



PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Jeffrey S Griffin, Lic #23068 03/23/2018
(Name and License Number of Inspector) (Date)

(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.

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. 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, bathroom, 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 requires 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.

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed;
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrant ability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the **SCOPE OF INSPECTION** included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, **please call our office prior** to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, **please call the office** to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term **various** will be used but when seven or more like deficiencies are found the term **multiple** will be used. This eliminates the exhaustive reporting of like defects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

Comments:

Crawl Space (if present) viewed from:

Signs of Structural Movement or Settling

Performance Opinion: (An opinion on performance is mandatory)

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.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

In this inspectors opinion the Grading and Drainage appeared to be in Condition(s)

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.

Gutters and downspout's:

In this inspectors opinion the Gutters & Downspout System appeared to be in Condition(s)

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C. Roof Covering Materials

Type(s) of Roof Covering: [Roof Covering Materials](#)

Viewed From: [Roof Viewed From](#)

Comments:

In this inspectors opinion the Roof Covering Material appeared to be in [Condition\(s\)](#)

D. Roof Structures and Attics

Viewed From: [Roof Structure Viewed From](#)

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

(Note: Recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: [Insulation Type](#)

Description of Roof Structure: [Description of Roof Structure](#)

Attic Accessibility: [Attic Accessibility](#)

Roof and Attic Structure:

In this inspectors opinion the Roof Structure and Attic appeared to be in [Condition\(s\)](#)

Attic Ventilation and Venting

The ventilation for the Roof Structure and Attics was being provided by [Attic Ventilation Types](#) and appeared to be in acceptable condition.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Roof Structure and Attic that were noted on this structure at the time of the Inspection:

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

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I NI NP D

At the time of the inspection the Inspectors opinion was that the interior walls were a Interior Wall Type and appeared to be in acceptable condition

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

At the time of the inspection the Inspectors opinion was that the exterior walls were a Exterior Wall Type and appeared to be in acceptable condition

F. Ceilings and Floors

Comments:

Ceilings:

In this inspectors opinion the Ceilings appeared to be in Condition(s) on the day of this inspection.

Floors:

In this inspectors opinion the Floors appeared to be in Condition(s) on the day of this inspection.

G. Doors (Interior and Exterior)

Comments:

Interior Doors:

In this inspectors opinion the Interior Doors appeared to be in Condition(s) on the day of this inspection.

Exterior Doors:

In this inspectors opinion the Exterior Doors appeared to be in Condition(s) on the day of this inspection

Garage Doors:

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I	NI	NP	D
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Type: Metal Wood Fiberglass Doors / panels are damaged

In this inspectors opinion the Garage Vehicle Doors appeared to be in Condition(s) on the day of this inspection

H. Windows

Comments:

Windows:

In this inspectors opinion the Windows appeared to be in Condition(s) on the day of this inspection

Window Screens:

In this inspectors opinion the Window Screens appeared to be in Condition(s) on the day of this inspection

I. Stairways (Interior and Exterior)

Comments:

Interior Stairways:

In this inspectors opinion the Interior Stairways appeared to be in Condition(s) on the day of this inspection

Exterior Stairways:

In this inspectors opinion the Exterior Stairways appeared to be in Condition(s) on the day of this inspection

J. Fireplaces and Chimneys

Comments:

Fireplace:

Type of Fireplace: Factory Masonry Free Standing

In this inspectors opinion the Fireplace/s appeared to be in Condition(s) on the day of this inspection

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I	NI	NP	D
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Chimney:

In this inspectors opinion the Chimney appeared to be in Condition(s) on the day of this inspection

K. Porches, Balconies, Decks, and Carports

Comments:

Porches:

In this inspectors opinion the Porches appeared to be in Condition(s) on the day of this inspection.

Balconies:

In this inspectors opinion the Balconies appeared to be in Condition(s) on the day of this inspection.

Decks:

In this inspectors opinion the Deck appeared to be in Condition(s) on the day of this inspection.

Patio:

In this inspectors opinion the Patio appeared to be in Condition(s) on the day of this inspection.

Carport:

In this inspectors opinion the Carport appeared to be in Condition(s) on the day of this inspection.

L. Other

Comments:

Sidewalks and Driveways:

In this inspectors opinion the Sidewalks and Driveways appeared to be in Condition(s) on the day of this inspection.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Electrical:

Panel Box Cabinet Manufacturer
Box Rating : Electrical Panel Rating
Box Location: Electrical Panel Location
Main Service Entrance: Overhead / Underground
Type of Main Service Wiring: Wire Type
Size of Main Service Wiring: Wire Size
Main Disconnect Rating: Electrical Panel Rating

In this inspectors opinion the Main Electrical System appeared to be in Condition(s) on the day of this inspection.

Grounding/Bonding:

In this inspectors opinion the Grounding/Bonding appeared to be in Condition(s) on the day of this inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

In this inspectors opinion the Branch Service appeared to be in Condition(s) on the day of this inspection.

Branch Wires:

Outlets/Receptacles:

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No Partial Bathrooms: Yes No Partial
Exterior: Yes No Partial Garage: Yes No Partial
Basement: Yes No Partial Wet Bar: Yes No Partial

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Living:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial				

Switches:

In this inspectors opinion the Switches appeared to be in Condition(s) on the day of this inspection.

Fixtures and Fans:

In this inspectors opinion the Fixtures and Fans appeared to be in Condition(s) on the day of this inspection.

Doorbell:

In this inspectors opinion the Doorbell appeared to be in Condition(s) on the day of this inspection.

Smoke and Fire Detectors:

In this inspectors opinion the Smoke and Fire Detectors appeared to be in Condition(s) on the day of this inspection

Carbon Monoxide Detectors:

In this inspectors opinion the Carbon Monoxide Detectors appeared to be in Condition(s) on the day of this inspection

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Heating Types
 Energy Source: Heating Energy Sources
 Comments:

Unit #1
Heating Types Heating System –

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I NI NP D

Energy Source: Heating Energy Sources

Brand Name: HVAC Brand Names

Today's Avg Temperature Reading: Heating Temps

Approximate System Age: Date Built

ID Plate Photo:

In this inspectors opinion the Gas Furnace appeared to be in Condition(s) on the day of this inspection.

In this inspectors opinion the Electric Furnace appeared to be in Condition(s) on the day of this inspection.

Thermostat:

In this inspectors opinion the Thermostat appeared to be in Condition(s) on the day of this inspection.

-
-
-
-

B. Cooling Equipment

Type of System: Cooling Types

Comments:

Type of System: central - air conditioner

Comments:

Unit #1

Today's Temperature Differential (Delta-T): Delta-T Degrees

Approximate System Age: Age / Years

Approximate System SEER: Unable To Determine

Approximate System Size: Tons / Cooling System Size

Brand Name: HVAC Brand Names

ID Plate Photo:

The Unit was tested with the following results applying:

Unit 1 the output temperature = ° and the input temperature = ° for a differential of ° (normal range 14° - 23°). These temperatures are **with / not within** the recommended tolerances.

Cooling System:

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I NI NP D

In this inspectors opinion the Cooling System appeared to be in Condition(s) on the day of this inspection.

Thermostat:

C. Duct Systems, Chases, and Vents

Comments:

Duct & Filter System

Comments:

Filter Size: Filter Size

Location: Filter Location

Supply Air Ducts:

In this inspectors opinion the Supply Air Ducts appeared to be in Condition(s) on the day of this inspection

Return Air Ducts:

In this inspectors opinion the Return Air Ducts appeared to be in Condition(s) on the day of this inspection

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: Water Meter Location

Location of main water supply valve: Main Water Valve Location

Static water pressure reading: ???

Comments:

This structure has Bathroom Count bathrooms. Cold and/or Hot water faucets were run (#4 faucets)for approximately 30 minutes at a rate of 1.0 gallon per minute per faucet, for a total estimate of approximately 120 gallons that flowed through the drains. Functional flow was / was not present in this structure:

Water Supply:

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Water Source: Public Private

In this inspectors opinion the Water Supply appeared to be in [Condition\(s\)](#) on the day of this inspection

Static Water Pressure Test:

Exterior Faucets:

In this inspectors opinion the Exterior Faucets appeared to be in [Condition\(s\)](#) on the day of this inspection

Kitchen Sink:

In this inspectors opinion the Kitchen Sink appeared to be in [Condition\(s\)](#) on the day of this inspection

Bathtub/Shower:

In this inspectors opinion the Bathtub/Shower appeared to be in [Condition\(s\)](#) on the day of this inspection

Sinks:

In this inspectors opinion the Sinks appeared to be in [Condition\(s\)](#) on the day of this inspection

Toilets:

In this inspectors opinion the Toilets appeared to be in [Condition\(s\)](#) on the day of this inspection

Laundry Tub:

In this inspectors opinion the Laundry Tub appeared to be in [Condition\(s\)](#) on the day of this inspection

Washing Machine Connections:

In this inspectors opinion the Washing Machine Connections appeared to be in [Condition\(s\)](#) on the day of this inspection

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I NI NP D

B. Drains, Wastes, and Vents

Comments:

Type of Drain Pipes: Drain Pipe Types

Clean Outs Location: Clean Outs Location

Toilet Loose: Yes/No

Functional Drain Flow: Yes/No

Comments:

4 Cold and/or Hot water faucets, were ran for approximately **30** minutes at a rate of **1.0** gallon per minute per drain.

For a total estimate of approximately **120 gallons** that flowed through the drains.

Water Drains and Vents:

In this inspectors opinion the Water Drains and Vents appeared to be in Condition(s) on the day of this inspection

C. Water Heating Equipment

Energy Source: Water Heating Energy Sources

Capacity:

Comments:

Comments:

Unit 1:

W/H Brand Name

Safety Pan: Yes

Approximate Age: Age / Years

Location: Water Heater

Locations

Rust Present: No

Pressure Regulator:**Not located**

Average Temp Setting: **0**

Expansion Tank Applied:No

Static water pressure reading: **0**

Avg. Hot Water Temperature: **0**°

Recommended Hot Water setting should between **115 – 120°**

ID Plate

Water Heater:

In this inspectors opinion the Water Heater appeared to be in Condition(s) on the day of this inspection

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Pressure Regulator:

The **Pressure Regulator** appeared to be in **Not located** on the Day of the Inspection.

Water heater Temperature and Pressure Relief Valve

- D. Hydro-Massage Therapy Equipment**
Comments:

Hydro Massage Therapy Equipment:

In this inspectors opinion the Hydro Message Therapy Equipment appeared to be in Condition(s) on the day of this inspection

- E. Other**
Comments:

In this inspectors opinion the Gas Distribution System appeared to be in Condition(s) on the day of this inspection

V. APPLIANCES

- A. Dishwashers**
Comments:

In this inspectors opinion the Dishwasher appeared to be in Condition(s) on the day of this inspection

- B. Food Waste Disposers**
Comments:

In this inspectors opinion the Food Waste Disposal appeared to be in Condition(s) on the day of this inspection

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C. Range Hood and Exhaust Systems

Comments:

In this inspectors opinion the Range Hood appeared to be in Condition(s) on the day of this inspection

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Range:

In this inspectors opinion the Range appeared to be in Condition(s) on the day of this inspection

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: _____ °F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: _____ °F (max 25°F)

E. Microwave Ovens

Comments:

In this inspectors opinion the Microwave appeared to be in Condition(s) on the day of this inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathroom Exhaust Fans:

In this inspectors opinion the Bathroom Exhaust Fans appeared to be in Condition(s) on the day of this inspection

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G. Garage Door Operators

Comments:

In this inspectors opinion the Garage Door Operator appeared to be in Condition(s) on the day of this inspection

H. Dryer Exhaust Systems

Comments:

In this inspectors opinion the Dryer Exhaust System appeared to be in Condition(s) on the day of this inspection

I. Other

Comments:

Gas Grill:

In this inspectors opinion the Gas Grill appeared to be in Condition(s) on the day of this inspection

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

In this inspectors opinion the Lawn Sprinkler System appeared to be in Condition(s) on the day of this inspection

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

Type of Construction: Pool Construction Types

Comments:

In this inspectors opinion the Swimming Pool and Equipment, Spa/Hot Tub and Equipment appeared to be in Condition(s) on the day of this inspection

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C. Outbuildings

Comments:

In this inspectors opinion the Outbuilding/s, Boat House appeared to be in Condition(s) on the day of this inspection

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments:

In this inspectors opinion the Private Water Well appeared to be in Condition(s) on the day of this inspection

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____

Comments:

In this inspectors opinion the Septic appeared to be in Condition(s) on the day of this inspection

F. Other

Comments:

Whole House Vacuum System:

In this inspectors opinion the Whole House Vacuum System appeared to be in Condition(s) on the day of this inspection

Summary