qualified professional.

Recommendation: Contact a qualified professional.

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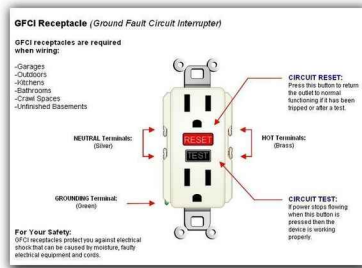


B. Branch Circuits, Connected Devices, and Fixtures

Comments:

This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.



Wire Types: copper

Type of electrical system: 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: Yes

No deficiencies observed at this time:

C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

This inspection covers the gas and electric heating systems.

Note - Potential Hidden Damage:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Furnace uncovered for inspection photos:

Thermal images of heating system test:

Heat not tested when outside temperature is above 80 degrees:

The heat is not tested when the outside temperature is above 80 degrees.

B. Cooling Equipment

Cooling Types: Central - Air Conditioner

Unit(s) video and manufactures tag photos:



Size in tons: 5

Year manufactured: 2021

Refrigerant used: R410A

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Testing method:

The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

Recommended maintenance :

I=Inspected

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I	NI	NP	D
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Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

Location of condensate drain lines: Under sink -

If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

1: Fungal growth on the plenum

➡Further Evaluation Required

Fungal growth is forming on the duct plenum. This may indicate this area is not properly insulated. Further evaluation and/or repair by a licensed HVAC technician is advised.

Recommendation: Contact a qualified professional.



2: Moisture observed on air handler cabinet

➡Further Evaluation Required

Moisture was observed on the air handler cabinet. Recommend further evaluation to determine and correct the cause by a licensed professional HVAC specialist.

Note: excessive moisture observed in several areas. Moisture is dripping onto the attic decking. Moisture observed on the ductwork also.

Recommendation: Contact a qualified HVAC professional.

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3: Seal in need of improvement

➔ Further Evaluation Required

The material used to seal AC handler was in need of improvement in one or more areas. Recommend further evaluation and repair/replacement by a licensed professional HVAC specialist.

Recommendation: Contact a qualified HVAC professional.

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C. Duct Systems, Chases, and Vents

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters.

Type of Ducts: Flexible

Filter Locations: At the return air vents

Filter Condition: Needs Replacement

1: Dirty air filter

[Maintenance/Recommendation](#)

The air filter is dirty. Replacement is recommended.

Recommendation: Contact a handyman or DIY project

D. Other

Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Note - Potential Hidden Damage:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Location of water meter: near the curb

Location of homeowner water shutoff valve: in the garage

Type of Water supply pipes: PEX

Static water pressure readings: 55-60 -

The static water pressure should be between 40 and 80 PSI for the best performance.

1: Fixtures not sealed to wall

[Maintenance/Recommendation](#)

Bathrooms

The bathtub and/or shower fixtures are not properly sealed to the wall. Recommend repair by a qualified professional.

Recommendation: Contact a qualified professional.



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B. Drains, Wastes, and Vents

Type of Drain Piping Material: Pvc

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location of cleanouts: Exterior

No Deficiencies Observed:

No Deficiencies observed at the time of the inspection.

C. Water Heating Equipment

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Water Heater Locations: garage

Water Heating Energy Sources: Gas

Water Heater Capacity (Gallons): Tankless

Numbers of units: 1

Years: 2021

Life Expectancy of water heater:

10 to 15 years

TPR test: Operated

Safety pan and drain: Not Applicable

Gas Shut Off Valve: Present

Gas appliance connector: Iron/Flex

Type of Visible Vent Pipe: Tankless Cabinet

Water heater ID tag photos:

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Water temperature test range: Below 120 degrees -

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

No Deficiencies Observed:

The water heating equipment appeared to operate as intended at the time of the inspection.

D. Hydro-Massage Therapy Equipment

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment

Comments: Not present:

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Exterior

Type of Gas Distribution Piping Material: Black Steel

No Deficiencies observed:

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V. APPLIANCES

A. Dishwashers

Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Note - Potential Hidden Damage:

If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Back Flow Prevention: Sanitary Loop

The dishwasher appeared to operate as intended when tested.:

No deficiencies observed :

B. Food Waste Disposers

Comments:

The inspection covers the splash guard, grinding components, and exterior.

No deficiencies observed:

The unit appeared to operate as intended when tested.

C. Range Hood and Exhaust Systems

Comments:

The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Range Exhaust: vents to the exterior

No deficiencies observed :

The range exhaust system appeared to operate as intended at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Type of Cook Top: Gas

Gas Shut Off Valve: Present

Type of Oven: Electric

The oven was tested at 350: The oven tested above 375 degrees -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Not applicable

No Deficiencies Observed:

No Deficiencies Observed at the time of inspection.

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I	NI	NP	D
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E. Microwave Ovens

Comments:

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

No deficiencies observed :

The microwave oven appeared to operate as intended at the time of the inspection.

G. Garage Door Operators

Comments:

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features.

Safety features test: The garage door auto reversed when the beams were interrupted and pressure was applied to the bottom of the door.

1: Excessive noise

🚫 **Further Evaluation Required**

Excessive noises were observed when opening/closing garage door. Recommend further evaluation by a qualified professional and repair as needed.

Recommendation: Contact a qualified professional.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior

Operated as intended at the time of the inspection:

No Deficiencies Observed :

No Deficiencies Observed at the time of inspection.

H. Dryer Exhaust Systems

Comments:

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I	NI	NP	D
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The inspection will cover the condition and operation of the unit.

Dryer Vents: : Through Side Wall

No deficiencies observed: