

# Home Inspection Report



3610 Ave Q Rear, Galveston , TX 77550

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**Inspection Date:**

Monday January 25, 2021

**Prepared For:**

Nate McDermott

**Prepared By:**

Michael Anderson  
9446 Jamaica Beach  
Galveston, TX 77554  
(409) 996-9979  
firetrand@yahoo.com

**Report Number:**

012521a

**Inspector:**

Michael Anderson

**License/Certification #:**

TX--23486

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "Michael Anderson", written over a horizontal line.

# PROPERTY INSPECTION REPORT

**Prepared For:** Nate McDermott  
(Name of Client)

**Concerning:** 3610 Ave Q Rear, Galveston , TX 77550  
(Address or Other Identification of Inspected Property)

**By:** Michael Anderson TX-23486 1/25/2021  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

## 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.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** When a deficiency is reported, it is the client s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

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

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

The home is inspected following the Standards of Practice set forth by the Texas Real Estate Commission. There are certain components that may not have been code during the time of the original build however the Standards of Practice require the inspector to mark deficient some of these older components. Any and all of the repairs that are completed are recommended to be done by qualified or certified professionals. Any warranty information should be obtained from the seller. The locations are referenced as the front door facing South. The inspector cannot predict nor be held responsible for any future foundation movement and or settlement that may occur.

DEMO

# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

## Main Entrance Faces

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East

## State of Occupancy

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Vacant

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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61yrs old

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundations(s):* Mix of pier and beam on concrete footing with platform construction

*The Foundation is:* In need of repairs. See additional comments below.

*Comments:* The entry door shows signs of settlement or a foundation issue at the south side. Upon entry in the west garage in the upper right corner there is evidence of either previous wood destroying insect damage or moisture damage. It appears that this damage is the reason for the entry door upstairs being out of square and not operating correctly. It is recommended that a qualified contractor further evaluate this area for repair.

The rest of the foundation appeared to be functioning properly on the day of the inspection.

*Photos:*



Picture is looking up at the right side just inside the west garage entry, there appears to be previous wood destroying insect damage



Door at the area above the damage from the wood destroying insects or moisture, you can see there has been a significant drop in the area

### B. Grading and Drainage

*Comments:* The grading and drainage appeared to be functioning properly on the day of the inspection. The grading should at like an umbrella and drain storm water away from the home and its foundation.

The addition of gutters would also be beneficial over the longterm ownership of the home as they will help flow storm water away from the home and its foundation.

### C. Roof Covering Materials

*Types of Roof Covering:* Composition Roofing Material

*Viewed From:* Roof's edge

*Comments:* The composition roof covering materials were found to be in poor condition and are recommended to be replaced. The materials have suffered extensive granule loss and damage from the tree limbs overhanging the west side of the roof.

The Texas department of Insurance website states that the roof was re- roofed in 2001 and properly certified with a WP18.

*Photos:*

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Tree limbs on the west side of the home have caused damage to the roofing materials



Shingles have suffered from extensive granule loss

D. Roof Structures and Attics

*Viewed From:* Attic hatch with ladder, attic was not entered due to low clearances.

*Approximate Average Depth of Insulation:* 4"

*Comments:* There were multiple roof rafters that extend through the attic and to the eaves that were deteriorating/rotting.

The roof decking was deteriorating/rotting in multiple places as well, recommend that a qualified contractor repair the decking and roof rafters that are damaged.

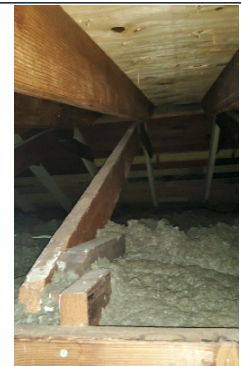
*Photos:*



Southeast corner has deterioration of the roof structure



Roof decking at the southeast corner is deteriorating



Main portion of the attic appeared to be in good shape

E. Walls (Interior and Exterior)

*Comments:* **INTERIOR:**

The interior walls at the south side and the north side of the upstairs living area had significant damage behind the wall paneling. It is undetermined whether the damage was caused from previous wood destroying insects or moisture however it is highly recommended that further investigation be done to determine the amount of damage that is behind the wall paneling. The paneling in these areas was ripped significantly.

**EXTERIOR:**

The exterior walls had a few areas that were in need of repair but overall it appeared that the structure was mainly in need of a good painting.

*Photos:*

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Damage to the exterior siding near garage



Damage under the south window



Damage at the south wall



Damage at the south wall



North wall has damage behind paneling

F. Ceilings and Floors

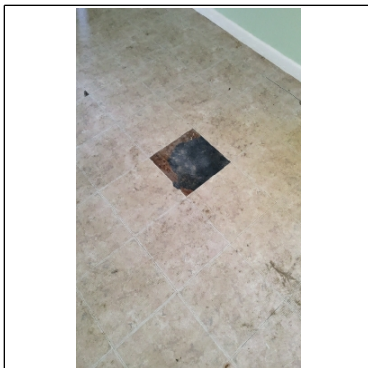
*Comments:* **CEILING:**

The ceiling throughout the home appeared to be in pretty good shape, there were no significant issues observed on the day of the inspection.

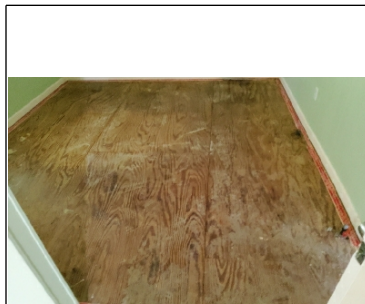
**FLOORS:**

The flooring throughout the home was unfinished or in need of repair, recommend that a qualified contractor repair/finish the flooring.

*Photos:*



Glue down laminate flooring is in need of repair



North bedroom carpet has been removed

G. Doors (Interior and Exterior)



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I NI NP D

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

*Comments: cont.*

Comments: The front entry door is in need of significant adjustments as previously discussed there has been excessive settling or movement. The door is obviously not square and there is approximately a 2" gap at the bottom right corner of the door.

The door at the entryway from the bedroom to the kitchen/bathroom area has loose hinges that are in need of repair so the door will operate correctly.

*Photos:*



Upper hinges at door from bedroom to bathroom needs repaired



Front entry door is not square and catches the frame when opened



Gap at the front entry door



Front entry door paneling is coming loose from the door catching the frame

**H. Windows**

*Comments:* All of the windows in the upstairs living area were functional however the older style windows were in need of minor repairs.

The kitchen window has a broken or damaged upper pane on the exterior, recommend that the window be replaced as moisture will start to gain entry inside of the glazing and cause damage.

*Photos:*

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Kitchen window was damaged at the exterior of the upper pane

I. Stairways (Interior and Exterior)

*Comments:* The stairway had the proper headroom, tread depth, riser height, handrail, spindle with and exterior lighting for safety. The only recommendation is that the handrail be continuous all the way to the bottom for safety reasons.

*Photos:*



Handrail did not quite reach all the way to the bottom of the stairs

J. Fireplaces and Chimneys

*Comments:*

K. Porches, Balconies, Decks, and Carports

*Comments:* The railing at the front porch where it attaches to the structure was loose and needs to be resecured for stability.

*Photos:*

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Railing is loose where it attaches to the home

L. Other

Comments:

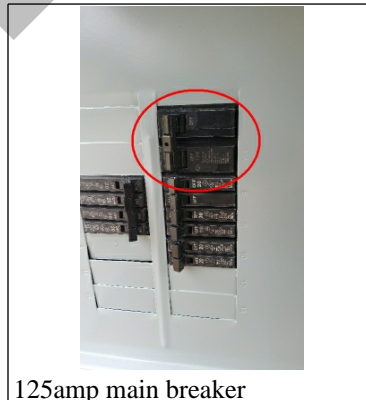
## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The electrical service lines are run from an overhead weatherhead to a newly replaced 125amp main panel breaker box located next to the meter. Upon arrival all of the breakers were manually tripped on the day of the inspection so with permission all of the breakers were turned on to test the electric and then turned back off.

The panel box, breakers and wiring were all functioning properly on the day of the inspection. Info only there were two separate meters for each home.

Photos:



125amp main breaker

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: There was no power to the outlet located on the upstairs south wall where the window unit was plugged in, recommend that a qualified electrician evaluate the circuit for repair.

The exterior light switch at the top of the stairs was missing its weather protective cover, recommend that it be repaired to keep the switch out of the elements.

The light fixtures providing lighting for the exterior stairway did not function and was loose at the wall allowing moisture to enter behind the fixture, recommend that a qualified electrician repair the fixture.

There were multiple outlets in the west garage that were wired reverse polarity (hot/neutral backwards), recommend that the outlets be properly rewired by a qualified electrician.

I=Inspected

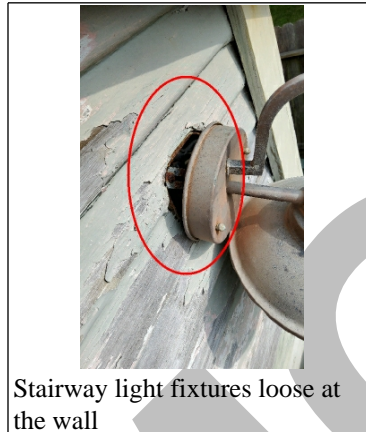
NI=Not Inspected

NP=Not Present

D=Deficient

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Photos:



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

A. Heating Equipment

Type of Systems:

Energy Sources:

Comments: There was an old wall heater located in the bedroom however it did not function. Recommend that the home have a functional heating source.

B. Cooling Equipment

Type of Systems: Window Unit

Comments: The window air conditioner could not be tested as the outlet where the unit was plugged into did not function. Recommend that the circuit be repaired and then the unit be tested.

C. Duct Systems, Chases, and Vents

Comments:

### IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: The water meter is located in the front yard near the street.

Location of main water supply valve: The main water supply line and shut off valve are located at the southwest corner of the home. The line is made of galvanized piping.

Static water pressure reading: 64psi

Comments: The home had good functional flow meaning that 3 or more water fixtures were run simultaneously and there was little to no drop in pressure or flow of water. The home had a mixture of galvanized plumbing along with pvc/cpvc. When the lines are opened there was a significant amount of orange rusty water that flowed from the fixtures. Recommend that the lines be completely updated to pvc/cpvc in the near future. There was significant moisture damage along with fungal growth under the bathroom sink, recommend that the are be cleaned and or repaired.

Photos:

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I NI NP D



Main water supply line



Rust stains all over the stand up shower



Significant moisture damage and fungal growth under bathroom sink



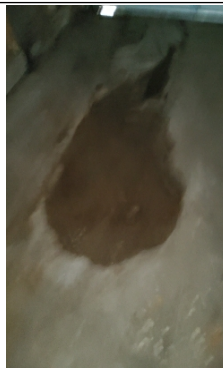
B. Drains, Wastes, and Vents

*Comments:* The drain waste plumbing lines were observed to be leaking while underneath the bathroom and kitchen area. The bathroom sink was missing its drain stop, recommend that the plumbing and drain stop be repaired by a qualified contractor.

*Photos:*



Active water dripping from trap



Water dripping from plumbing in garage



Sink missing drain stop

C. Water Heating Equipment

*Energy Sources:* Electricity

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I NI NP D

**C. Water Heating Equipment cont.**

*Capacity: cont.*

Capacity:40 Gallons

*Comments:*The State Select brand water heater was manufactured in 2014 and is rated at 40 gallons.

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary. The hot water supply line is rusting or corroding, recommend that the line be replaced by a qualified professional.

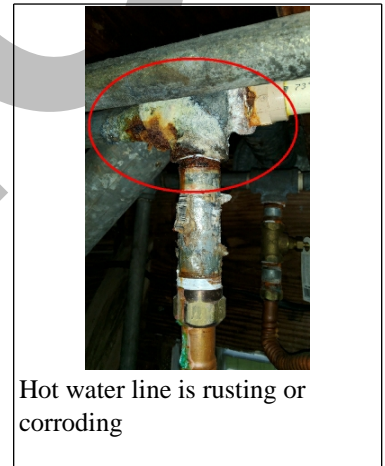
*Photos:*



State Select



State Select brand water heater was manufactured in 2014 and is rated for 40 gallons



Hot water line is rusting or corroding

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*The Broan brand recirculating style exhaust fan located above the stove was functioning properly on the day of the inspection.

*Photos:*

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

*Comments:* The small two burner rangetop was functioning properly on the day of the inspection however the setting adjustment knobs had no markings. It is recommended that the knobs be replaced so you can read the settings for the burners.

*Photos:*



**E. Microwave Ovens**

*Comments:*

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

*Comments:* The mechanical exhaust vent fan was not functioning on the day of the inspection, recommend that it be repaired.

**G. Garage Door Operators**

*Comments:* The west side garage door operator and sensors were all functioning properly on the day of the inspection. The east side door was a manually opening door and could not be tested as there was a padlock on the exterior.

**H. Dryer Exhaust Systems**

*Comments:* The dryer exhaust system was functioning properly and vented to the exterior. The exhaust had a cover that only allowed for the air to flow from the home.

**I. Other**

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I NI NP D

**I. Other cont.**

*Comments: cont.*

*Comments:*

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments: **GARAGE:***

Although it was not a code at the time of the build it is recommended that the garage ceiling be made of a fire rated material such as drywall or fiber cement board to help prevent the spread of fire to the main living area in the event of a fire in the garage.

*Photos:*



Recommend that garage ceiling be covered with a fire rated material

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*The home's water is supplied through the city

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

*Type of System:*

*Location of Drain Field:*

*Comments:*The home is on the city's sewer system

**F. Other:**



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I NI NP D

**F. Other: cont.**

*Comments: cont.*

*Comments:*

DEMO

# Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

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## STRUCTURAL SYSTEMS

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### **Foundations:**

The entry door shows signs of settlement or a foundation issue at the south side. Upon entry in the west garage in the upper right corner there is evidence of either previous wood destroying insect damage or moisture damage. It appears that this damage is the reason for the entry door upstairs being out of square and not operating correctly. It is recommended that a qualified contractor further evaluate this area for repair.

### **Grading and Drainage:**

### **Roof Covering Materials:**

The composition roof covering materials were found to be in poor condition and are recommended to be replaced. The materials have suffered extensive granule loss and damage from the tree limbs overhanging the west side of the roof.

### **Roof Structures and Attics:**

There were multiple roof rafters that extend through the attic and to the eaves that were deteriorating/rotting. The roof decking was deteriorating/rotting in multiple places as well, recommend that a qualified contractor repair the decking and roof rafters that are damaged.

### **Walls (Interior and Exterior):**

#### **INTERIOR:**

The interior walls at the south side and the north side of the upstairs living area had significant damage behind the wall paneling. It is undetermined whether the damage was caused from previous wood destroying insects or moisture however it is highly recommended that further investigation be done to determine the amount of damage is behind the wall paneling.

#### **EXTERIOR:**

The exterior walls had a few areas that were in need of repair but overall it appeared that the structure was mainly in need of a good painting.

### **Ceilings and Floors:**

### **Doors (Interior and Exterior):**

# Summary Page

## Doors (Interior and Exterior)

The front entry door is in need of significant adjustments as previously discussed there has been excessive settling or movement. The door is obviously not square and there is approximately a 2" gap at the bottom right corner of the door. The door at the entryway from the bedroom to the kitchen/bathroom area has loose hinges that are in need of repair so the door will operate correctly.

## Windows:

All of the windows in the upstairs living area were functional however the older style windows were in need of minor repairs. The kitchen window has a broken or damaged upper pane on the exterior, recommend that the window be replaced as moisture will start to gain entry inside of the glazing and cause damage.

## Stairways (Interior and Exterior):

## Fireplaces and Chimneys:

## Porches, Balconies, Decks, and Carports:

## Other:

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## ELECTRICAL SYSTEMS

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## Service Entrance and Panels:

## Branch Circuits, Connected Devices, and Fixtures:

There was no power to the outlet located on the upstairs south wall where the window unit was plugged in, recommend that a qualified electrician evaluate the circuit for repair.

The exterior light switch at the top of the stairs was missing its weather protective cover, recommend that it be repaired to keep the switch out of the elements.

The light fixtures providing lighting for the exterior stairway did not function and was loose at the wall allowing moisture to enter behind the fixture, recommend that a qualified electrician repair the fixture.

There were multiple outlets in the west garage that were wired reverse polarity (hot/neutral backwards), recommend that the outlets be properly rewired by a qualified electrician.

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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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# Summary Page

## Heating Equipment:

## Cooling Equipment:

## Duct Systems, Chases, and Vents:

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### PLUMBING SYSTEM

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#### Plumbing Supply, Distribution, Systems, and Fixtures:

The home had a mixture of galvanized plumbing along with pvc/cpvc. When the lines are opened there was a significant amount of orange rusty water that flowed fry in the fixtures. Recommend that the lines be completely updated to pvc/cpvc in the near future.

There was significant moisture damage along with fungal growth under the bathroom sink, recommend that the are be cleaned and or repaired.

#### Drains, Wastes, and Vents:

The drain waste plumbing lines are observed to be leaking while underneath the bathroom and kitchen area. The bathroom sink was missing its drain stop, recommend that the plumbing and drain stop be repaired by a qualified contractor.

#### Water Heating Equipment:

The hot water supply line is rusting or corroding, recommend that the line be replaced by a qualified professional

#### Hydro-Massage Therapy Equipment:

#### Other:

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### APPLIANCES

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#### Dishwashers:

#### Food Waste Disposers:

# Summary Page

**Range Hood and Exhaust Systems:**

**Ranges, Cooktops, and Ovens:**

**Microwave Ovens:**

**Mechanical Exhaust Vents and Bathroom Heaters:**

**Garage Door Operators:**

**Dryer Exhaust Systems:**

**Other:**

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## OPTIONAL SYSTEMS

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**Landscape Irrigation (Sprinkler) Systems:**

**Swimming Pools, Spas, Hot Tubs, and Equipment:**

**Outbuildings:**

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

**Private Sewage Disposal (Septic) Systems:**

**Other:**