



TEXAS PROFESSIONAL INSPECTIONS

(979) 777-9401

admin@texasproinspections.com

<http://www.texasproinspections.com>



TPI HOME INSPECTION

1104 Petersburg Ct
College Station, TX 77845



Inspector

Alex McCarty

TREC # 20418

(979) 777-9401

admin@texasproinspections.com



PROPERTY INSPECTION REPORT FORM

Nathaniel Cundieff <i>Name of Client</i>	01/18/2022 1:00 pm <i>Date of Inspection</i>
1104 Petersburg Ct, College Station, TX 77845 <i>Address of Inspected Property</i>	
Alex McCarty <i>Name of Inspector</i>	TREC # 20418 <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: Vacant

Weather Conditions: Clear

Inspection Information:

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified. Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

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.

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.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

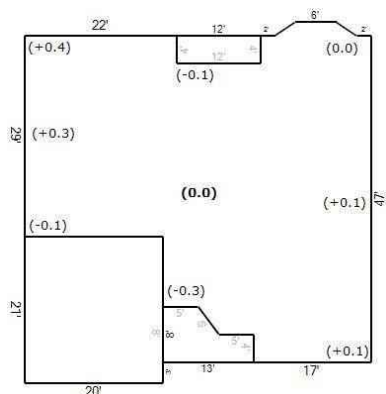
Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Elevation Survey:

Elevation measurements can be useful, but should not be relied on as a definitive statement of foundation condition. Elevation is measured against a benchmark "(0.0)" and indicated at lower " - " or higher " + " than the benchmark. Measurements are in inches.



Foundation Opinion: Performing as intended

Foundation performing as intended:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little effects of movement.

B. Grading and Drainage

Comments:

Maintenance Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Inspection Notes Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

Observations: Monitor yard for drainage

1: Poor yard drainage

➔ Deficiency

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Proper grading of the yard will allow efficient drainage of rain runoff away from the structure. Excessive moisture causes soil expansion and contraction that can move foundations and concrete flatwork. Recommend landscape professional re-grade soil or install French drain to move water away from the slab.

Recommendation: Contact a qualified landscaping contractor



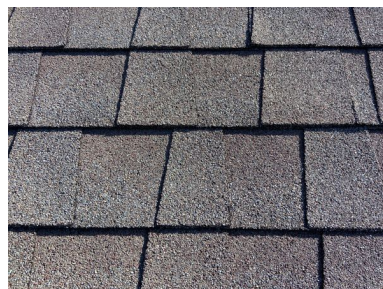
C. Roof Covering Materials

Types of Roof Covering: Composition shingle

Viewed From: Roof, Ladder

Comments:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.



Performance Opinion: Fair - 5 or more years of serviceable life -

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition

Evidence of past repairs noted: Shingle replacement

1: No flashing at vertical wall joint

Deficiency

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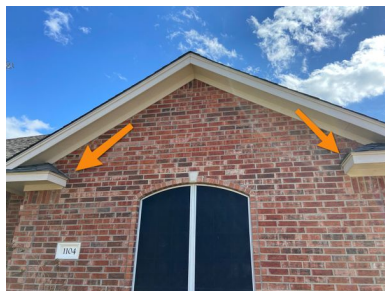
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Flashing is required at all roof/wall junctions for adequate protection against water penetration. These wall sections may not be flashed because they are small and protected by the eaves, but the mortar used to seal the joint will eventually crack and gap may allow water penetration into the wall. These wall sections may have flashing or other protection that is not visible.

Recommendation: Contact a qualified roofing professional.



2: Improper antenna installation

☹️ Deficiency

Antenna installed on the roof surface is bolted /screwed through the shingles, which is an improper installation. The antenna wiring is improperly routed through a hole in the roof. These caulked penetrations for the antenna system may leak if antenna becomes loose from wind damage and may need periodic maintenance.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Floored Attic Space

Approximate Average Depth of Insulation: 12+

Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure. Accessible areas of attics are inspected. Power ventilation fans are not tested.

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Observations: Limited flooring

E. Walls (Interior and Exterior)

Comments:

Walls are inspected for proper installation and deficiencies related to performance or water penetration.

1: Deteriorated wood on exterior

☹️ Deficiency

Deteriorated wood will allow moisture penetration and pest intrusion. Excessive moisture in wall cavities can quickly deteriorate building components and allow mold growth. Replace any damaged areas.

Recommendation: Contact a qualified siding specialist.



2: Metal lintel(s) paint covering inadequate /missing

☹️ Deficiency

Metal supports above windows and doors and other openings need to be painted for protection to prevent rust. Add paint rated for application to metal or replace damaged paint, as necessary.

Recommendation: Contact a qualified painting contractor.

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3: Soffit screens obstructed with dirt/debris

Deficiency

Soffit vent screens should be cleaned to allow efficient attic ventilation.

Recommendation: Contact a handyman or DIY project



F. Ceilings and Floors

Comments:

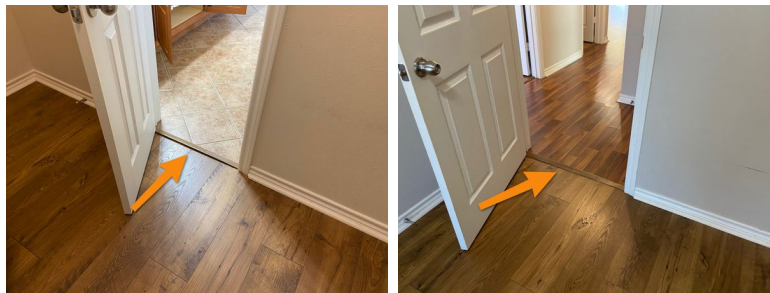
Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

1: Loose flooring transition piece noted

Deficiency

master bedroom, right front bedroom

Recommendation: Contact a qualified professional.



2: Buckled laminate flooring noted

Deficiency

living room

Composite flooring material is damaged/buckled. Damage appears to be the result of moisture. Possibly due to lack of climate control, pets and/or leaking.

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Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

H. Windows

Comments:

Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

1: Double paned glass seal failure

Deficiency

dining room (3), living room (5), master bathroom (1), right bedroom (2), right front bedroom (2)
Evidence of seal failure noted. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.



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I	NI	NP	D
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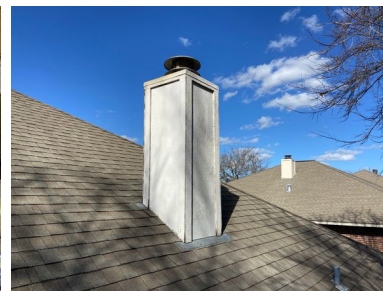
I. Stairways (Interior and Exterior)

Comments:

Not present:

J. Fireplaces and Chimneys

Comments:



1: Excessive soot buildup in flue

⊖ Deficiency

Chimney liner had layer of creosote. Underlying structure could not be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney sweep.



2: Fireplace refractory panel damaged

⊖ Deficiency

Excessive wear and tear of the ceramic refractory panels in the fireplace could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor repair or replace.

Recommendation: Contact a qualified fireplace contractor.



K. Porches, Balconies, Decks, and Carports

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I	NI	NP	D
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Comments:

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

L. Other

Comments:

Inspected Items: Fence inspected

1: Fence Repair Needed

🔴 Deficiency

Fence posts and pickets are loose / leaning or deteriorated and fence framing is loose.

Recommendation: Contact a qualified fencing contractor



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

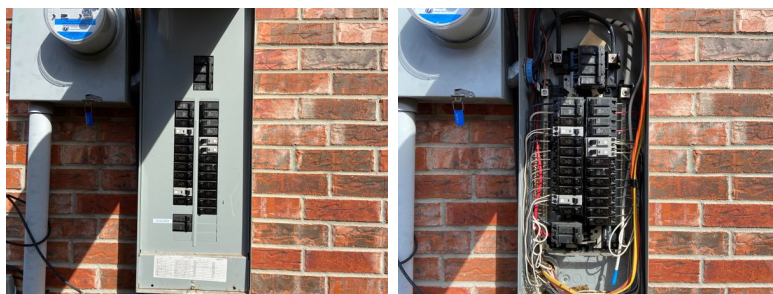
Comments:

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Main Panel: 150 amp, Located on exterior



Subpanels: N/A

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Notes The majority of branch circuit wiring is inaccessible.

Change of Occupancy Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.) is not performed as part of a standard home inspection.

1: Light fixture loose

🟡 Deficiency

exterior

Loose electrical fixtures can cause flexing of the wires at their attachments leading to arcing/overheating.

Recommendation: Contact a qualified electrical contractor.

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I NI NP D



C. GFCI And AFCI Protection

Comments:

GFCI protection:

GFCI protection is required for circuits in any areas with possible high moisture.

Code compliance is not required for existing homes, but highly recommended for safety items.

GFCIs (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard. GFCIs can be installed as a circuit breaker in a panelboard or as a receptacle outlet.

AFCI protection:

Arc Fault Circuit Interrupter protects against fires caused by arcing faults.

Arcing faults often occurring damaged or deteriorated wires and cords. Wires can be damaged by punctuation of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

1: AFCI protection not installed for circuits

🟡Deficiency

General purpose -

AFCI protection is required by current code for most general interior electrical circuits to prevent fires.

Code compliance is not required for existing homes, but highly recommended for safety items.

For more information: <https://www.afcisafety.org/afci/what-is-afci/>

Recommendation: Contact a qualified electrical contractor.

D. Smoke and Carbon Monoxide Detectors

Comments:

Current code requires smoke alarms to be installed in each bedroom, each bedroom hallway, and on each floor of the residence.

1: Carbon monoxide detector missing

🔴Deficient - Safety Item

Current code requires Carbon Monoxide alarms to be installed in each bedroom hallway when gas appliances or attached garage is present.

Recommendation: Contact a qualified electrical contractor.

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Separately inspected:

Not Inspected Client should refer to the other companies report for all information regarding the unit(s).
Their report and invoice are sent separately from this report..

B. Cooling Equipment

Comments:

Separately inspected:

Not Inspected Client should refer to the other companies report for all information regarding the unit(s).
Their report and invoice are sent separately.

C. Duct Systems, Chases, and Vents

Comments:

Separately inspected:

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Their report and invoice are sent separately.

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IV. PLUMBING SYSTEMS

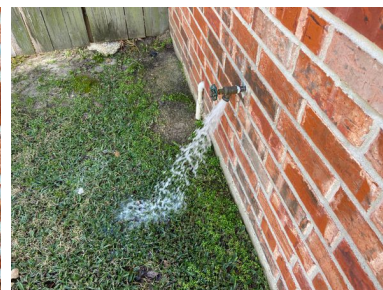
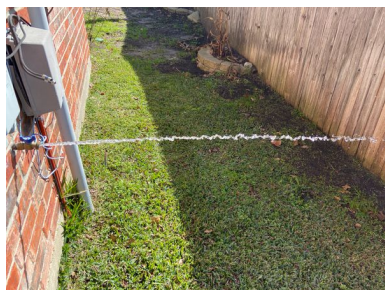
A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Yard



Location of main water supply valve: Meter

Static water pressure reading: 80-90 psi



Type of Supply Piping Material: Not viewed/underground

Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Loose commode

Deficiency

Loose commode noted at floor mount. Check for loose or unsecured mounting bolts. Toilet may need to be removed and reset if bolts cannot be tightened.

Recommendation: Contact a qualified plumbing contractor.

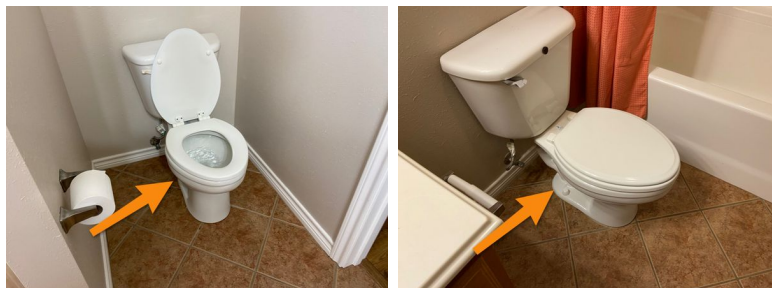
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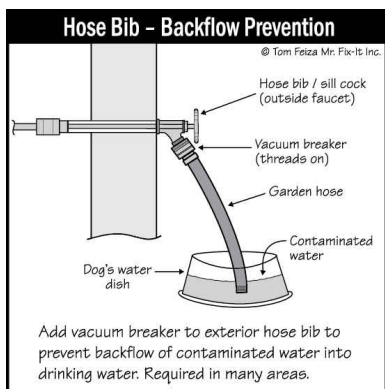


2: Hose bib- missing vacuum breakers

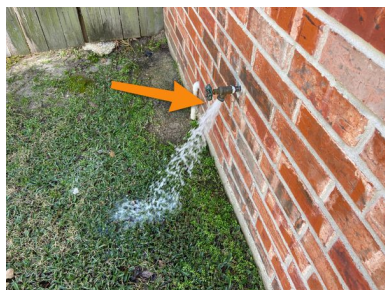
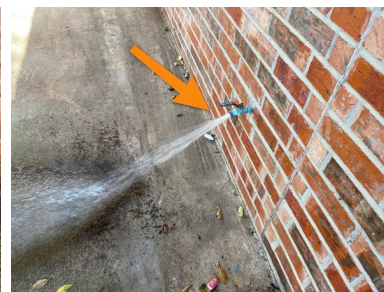
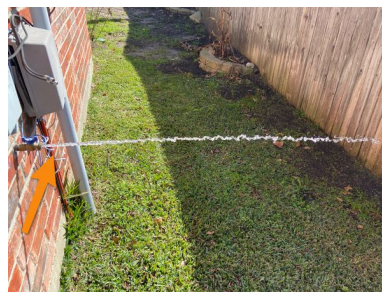
Deficiency

Vacuum breakers need to be installed on all exterior hose bibs. The lack of vacuum breakers can allow non-potable or other contaminants to be drawn into the water supply in the event of a drop in water pressure

Recommendation: Contact a handyman or DIY project



PO34



3: Seal counter / backsplash joint

Deficiency

kitchen

The joint between the countertop and backsplash should be sealed to prevent water penetration into the cabinet below.

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4: Excessive movement noted in shower pan

Deficiency

master bathroom

Flexing noted in fiberglass shower pan when weight applied. Additional support below pan may be necessary to provide adequate support and prevent leaking/damage in the future.

Recommendation: Contact a qualified professional.



B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Inspection Notes Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50gal

Comments:

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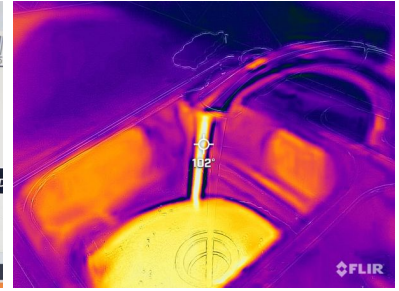
D=Deficient

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Water heater lifespans largely depend on maintenance. Water heater manufactured July 2014.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).



Observations: 5-10 Years Old

D. Hydro-Massage Therapy Equipment

Comments:

Not present:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: right side of house



Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used gas supply valves or fixtures may cause leaks. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to appliances are not tested. A majority of gas supply plumbing is not visible. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Gas pipe system not bonded to ground

Deficiency

No bonding connection was located at the gas pipe system. The metal gas pipe should be connected to the electrical grounding system to purge any electrical voltage that may be present on the metal pipe.

Recommendation: Contact a qualified electrical contractor.

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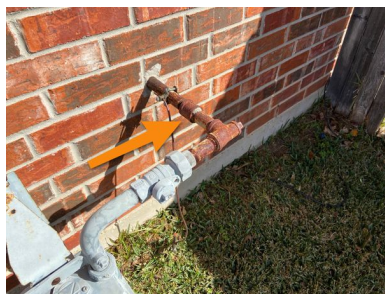


2: Excessive surface deterioration noted at gas supply pipe

☹️Deficiency

Piping should be evaluated and replaced or reconditioned to prevent further deterioration.

Recommendation: Contact a qualified professional.



3: Gas service grounded improperly

☹️Deficiency

Gas system should be bonded to existing ground system to prevent difference of potential, forcing electrical system to ground across gas system.

Recommendation: Contact a qualified professional.



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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:



D. Ranges, Cooktops, and Ovens

Comments:

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I	NI	NP	D
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E. Microwave Ovens

Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters

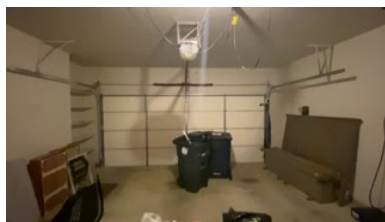
Comments:

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.



G. Garage Door Operators

Comments:



H. Dryer Exhaust Systems

I=Inspected

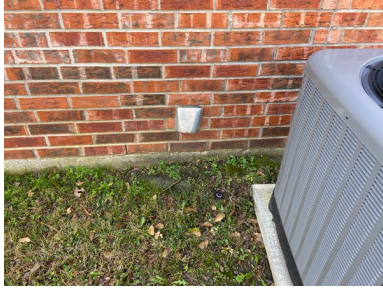
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Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:



1: Damaged spray head

🚩 Deficiency

zone (4)

Ineffective water distribution, spray in unintended directions.

Repair or replace

Recommendation: Contact a qualified landscaping contractor



2: Spray head has inadequate clearance

🚩 Deficiency

zone (2)

Spray head does not raise up high enough to operate properly.

Recommendation: Contact a qualified landscaping contractor

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal Systems

Comments:

F. Other Built-in Appliances

Comments: