



InspectorTx.com®

Inspection Report







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**BRYON A. PARFFREY llc. Texas #7408
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281-78- B R Y O N 281-558-0200 office

PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	11/12/2022 <i>Date of Inspection</i>
<i>Address of Inspected Property</i> BRYON A. PARFFREY llc.	
<i>Name of Inspector</i>	Texas #7408 <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 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:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundation

Comments:

Post Tension slab was performing as intended at the time of inspection. No signs of failure.

Recommend having a six inch slope in ten feet away from the foundation to help prevent damage to the foundation.

Recommend having downspouts discharge water a minimum five feet away from the foundation to prevent damage to the foundation.

Sprinklers should be located a minimum of twelve inches away from the foundation so the foundation is not constantly wet.

Recommend sealing shrinkage cracks with epoxy to prevent water damage.

Trees should be located a minimum fifteen feet away from the house. Tree roots can cause damage to the foundation.

Recommend having a minimum of four inches of exposed slab for brick siding. Brick can wick up water causing the siding to stay moist.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1(Picture) Shrinkage cracks on the garage slab.



A. Item 2(Picture) Shrinkage crack.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 3(Picture) Slight humps and dips in the floor. Not a structural issue.



A. Item 4(Picture) Recommend installing weep screens to keep rodents out.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 5(Picture) Recommend installing weep screens to keep rodents out.



A. Item 6(Picture) Crack. Recommend sealing to prevent water intrusion to prevent damage to the masonry.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 7(Picture) Should have a minimum of four inches of exposed slab for masonry.



A. Item 8(Picture) Recommend clearing the wood away from the house. This is conducive to wood destroying insects (WDI) and wood destroying organisms (WDO).

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 9(Picture) Wood is conducive to wood destroying organisms (WDO) and wood destroying insects (WDI).



A. Item 10(Picture) Should have a minimum of four inches of exposed slab for brick veneer.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 11(Picture) Weep holes are excessive in size make sure to add weep hole protectors and mortar in smaller and other blocked weep holes re drill out



A. Item 12(Picture) Should have a minimum of four inches of exposed slab for brick veneer.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 13(Picture) Recommend having a six inch slope in ten feet away from the foundation.



A. Item 14(Picture) Sprinklers too close to the foundation.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Item 15(Picture) Recommend having four inches of exposed slab for brick siding.



A. Item 16(Picture) Concrete spalling. Recommend sealing with epoxy to prevent water intrusion.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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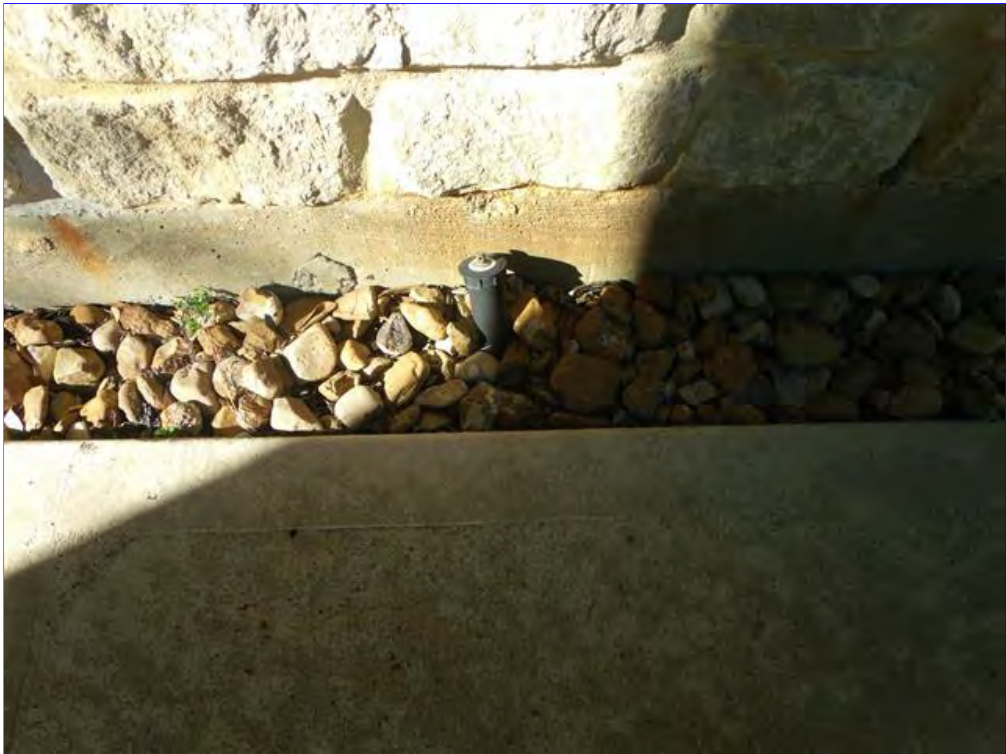
A. Item 17(Picture) Surface crack in the foundation. Recommend sealing with epoxy to prevent water intrusion.



A. Item 18(Picture) It's recommend having four inches of exposed slab. Also proper grading is needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Item 19(Picture) Sprinkler head located to close to the founation.



A. Item 20(Picture) Best practice is to have trees located a minimum fifteen feet away from the house.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Item 21(Picture) Shrinkage crack on the garage floor recommend sealing with epoxy.

☐ ☐ ☐ ☒ B. Grading and Drainage

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Gutters should let water out into a drain system like a tube or pvc drain or grate at least five feet (5') away from foundation.

Recommend having a six inch slope in ten inches away from the foundation to prevent ponding water around the foundation.

Gutters are clogged with leaves preventing proper drainage of the roof.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 1(Picture) Downspouts should drain water a minimum five feet away from the foundation. Turn the downspout towards the grass or add tubing to keep excessive water away from garage and driveway



B. Item 2(Picture) Sugest turning the downspout away

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 3(Picture) Poor grading. Recommend having a six inch slope in ten inches away from the foundation.



B. Item 4(Picture) Downspouts should drain water a minimum five feet away from the foundation.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 5(Picture) Downspouts should drain water a minimum five feet away from the foundation.



B. Item 6(Picture) Gutter is not discharging water properly.

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B. Item 7(Picture) Water damage on the fascia.



B. Item 8(Picture) Downspouts should drain water a minimum five feet away from the foundation.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 9(Picture) Ponding water.



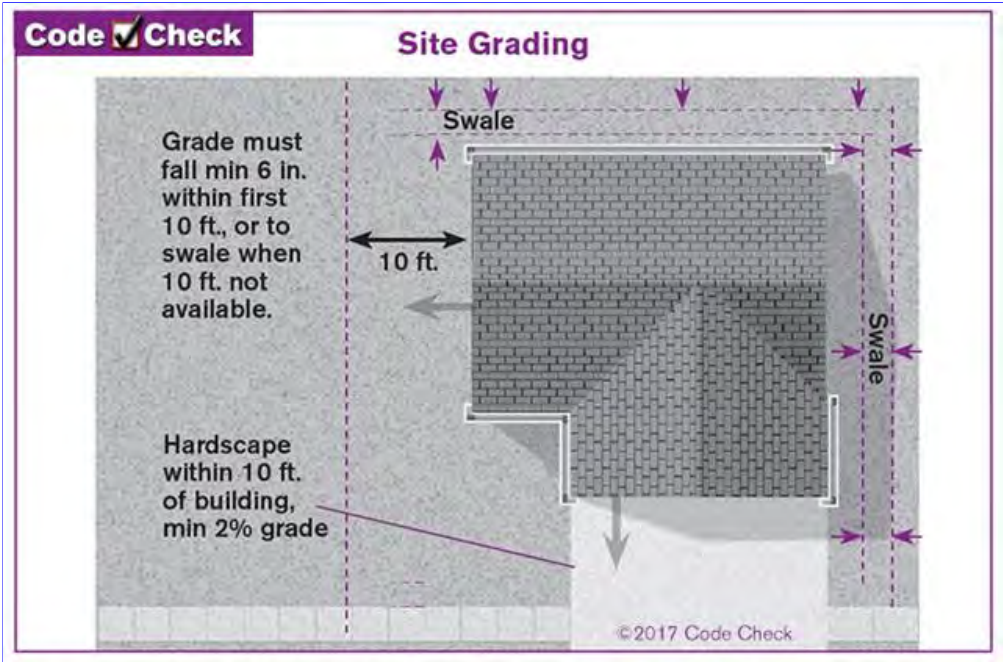
B. Item 10(Picture) Damaged downspout. Water is ponding below downspout. Recommend all downspouts discharge water a minimum five feet away from the foundation to prevent damage to the foundation.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 11(Picture) Ponding water.



B. Item 12(Picture) Proper grading for a house.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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B. Item 13(Picture) Downspout should discharge away from the foundation and electrical equipment.

☐ ☐ ☐ ☒ C. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: 2 X 6 Rafters

Attic Insulation: Polyurethane foam

Approximate Average Depth of Insulation: Markers should be every 300 sq feet in attic

Approximate Average Thickness of Vertical Insulation: unknown

Attic info: Attic access

Comments:

Item 1(Picture) Damaged flashing. Recommend installing 24 gauge flashing. **SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:**

See drone inspection for roofing material completed by a third party drone pilot Inspector.

Unable to adequately inspect the attic due to double radiant barrier and foam insulation.

Recommend sealing around the satellite to prevent water intrusion.

Possible rodent dropping observed in the attic.

Recommend pest control review by a licensed contractor.

Sample Report

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

Recommend pest control by a licensed pest control company.

Tree limbs in contact with the roof. This provides easy access for rodents to access the roof and enter the house through small gaps.

Shingles are not laying flat in the valley. Recommend repair.

Kick-out flashing is absent at the vertical wall, roof covering intersection.

Agent and Owners stated they replaced roof in 2019.

Foam insulation is blocking the soffit intakes. Recommend cutting back insulation to allow proper ventilation of the soffits.

Best practice is to have a one inch gap between the siding and the roof covering. Water can wick up the siding from the roof covering damaging the siding.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 1(Picture) Should have a one inch gap between the siding and roofing material.



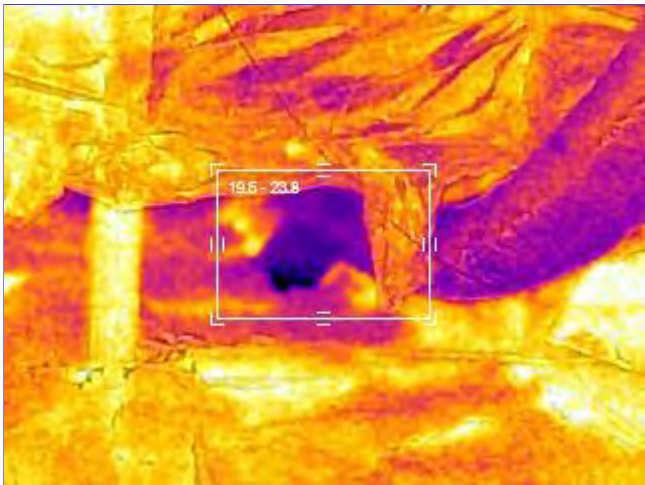
C. Item 2(Picture) Buckled flashing. In need in repair.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 3(Picture) blocked areas



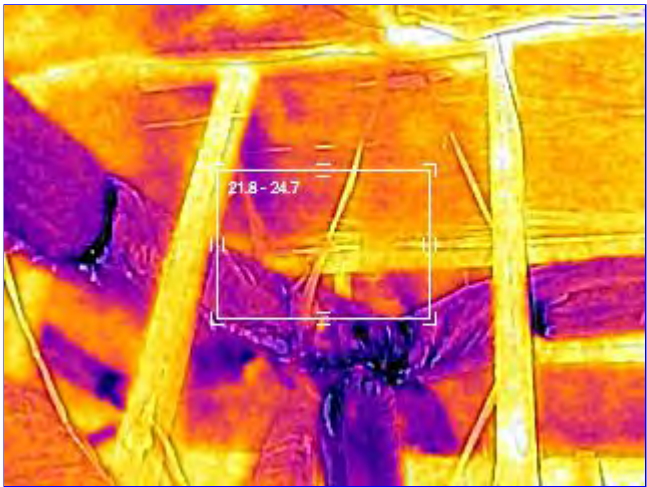
C. Item 4(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 5(Picture)



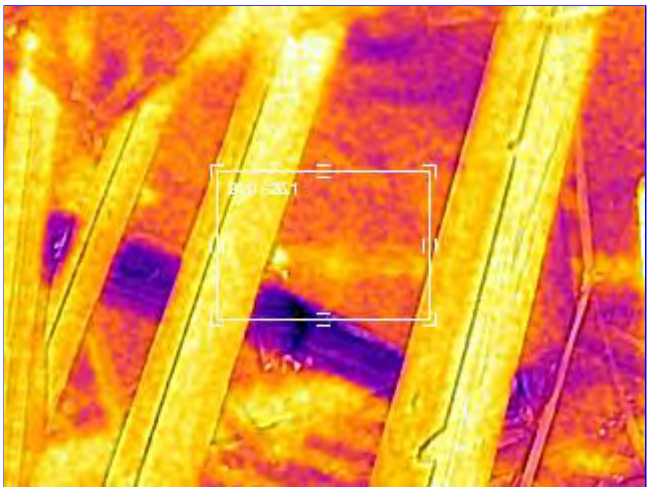
C. Item 6(Picture) Air duct is cool

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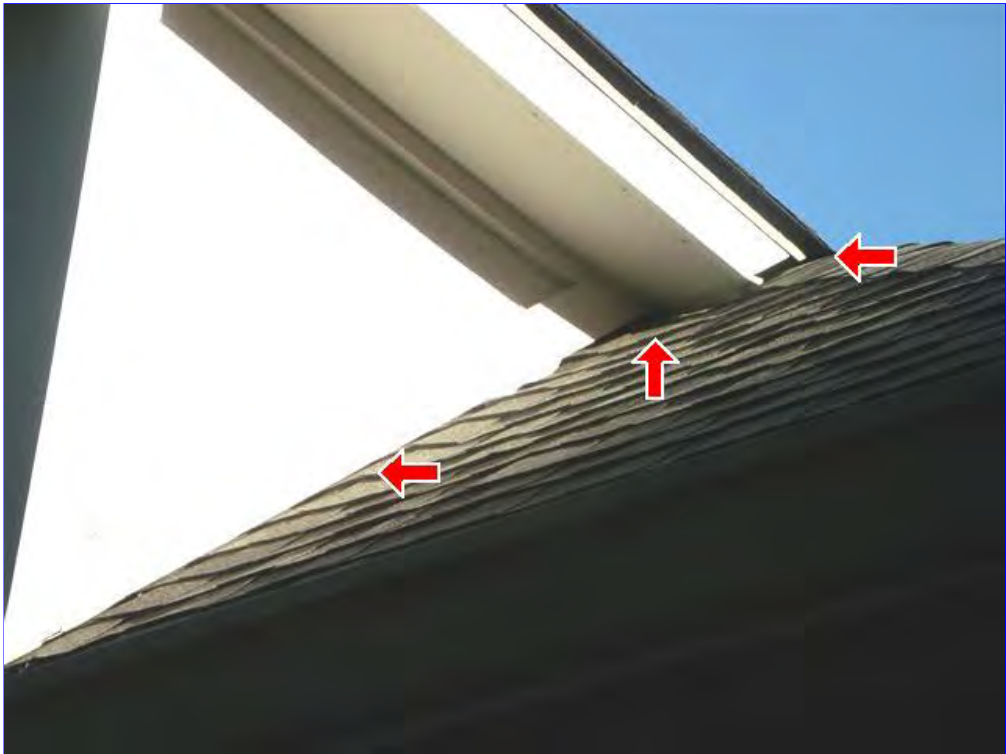
C. Item 7(Picture) Attic appears braced properly yet not all areas can be seen due to the second radiant barrier covering areas of attic.



C. Item 8(Picture) Radiant barrier blocking rafters and supports and decking

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 9(Picture) Recommend to have a one inch gap between the siding and the roof covering. Recommend adding rodent flashings. Example of rodent flashing is 24 gauge. See example of rodent flashing.



C. Item 10(Picture) This is NOT your roof its a Example of rodent flashing.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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C. Item 11(Picture) Example of rodent flashing.



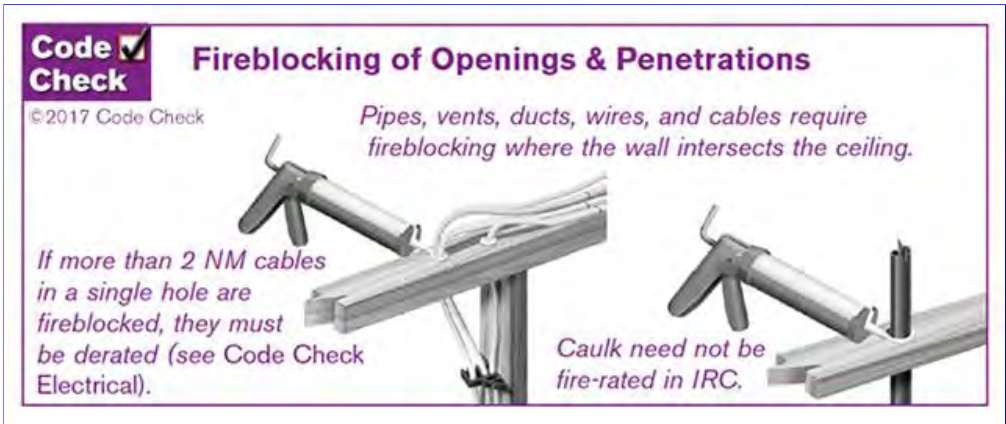
C. Item 12(Picture) Missing insulation voids in wall areas in attic after all that over kill in foam.

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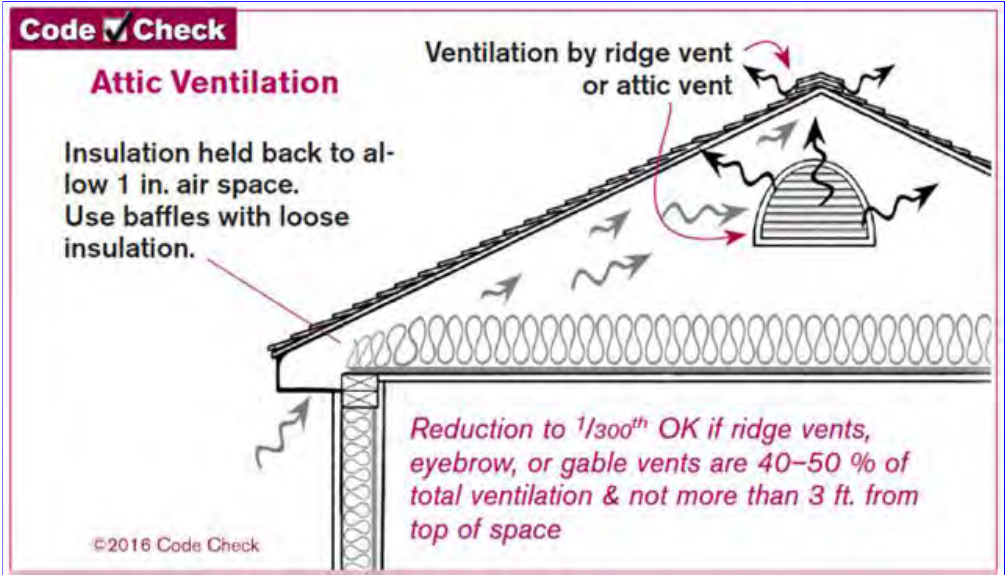
C. Item 13(Picture) Recommend sealing all penetrations



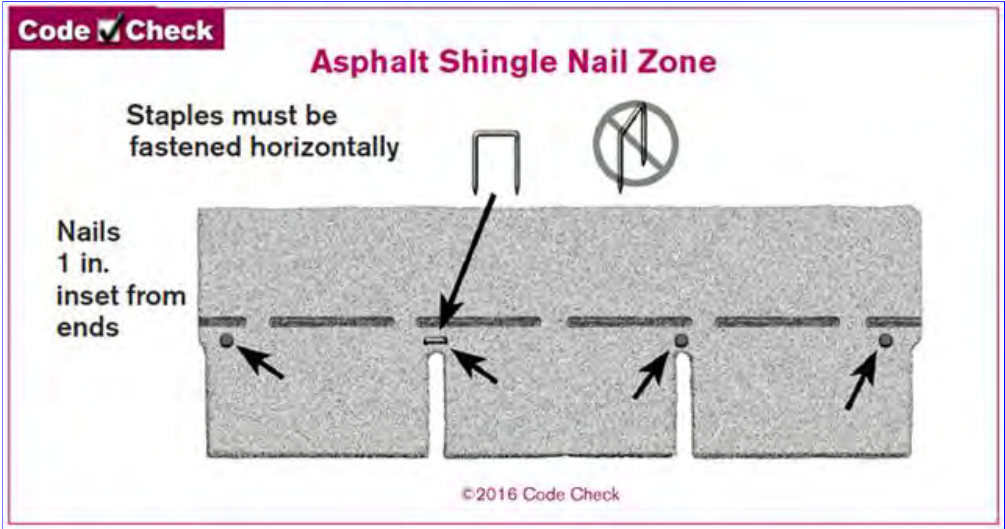
C. Item 14(Picture) Reference this is NOT a code inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

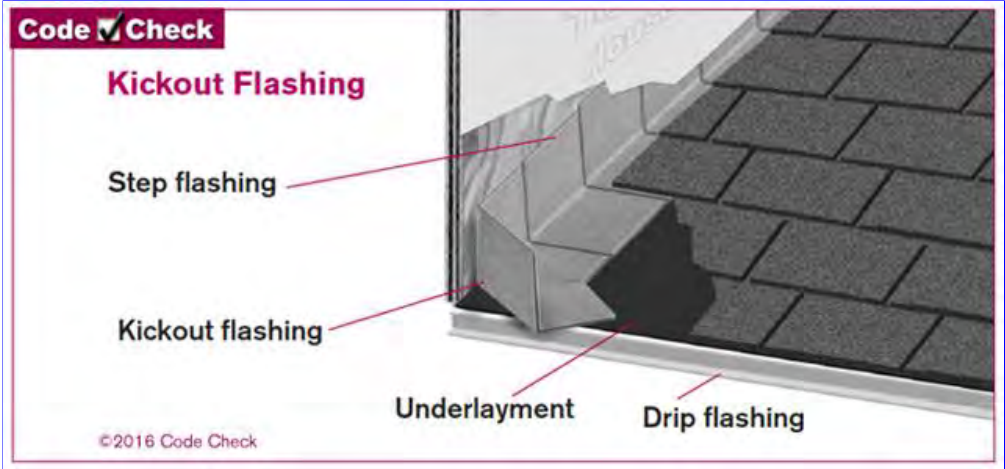
I	NI	NP	D
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C. Item 15(Picture) Requirements for attic ventilation.



C. Item 16(Picture) Proper nail pattern for asphalt shingles.



C. Item 17(Picture) Recommend kick-out flashing.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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☐ ☐ ☐ ☒ D. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Recommend cutting back vegetation away from the house. Vegetation near the exterior cladding can reduce the drying potential of the cladding. Tree branches are rubbing against the roof shingles. This may damage the roof shingles.

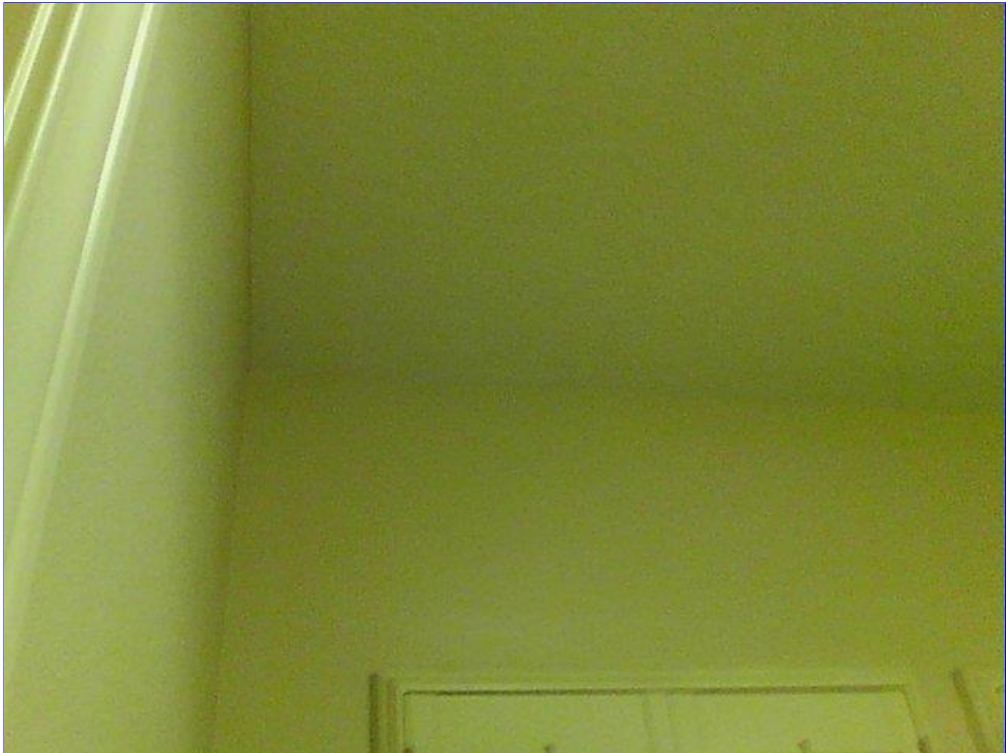
Weep holes should be every 33" apart: Also weep holes should be above bricked doors and windows. Weep holes allow moisture to drain from behind the veneer. Recommend weep hole protectors to keep larger bugs and debris and rodents out of wall cavity.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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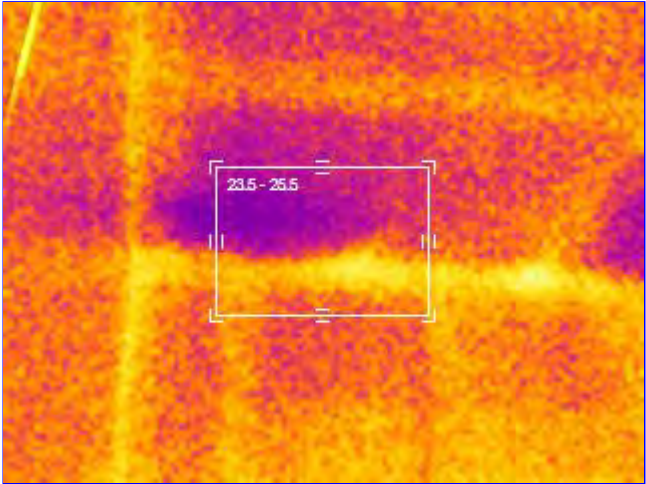
D. Item 1(Picture) Recommend cutting back vegetation. Rodents climb to roof areas and carpenter ants as well can access so make sure to cut back over hangs plus they case damage to shingles siding and gutters



D. Item 2(Picture) Flir photos infra red where are was taken next slide shows conditions

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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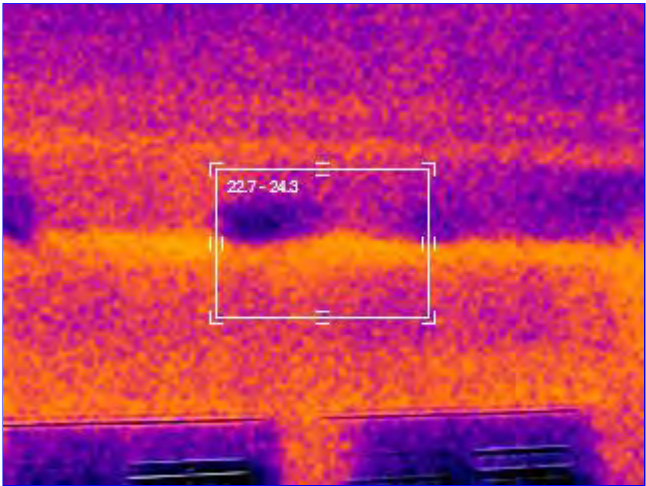
D. Item 3(Picture) Insulation in the walls appears to be absent or is not performing as intended.



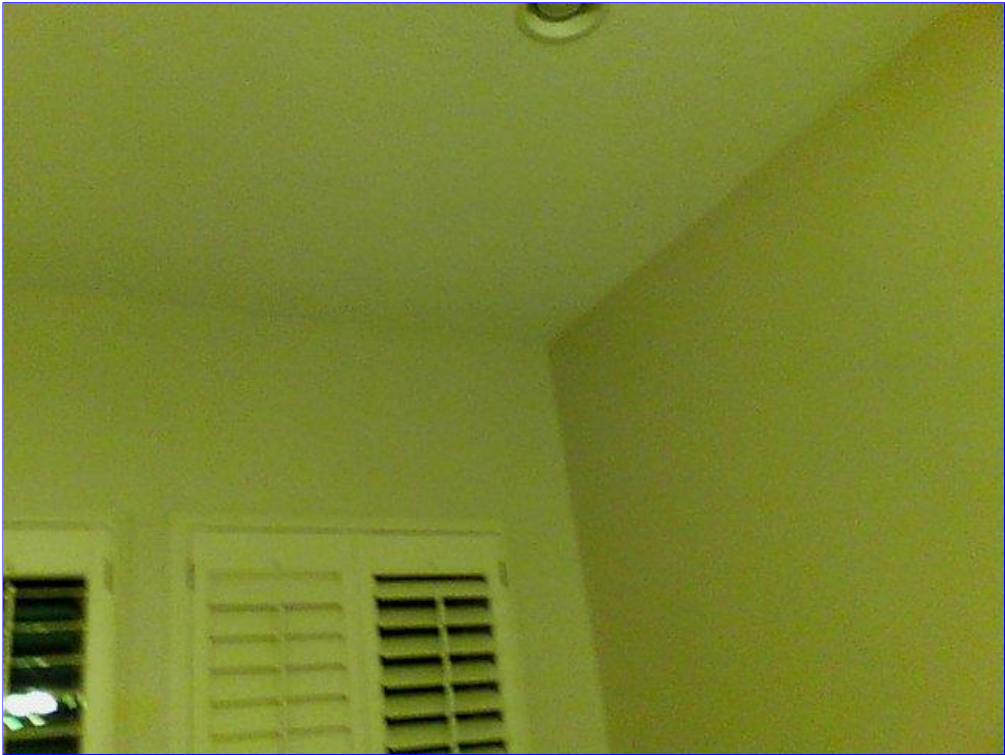
D. Item 4(Picture)

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D. Item 5(Picture)



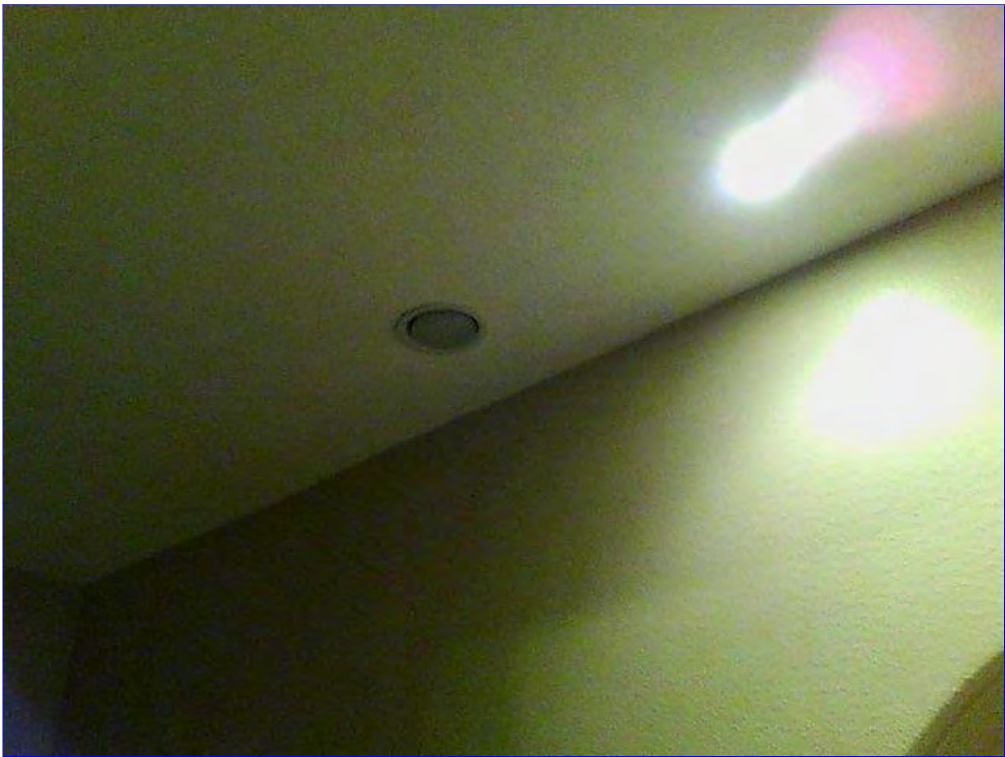
D. Item 6(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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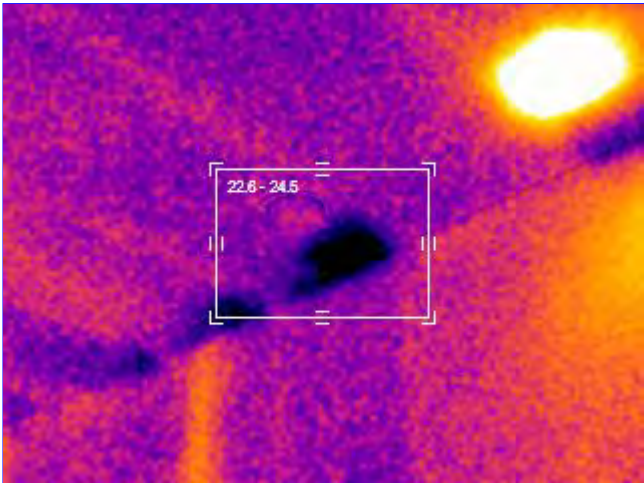
D. Item 7(Picture)



D. Item 8(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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D. Item 9(Picture)



D. Item 10(Picture) Crack in the brick veneer.

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D. Item 11(Picture)



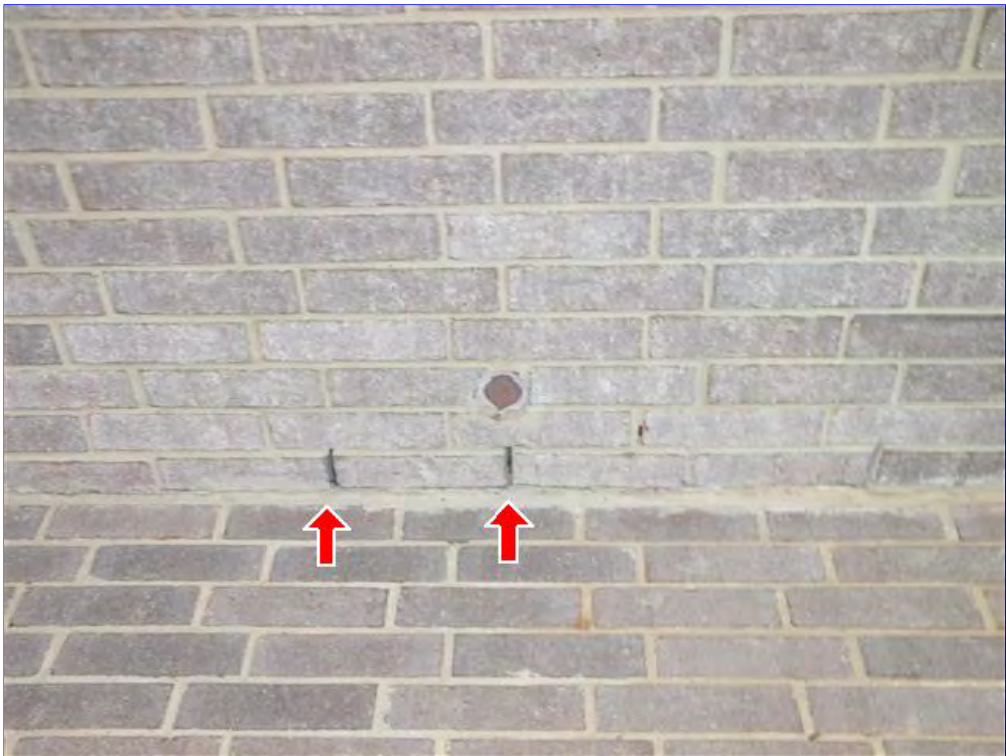
D. Item 12(Picture) Crack under the archway.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Item 13(Picture) Crack under the archway.



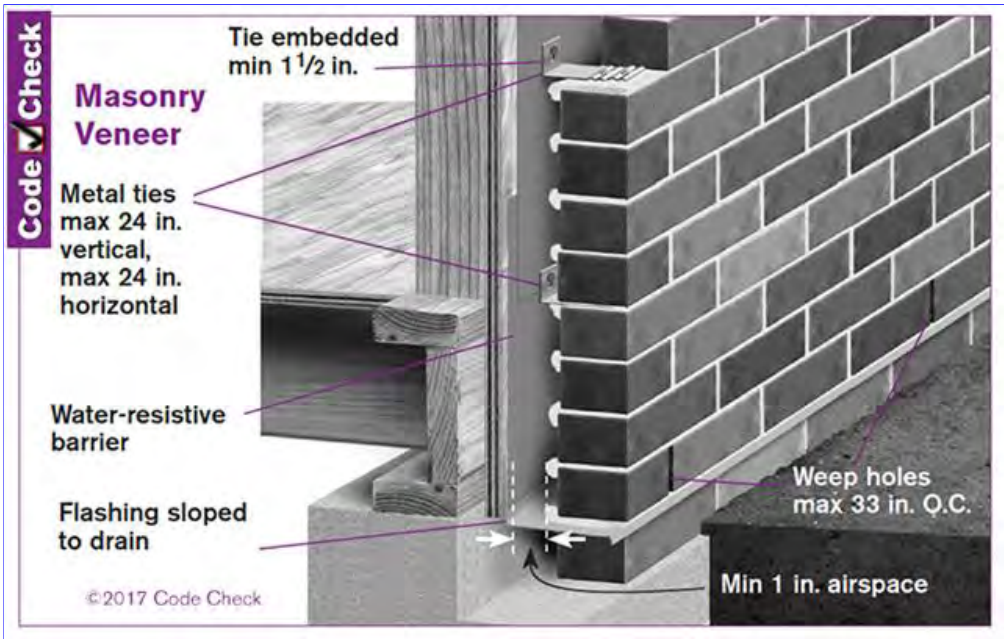
D. Item 14(Picture) Be sure to keep weep holes unobstructed so moisture can drain from behind the brick veneer.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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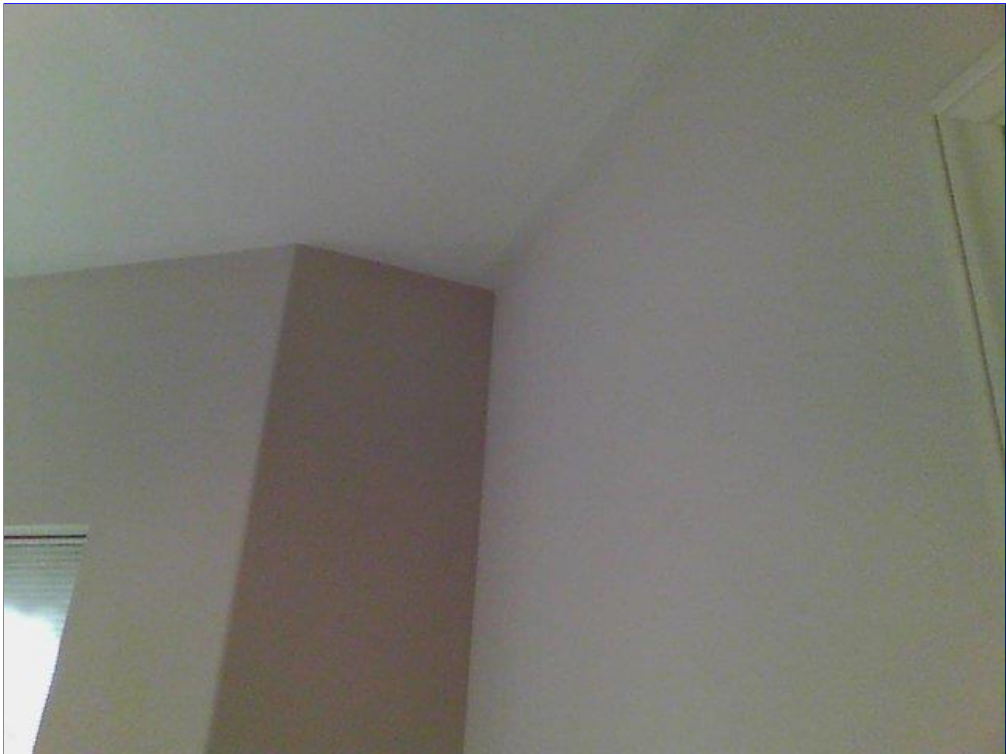
D. Item 15(Picture) Weep holes should not be sealed. Recommend repair.



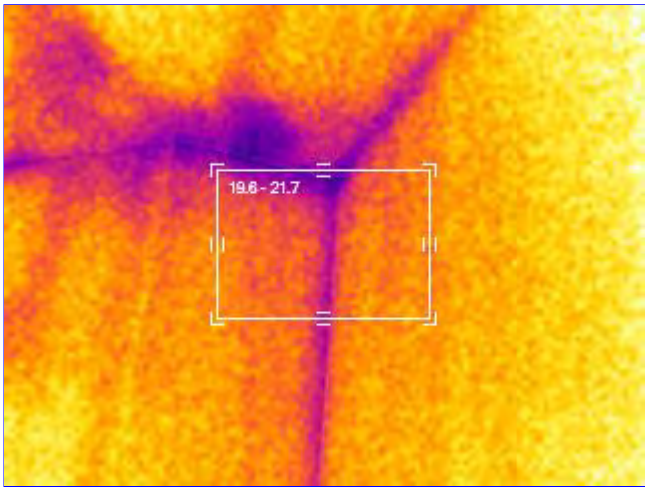
D. Item 16(Picture) Requirements for masonry veneer. Recommend making weep holes smaller so rodents and bugs do not get in walls and attics and recommend weep hole protectors

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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D. Item 17(Picture)



D. Item 18(Picture) Insulation between the walls appears to be absent or not performing as intended.

☒ ☐ ☐ ☐ E. Ceilings and Floors

Floor Structure: 2 X12, Wood joists

Floor System Insulation: Foam

Ceiling Structure: 2 x 12

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Slight humps and dips in floor appears from original foundation pour.

Slopes within tolerance.

See previous Zip Level report less than 1 inch difference.

☐ ☐ ☐ ☒ F. Doors (Interior and Exterior)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Exterior door should have a thumb latch to unlock the door. IRC requires all egress doors shall be opened from the inside without the use of a key or special knowledge or effort.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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F. Item 1(Picture) Damaged latch. Recommend repair.



F. Item 2(Picture) Recommend foam caulking underneath thresholds at the backdoors to prevent air intrusion.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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F. Item 3(Picture) Recommend foam caulking underneath thresholds at the frontdoor to prevent air intrusion.



F. Item 4(Picture) Door bell was functioning at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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F. Item 5(Picture) Door stopper is absent.

☐ ☐ ☐ ☒ **G. Windows**

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Double pane windows noted.

IRC requires window seals not be greater than forty four inches above grade for emergency escape and rescue.

Upstair windows are greater than forty four inches above grade.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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G. Item 1(Picture) Testing the window open and close well.



G. Item 2(Picture) Windows opened properly.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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G. Item 3(Picture) Weather stripping was good around the windows at the time of inspection.



G. Item 4(Picture) Rusted lentils.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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G. Item 5(Picture) Rusted lintel.



G. Item 6(Picture) Window seals greater than forty four inches above grade in the interior.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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☐ ☐ ☐ ☒ H. Stairways (Interior and Exterior)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Hand rail should extend full length of the stairs and to the landing.

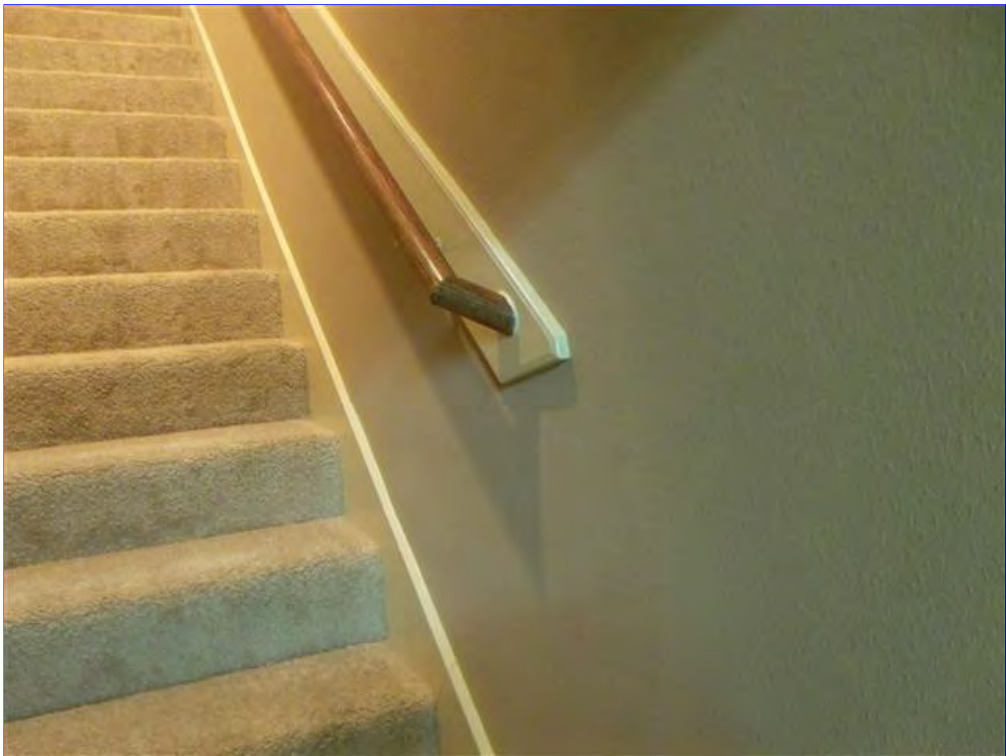
Tread depth is deficient. Should be at least 11 inch tread.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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H. Item 1(Picture) Handrails need to extend past the landing.



H. Item 2(Picture) Handrail should extend full length of the stairs.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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H. Item 3(Picture) Handrail is the proper height.



H. Item 4(Picture) Proper stairway width.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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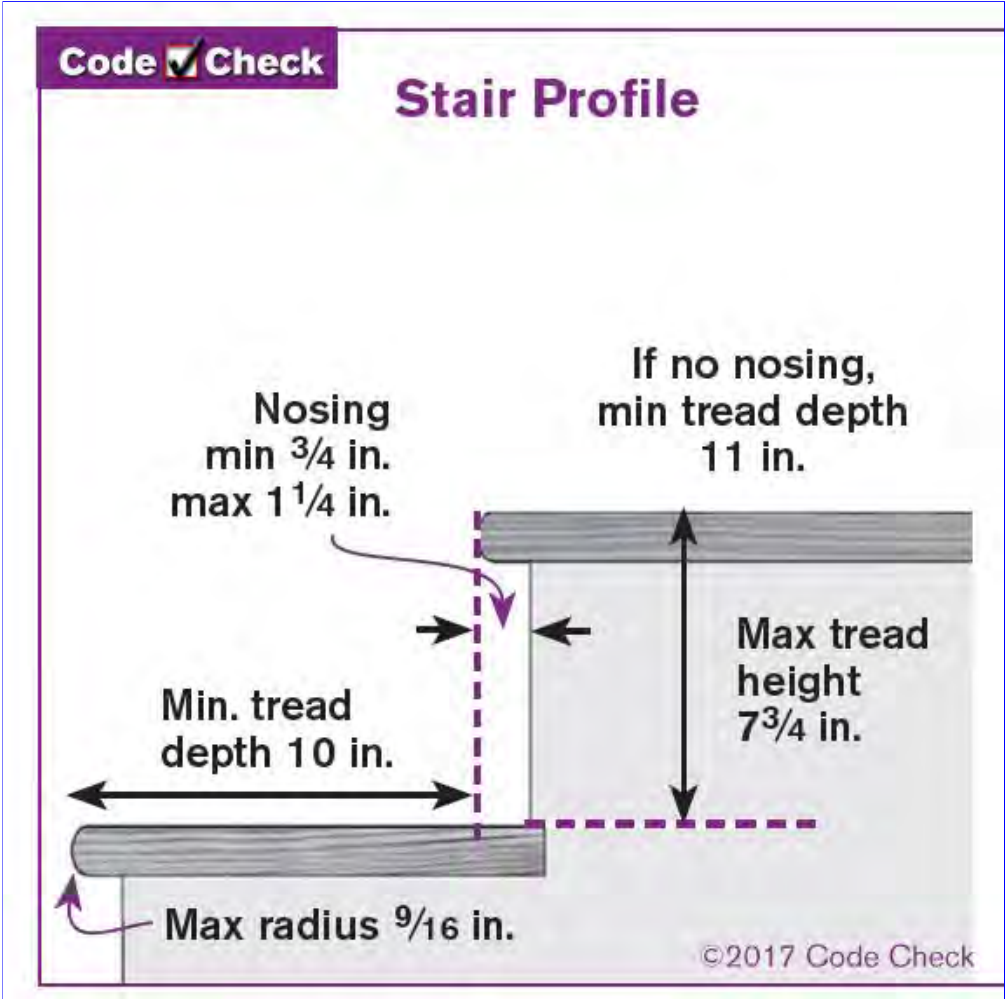
H. Item 5(Picture) Treads are deficient. Tread depth should be eleven inches with no nosing.



H. Item 6(Picture) Risers are in tolerance.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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H. Item 7(Picture) Stair profile.

☒ ☐ ☐ ☐ I. Fireplaces and Chimneys

Chimney (exterior): See Photos
Operable Fireplaces: One
Types of Fireplaces: Vented gas logs, See Photos
Number of Woodstoves: None

Comments:
SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Gas shut off valve located on the right side of fireplace.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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I. Item 1(Picture) Gas fireplace works well ask sellers for remote.



I. Item 2(Picture) Gas fireplace was operational at the time of inspection.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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☐ ☐ ☐ ☒ J. Porches, Balconies, Decks and Carports

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Recommend installing new post for the fences.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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J. Item 1(Picture) Post for the fences are in need of repair.



J. Item 2(Picture) Broken tile on the back porch.

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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☐ ☒ ☐ ☐ K. Termite Inspection

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

There are conducive conditions but no active or previous termites or WDI found. WDI (wood destroying Insects)

Previous termite report was forwarded from sellers no termites or WDI found.

Buyers husband is a Certified Applicator and did not see any evidence of WDI (wood destroying Insects) and verified he looked very hard.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
II. ELECTRICAL SYSTEMS			

☐☐☐☒ A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: See photos

Main Electrical Feeds: Main feeds are aluminum which is common just make sure Gel coated and no exposed wire showing and only have a compenet licesed elctrican do the work

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

200 AMP's provided to the house.

Recommend anti-oxidant paste on aluminum service conductors to prevent oxidation and flash arcing.

AFCI breakers are provided.

Recommend installing a whole house surge protector.

Need a three foot clearance in front and thirty inches on the sides of the electrical disconnect.

Unable to locate the ground rod and ground wire connector.

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

USE ONLY COMPETENT LICENSED ELECTRICIAN(S) AND INSURED TRADES, FOR ANY AND ALL UPDATES AND REPAIRS. FOLLOW ALL LOCAL CURRENT CODES PERTAINING TO THE IRC, ICC, NEC, NFPA AND APPLICABLE CODE(S) AND ALL JURISDICTIONS INVOLVED IN ALL WORK TO BE DONE IN QUALITY WORKMANSHIP MANNER AT MINIMUM.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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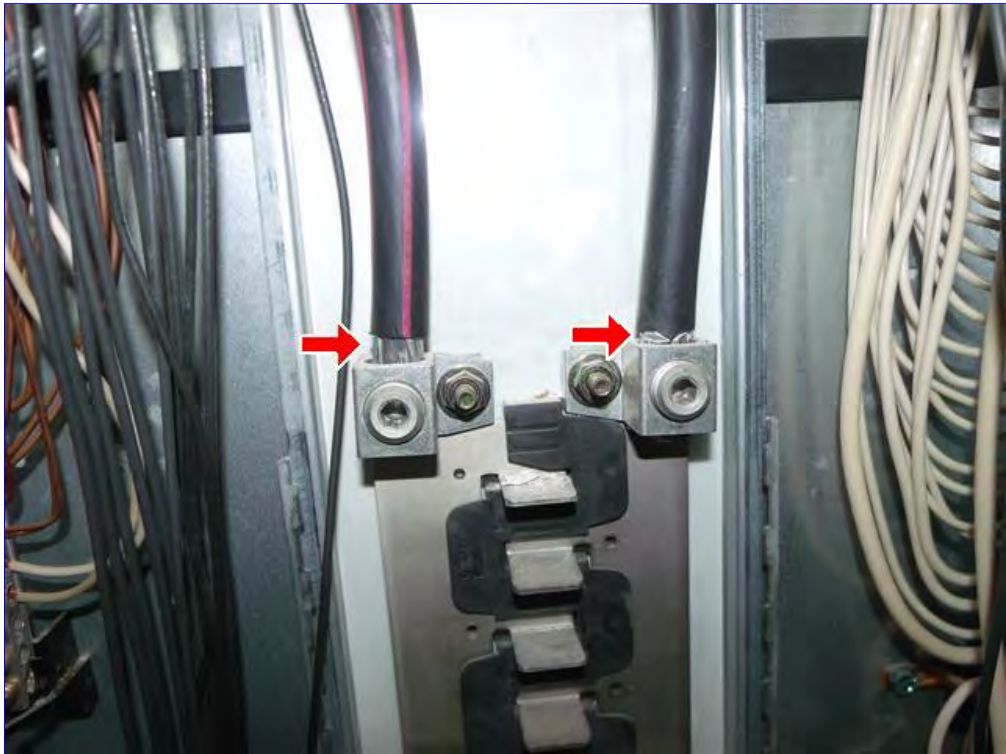
A. Item 1(Picture) Main electrical disconnect located on the right side of the house. 200 AMP power supply



A. Item 2(Picture) Electrical panel clearly labeled.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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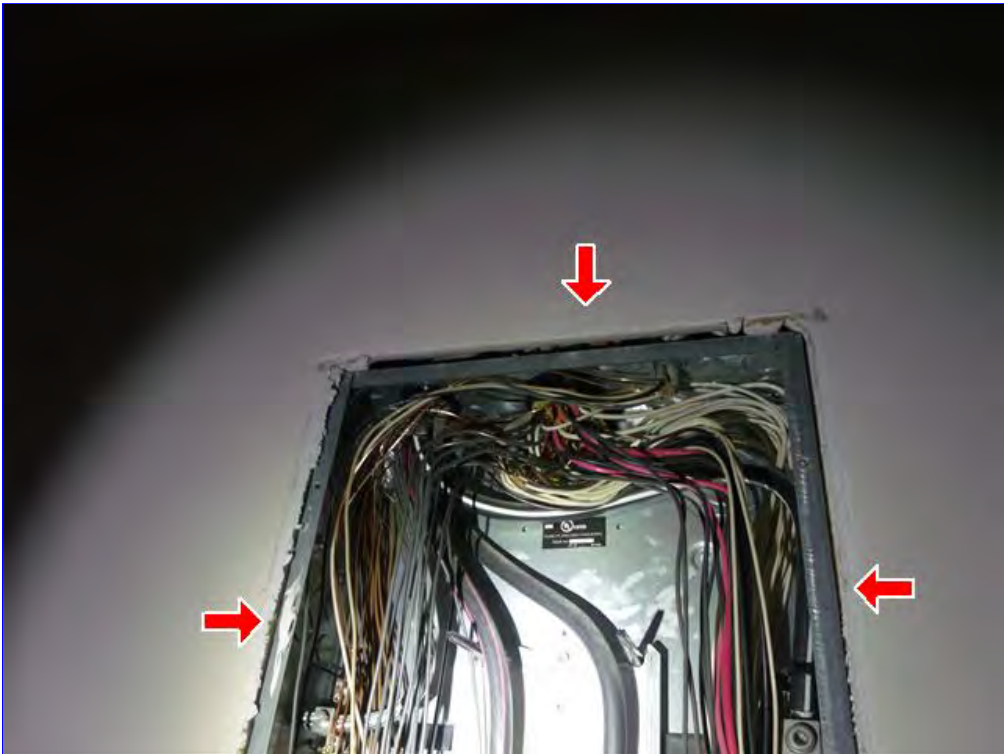
A. Item 3(Picture) Aluminum Feed service conductors. Aluminum conductors are required to anti-oxidant paste. Make sure to have a competen licensed electrician correct this and voids around box.



A. Item 4(Picture) Should not have more than one eighth of an inch gap.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 5(Picture) Should not have more than one eighth of an inch gap.



A. Item 6(Picture) Deficient in need of repair.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 7(Picture) Penetrations into the house need to be caulked. Electrical panel needs to be caulked to prevent water intrusion.



A. Item 8(Picture) Recommend bonding of electrical conduit.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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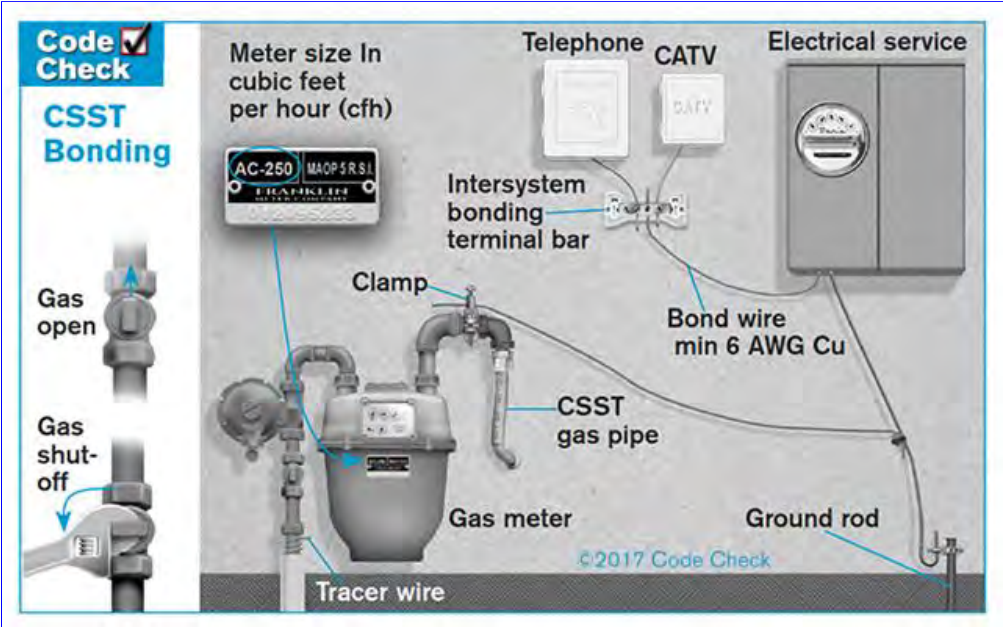
A. Item 9(Picture) Recommend capping service conductor lugs and anti-oxidant paste on aluminum conductors.



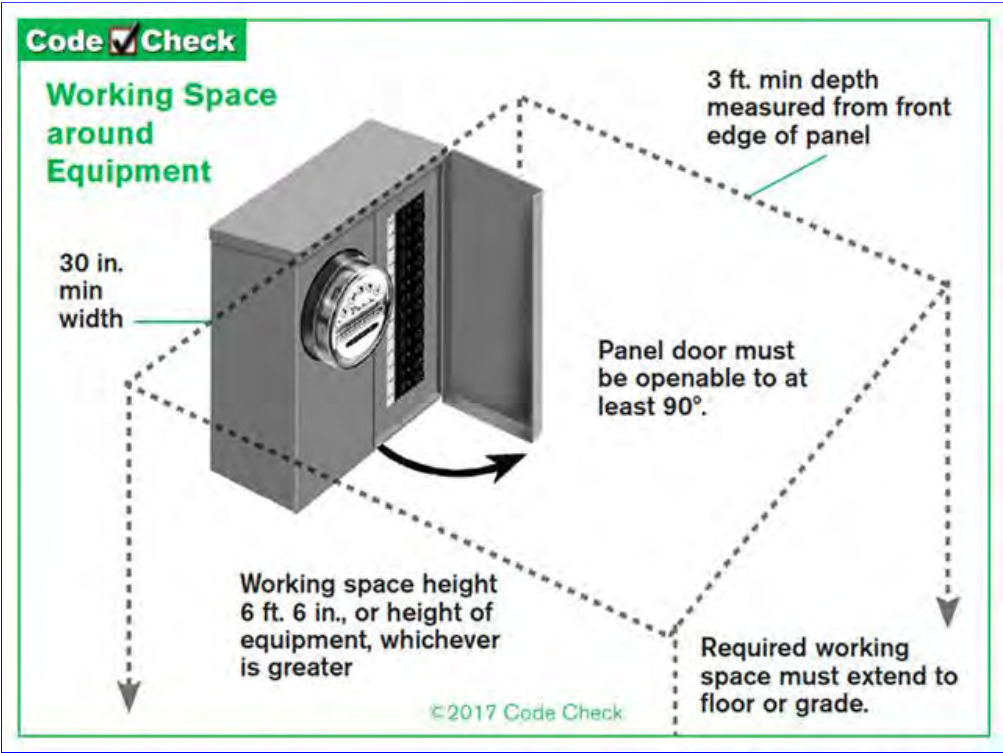
A. Item 10(Picture) Deficient. Electrical panel is obstructed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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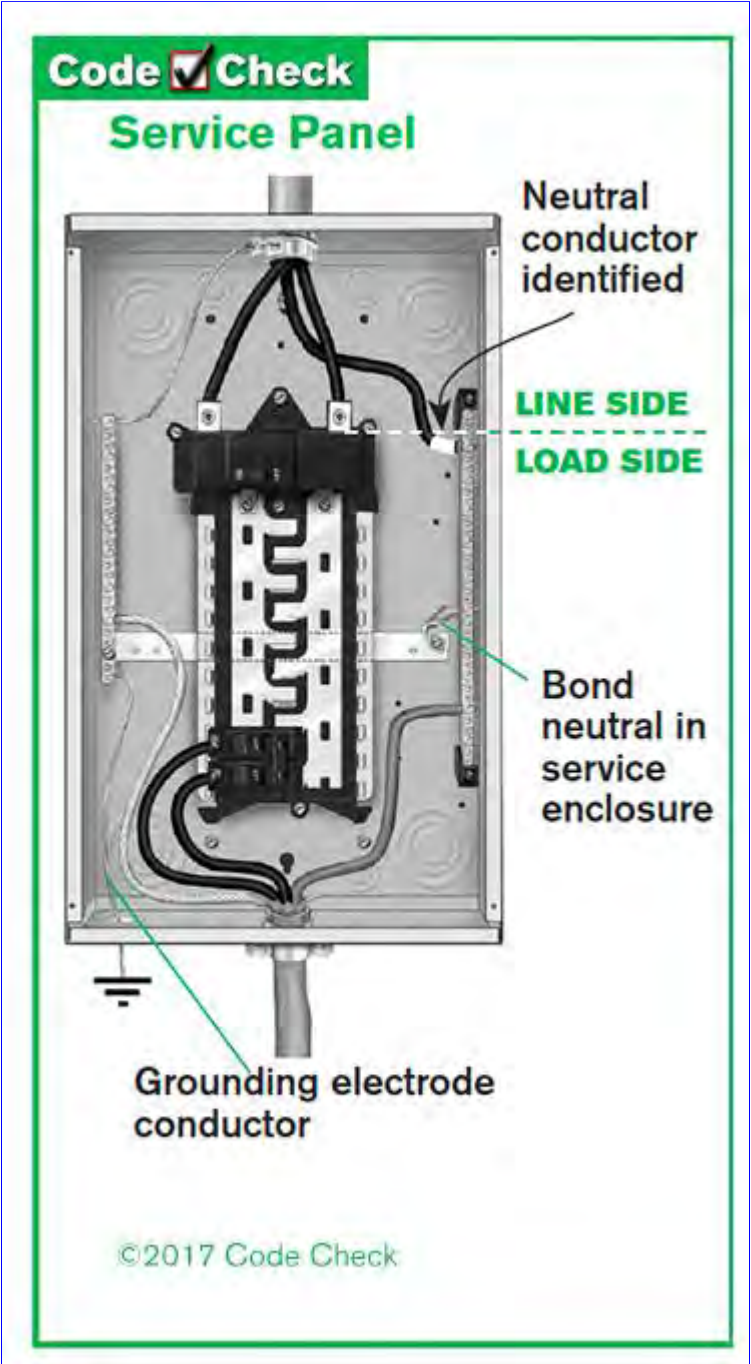
A. Item 11(Picture) Bonding requirements.



A. Item 12(Picture) Work space around electrical panels requirements.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

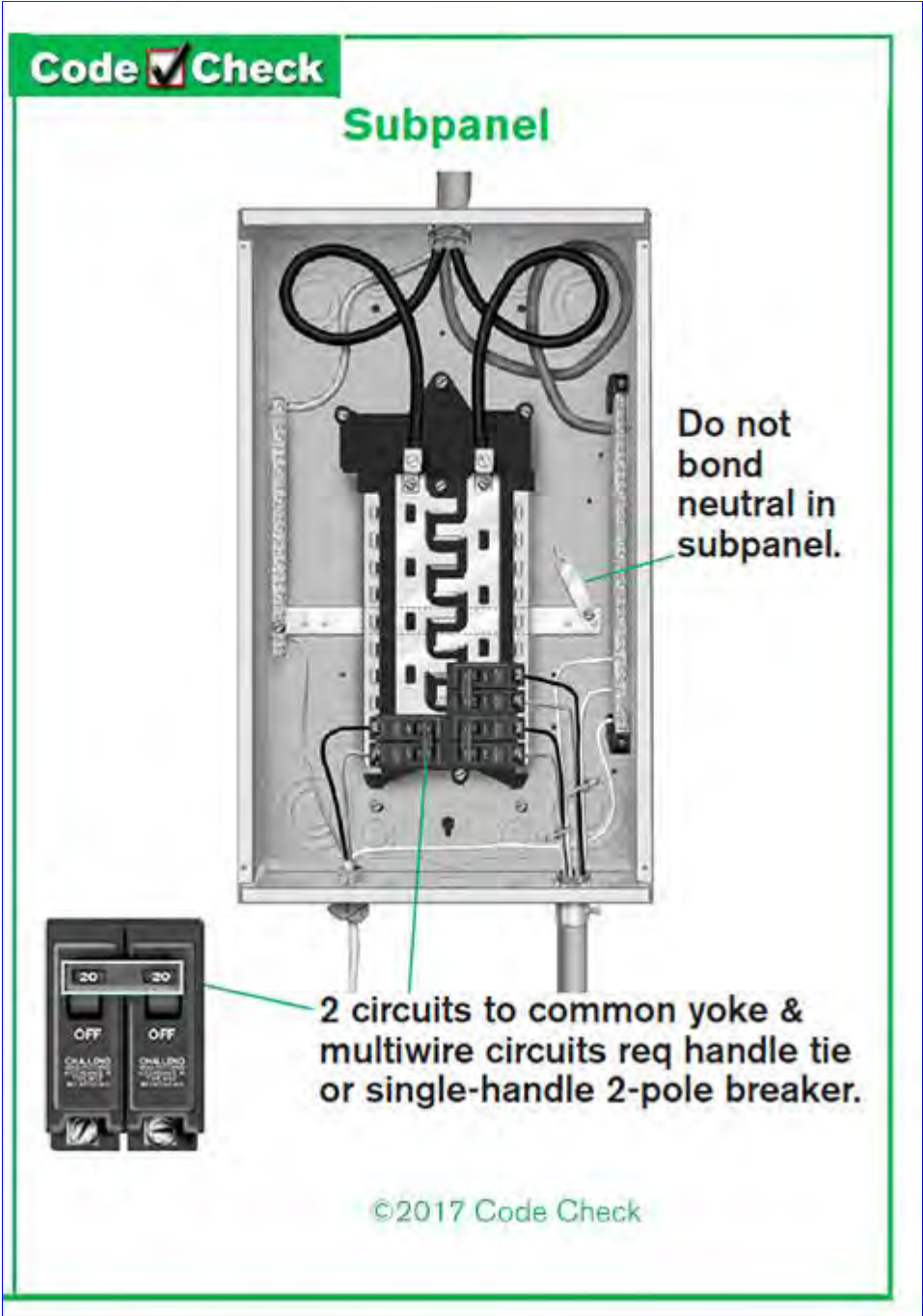
I	NI	NP	D
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A. Item 13(Picture) Service panel requirements.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

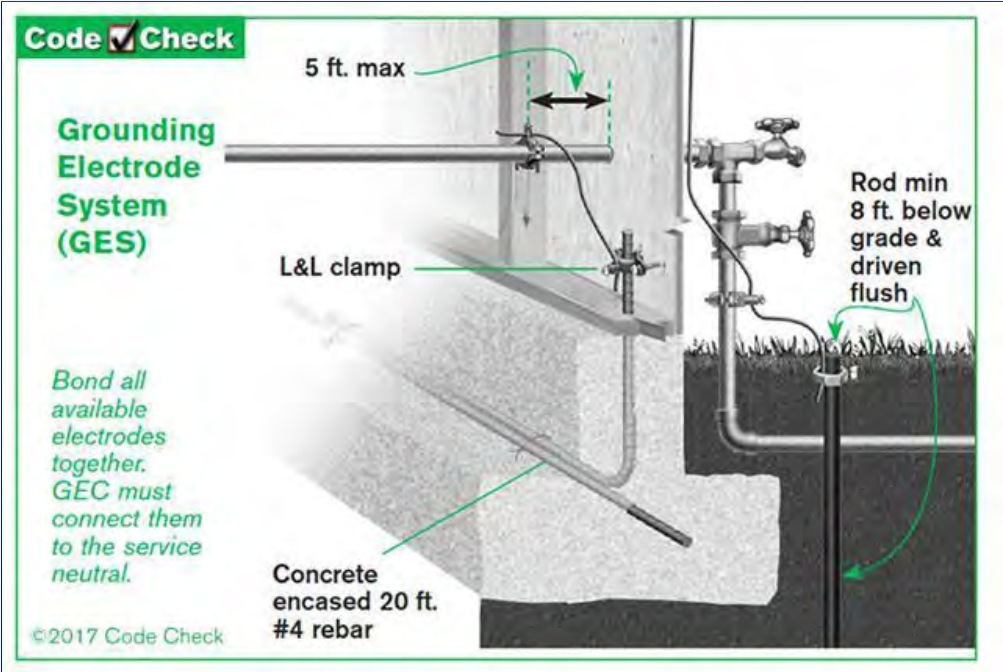
I	NI	NP	D
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A. Item 14(Picture) Sub-panel in the garage, the neutral should not be bonded.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 15(Picture) Requirements for the grounding electrode system. We were unable to locate the grounding electrode system.



A. Item 16(Picture) Main panel is required to bonding bushing or grounding wedge.

☐ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex Type
Branch wire 15 and 20 amperage: Copper
Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

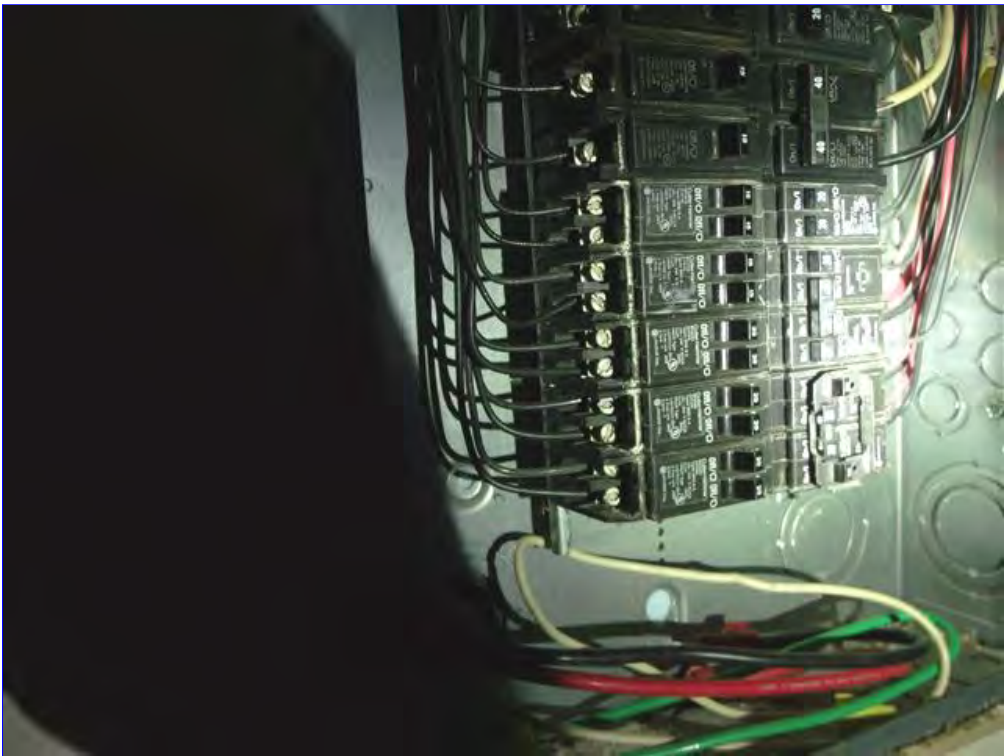
IRC requires GFCI electrical outlets for outdoors locations.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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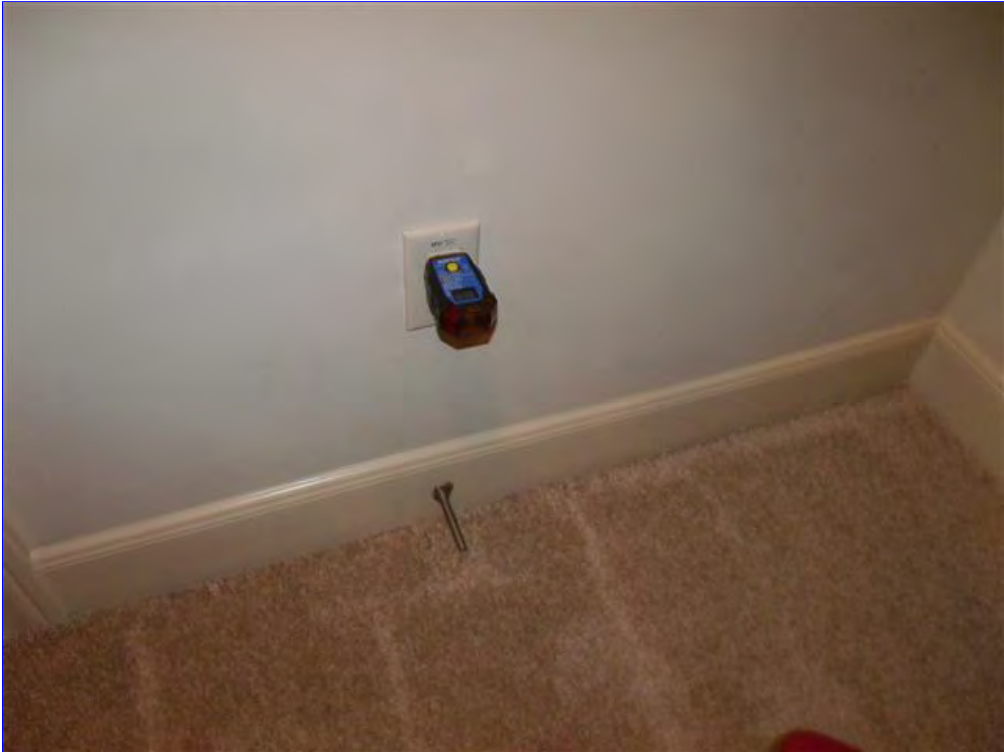
B. Item 1(Picture) Copper branch circuits.



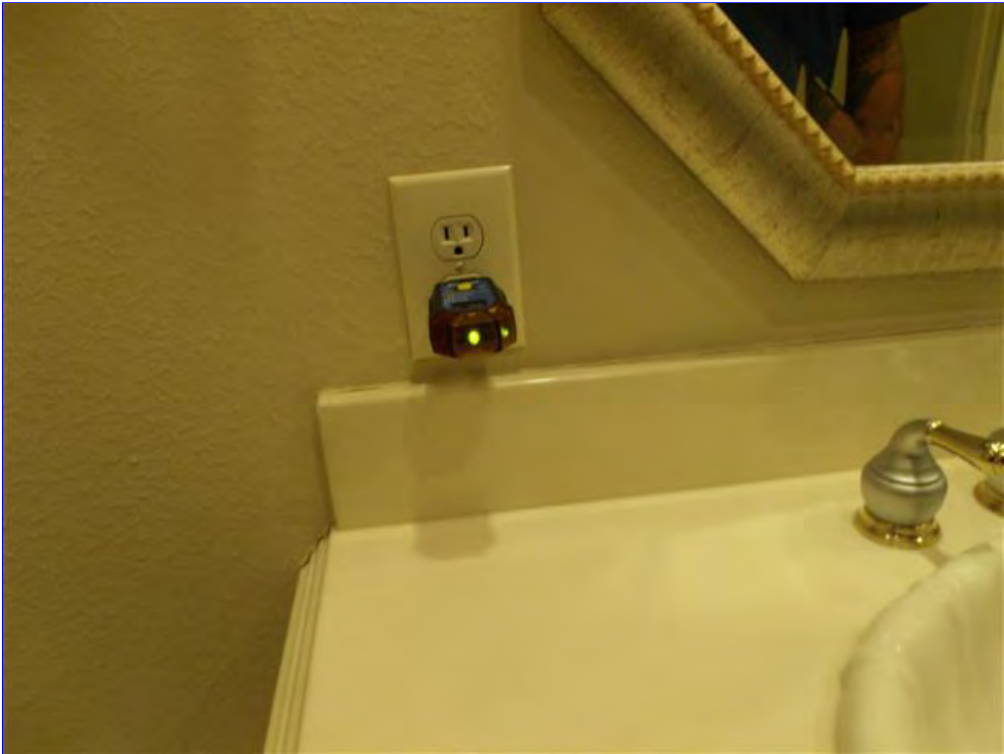
B. Item 2(Picture) Copper branch wiring.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 3(Picture)



B. Item 4(Picture) GFCI tested in the bathroom.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 5(Picture) Face plate for light fixture need to be installed located under the garage.



B. Item 6(Picture) Both light fixture need to be installed located under the garage need face plates.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 7(Picture) Electrical outlets tested in the kitchen.



B. Item 8(Picture) Insulated LED cans.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 9(Picture) IRC requires outdoor receptacles to be GFCI rated.



B. Item 10(Picture) Flex line need corrected with solid gas line. Also cap PVC out let line

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 11(Picture) outdoor electrical outlets to be GFCI.and prefer to have a water proof cover not water resistant.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

☐ ☐ ☐ ☒ A. Cooling Equipment

Type of Systems: Heat Pump Forced Air (also provides warm air)

Central Air Manufacturer: SEE PHOTOS

Serial #: Daikin A.C. Unit. 2208429883

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Supply and return vents were within tolerance of 15-22°.

Recommend changing media filter every six months with a HEPA 13 filter.

Air conditioner pad should be a minimum of three inches above grade and level.

Daikin/Goodman 5 Ton A.C. unit, 15.2 SEER.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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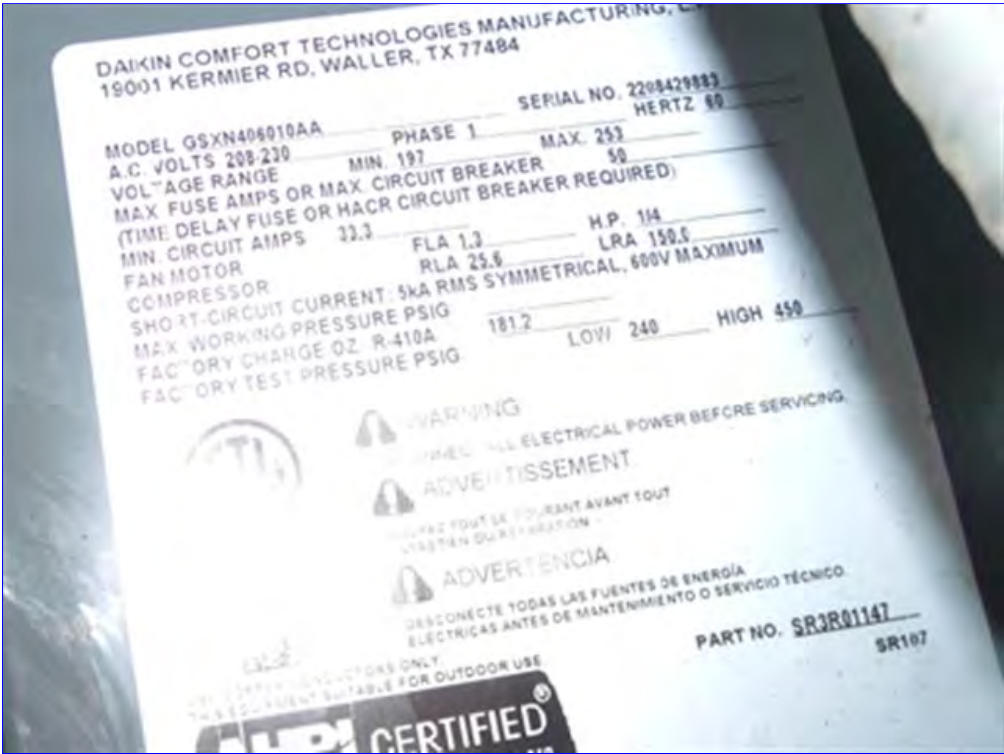
A. Item 1(Picture) Return vent 70° Air balanced OK



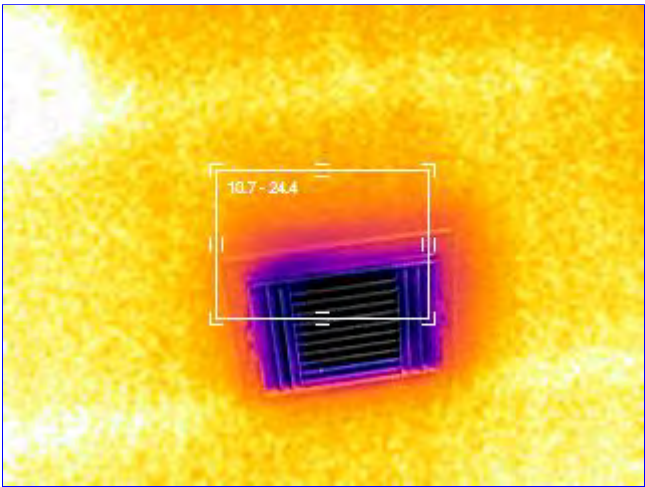
A. Item 2(Picture) Supply vent is 57.6°

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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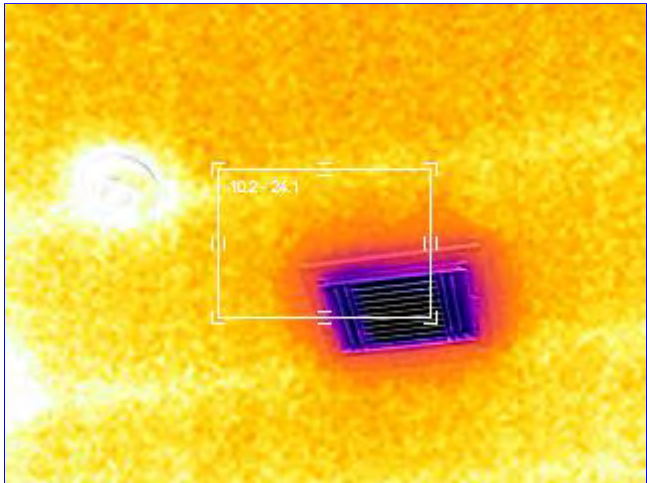
A. Item 3(Picture) Daikin 5 ton unit label on outside unit.



A. Item 4(Picture) Good the blue shows no leaks around ceiling air duct vent

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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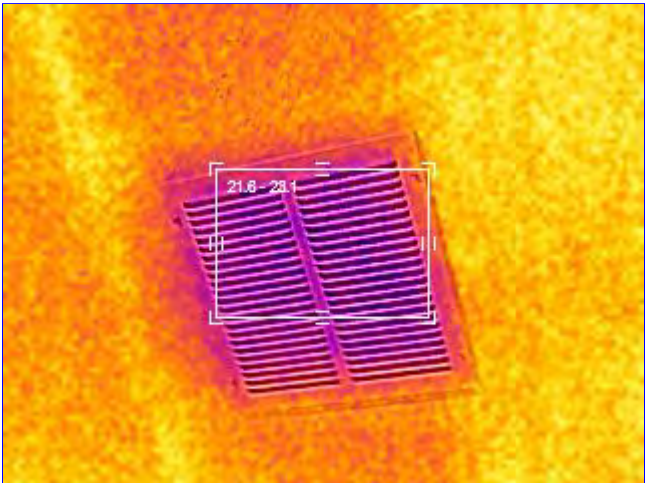
A. Item 5(Picture)



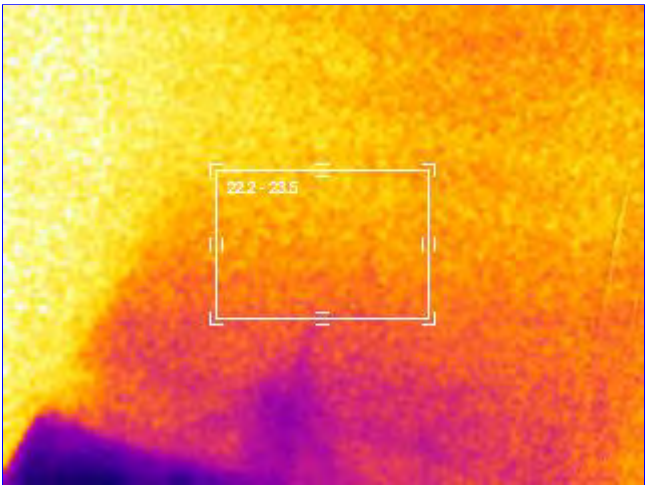
A. Item 6(Picture) Return air make sure to remove filters from inside since you have a media filter in attic that you cahange out every 4-6 months. Much better system having media filters we recommend germicidal lights as well.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 7(Picture)



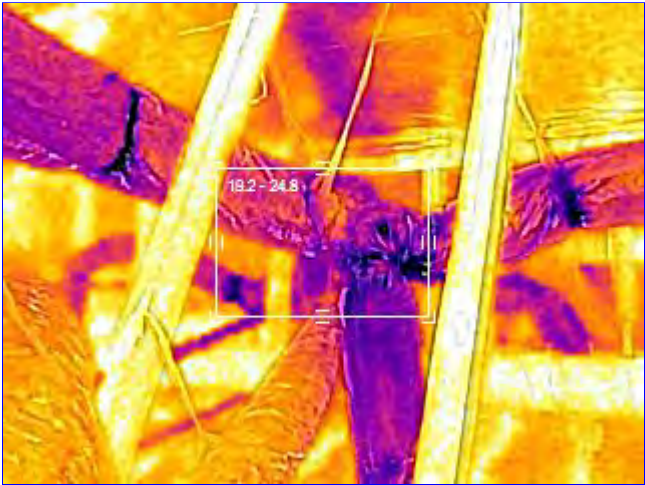
A. Item 8(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 9(Picture)



A. Item 10(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 11(Picture) Condensate line needs to be capped.



A. Item 12(Picture) Media filter provided for whole house filtration system.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 13(Picture) Secondary drain located on the left side of the house.



A. Item 14(Picture) A.C. unit should be three inches above grade.

☐ ☐ ☐ ☒ B. Heating Equipment

Type of HVAC Sytem: Heat Pump Forced Air (also provides cool air)

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Energy Sources: Gas
Heat System Brand: Goodman, SEE PHOTOS
Number of Heat Systems (excluding wood): One
Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Need rigid pipe through furnace opening connecting to the CSST line to prevent damage to the CSST line.

Drip leg needs to be installed downstream of the gas shutoff valve.

Goodman gas furnace, forced air.

B vent fitting on furnace is upside down.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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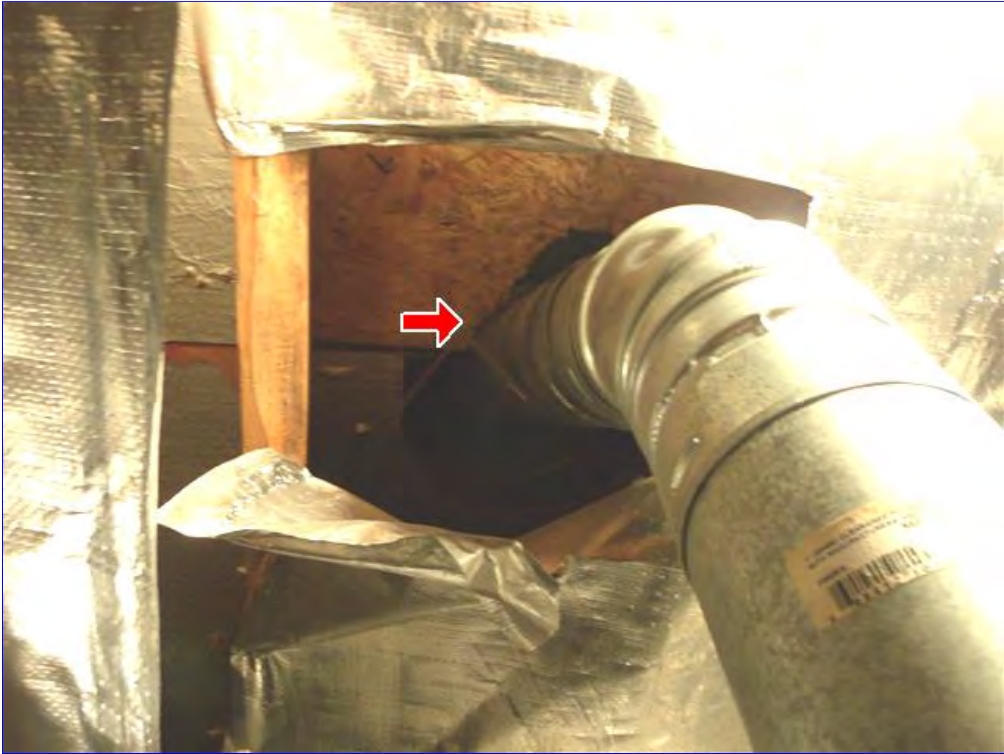
B. Item 1(Picture) Goodman furnace.



B. Item 2(Picture) Improper connection. In need of repair.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 3(Picture) Need a one inch clearance for B vents to combustibles.



B. Item 4(Picture) Improper connection. In need of repair.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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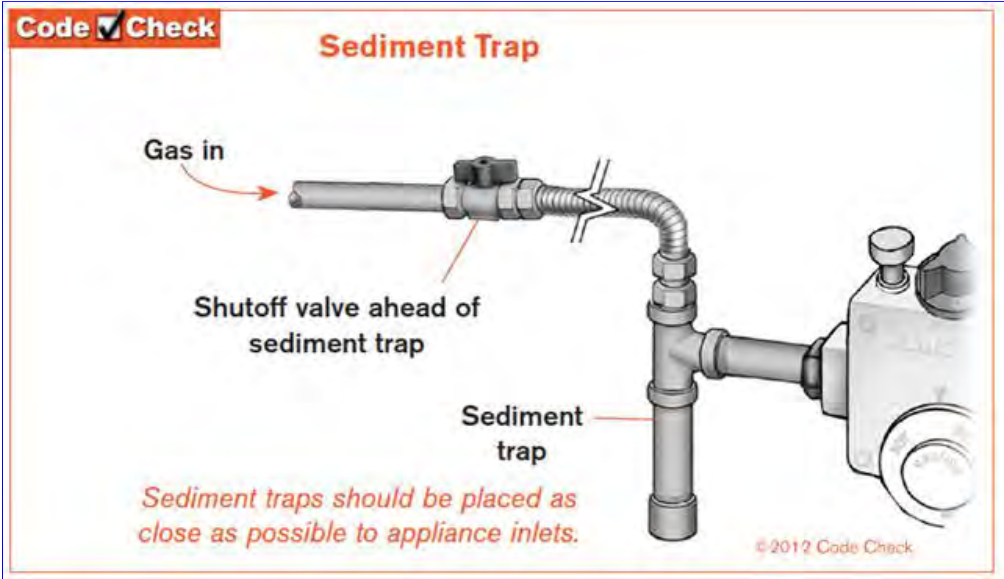
B. Item 5(Picture) IRC requires a one inch clearance for B vents.



B. Item 6(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 7(Picture) Sediment trap requirements for gas lines.

☐ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

- Ductwork:** Insulated
- Filter Type:** Media Filters in Attic make sure do NOT add AIR filters to the liveable area returns only use media filters in attic
- Filter Size:** Media Filters verify size with HVAC contractor or Seller or builder
- Comments:**
SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Recommend properly strapping ducts every five feet.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 1(Picture) Double radiant barrier installed.



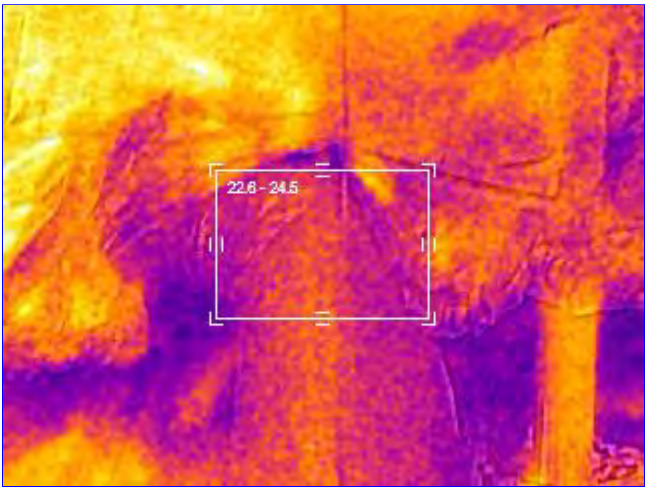
C. Item 2(Picture) Insulation should be installed between the duct and the rail to prevent condensation.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 3(Picture) Ducts should be strapped every five feet.



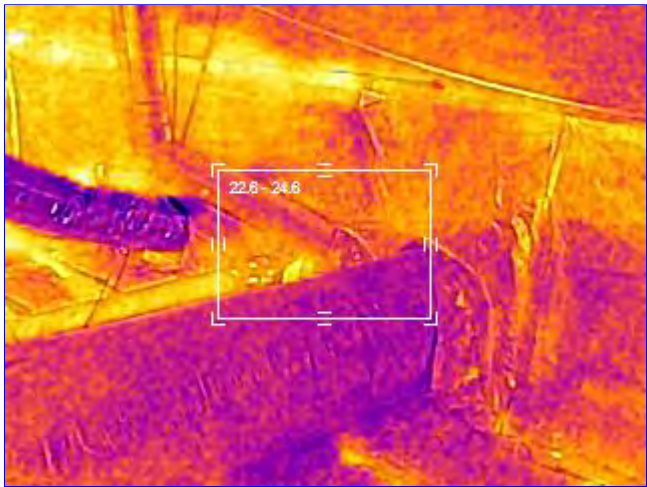
C. Item 4(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 5(Picture)



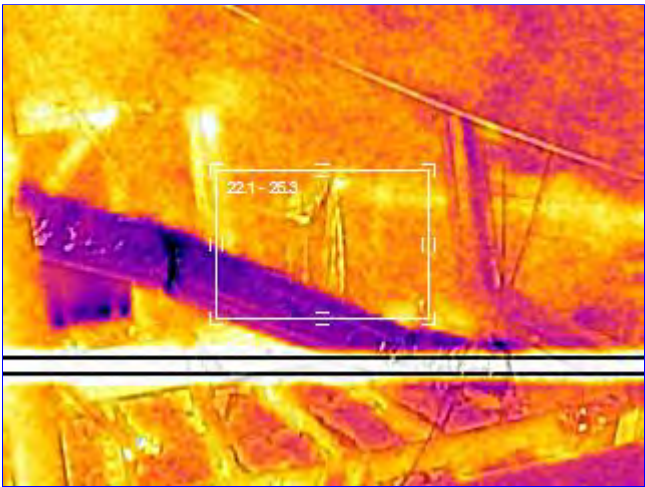
C. Item 6(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 7(Picture)



C. Item 8(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 9(Picture)



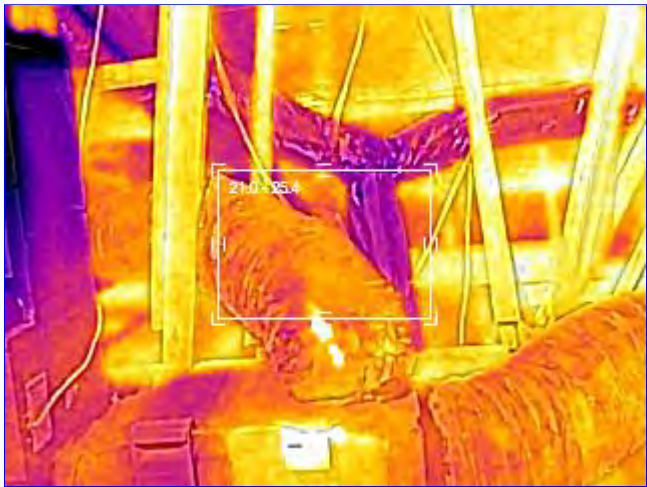
C. Item 10(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 11(Picture)



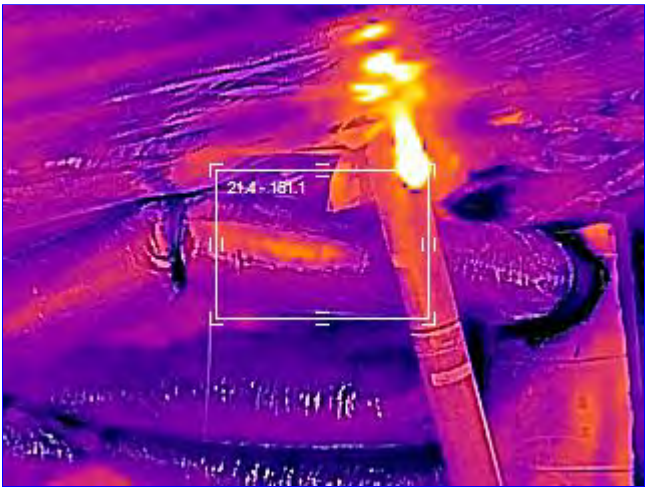
C. Item 12(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 13(Picture)



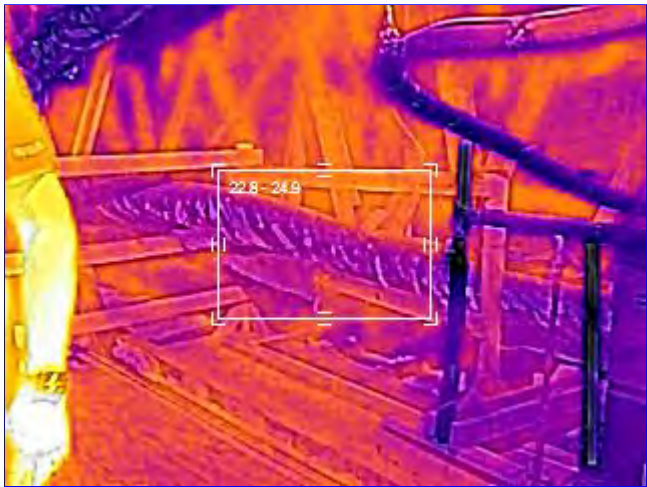
C. Item 14(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 15(Picture)



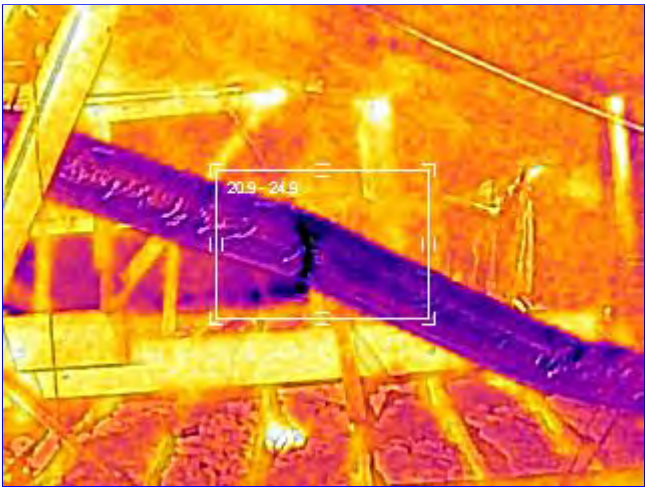
C. Item 16(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 17(Picture)



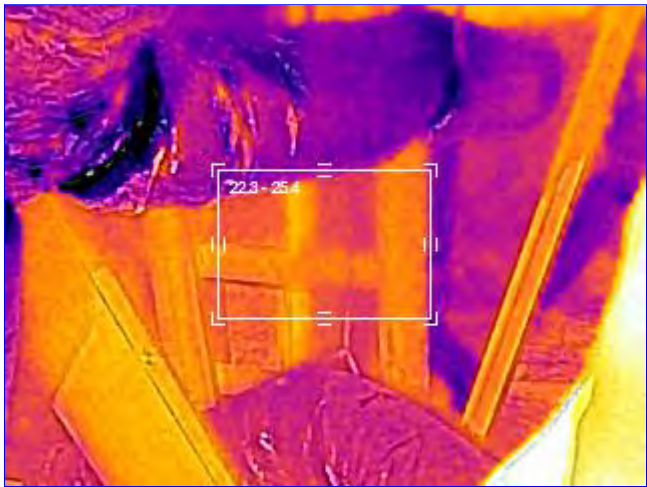
C. Item 18(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 19(Picture)



C. Item 20(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 21(Picture) Insulation should be installed between the ducts to prevent condensation.



C. Item 22(Picture) Ducts need to be properly strapped.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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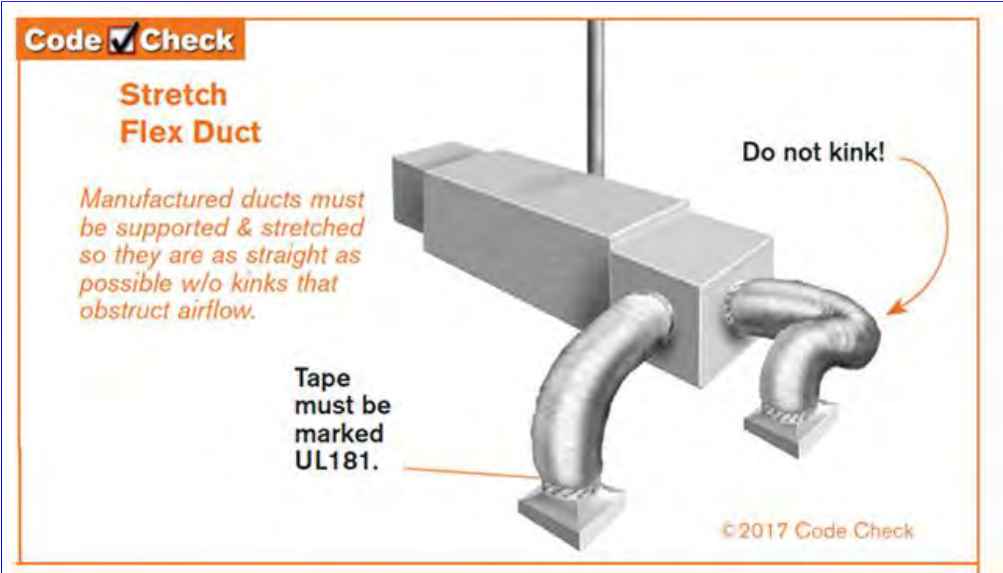
C. Item 23(Picture) Ducts should not be laying on the floor. Recommend strapping every five feet.



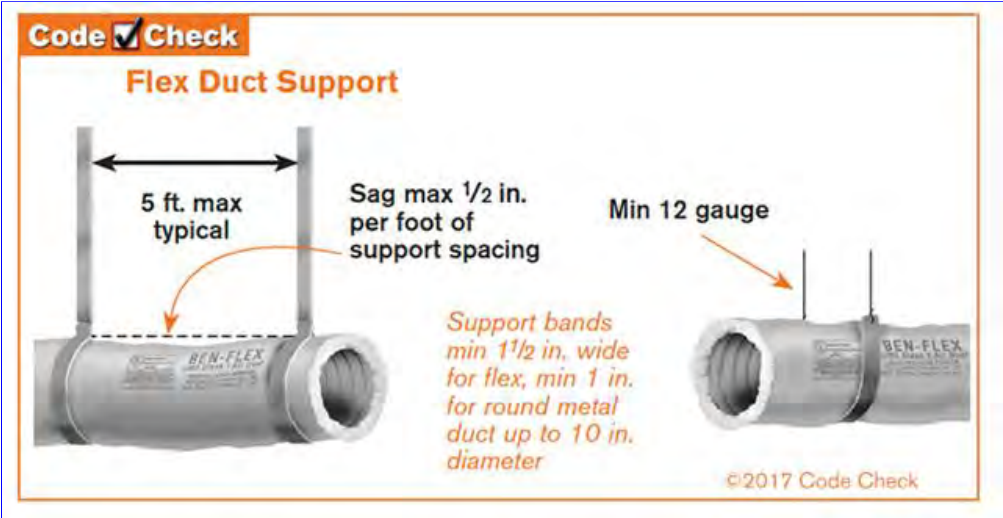
C. Item 24(Picture) Ducts need to be properly strapped.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 25(Picture) Recommend keeping ducts straight as possible.



C. Item 26(Picture) Proper support for ducts.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
IV. PLUMBING SYSTEM			

☐ ☐ ☐ ☒ A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front
Location of main water supply valve: Front
Static water pressure reading: 60 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper
Water Filters: Whole house conditioner
Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

- Main water shutoff located in the front of the house next to water softener.
- Copper piping for water service into the house.
- Copper piping inside the house for water distribution.
- Functional flow was good at the time of inspection on the plumbing fixtures.
- Missing insulation on sprinkler line and bell head regulator back flow preventer.
- Static water pressure reading approximately 60 PSI.
- Water pressure is tested at 40 PSI and 80 PSI.
- IF water pressure is below 40 PSI recommend to add a booster.
- IF water pressure is higher then 80 PSI recommend to install a reducer to reduce water pressure.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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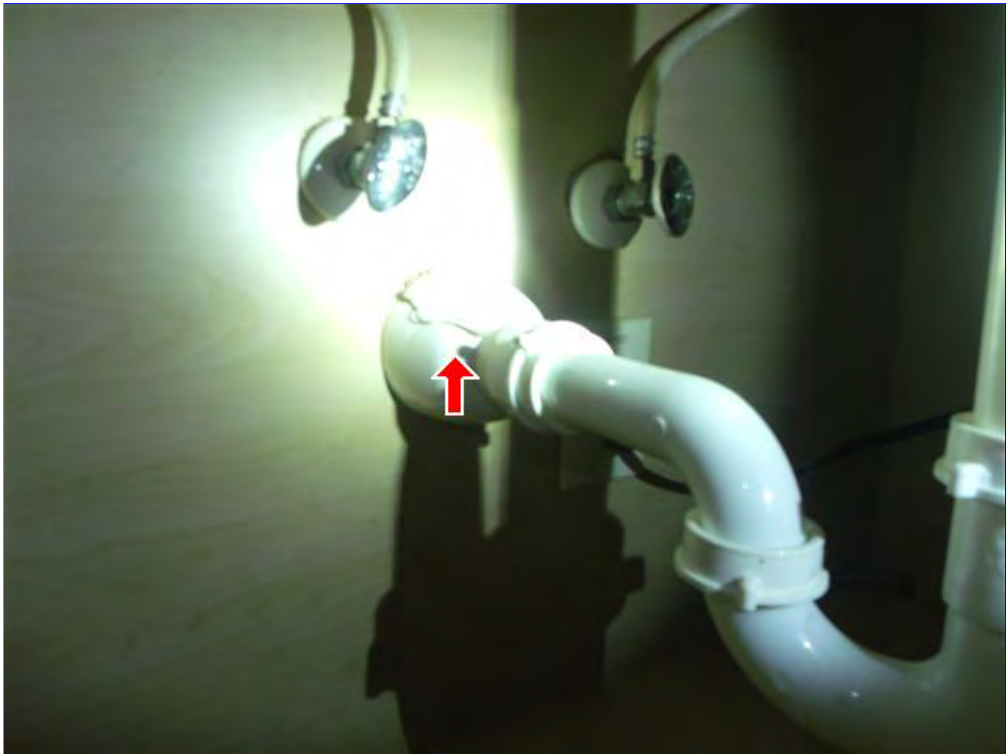
A. Item 1(Picture) Water meter located on the right side of the house.



A. Item 2(Picture) Water meter located on the right in the front yard.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 3(Picture) Crack in the cover.



A. Item 4(Picture) Primary drain located in the half bathroom

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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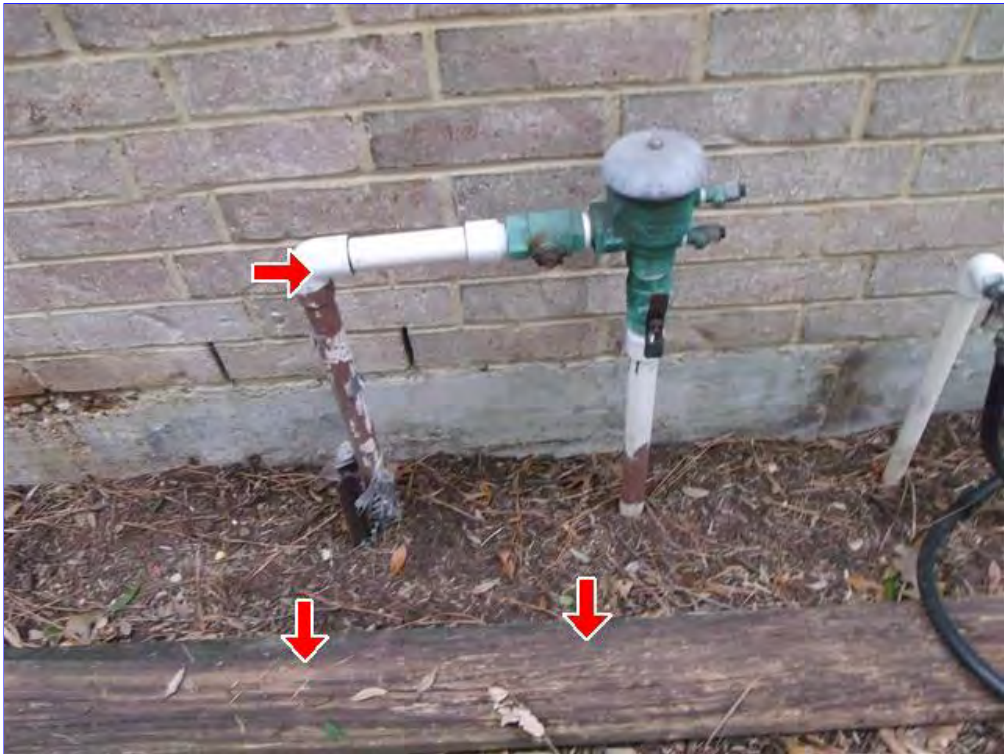
A. Item 5(Picture) Clean out located in front flower bed.



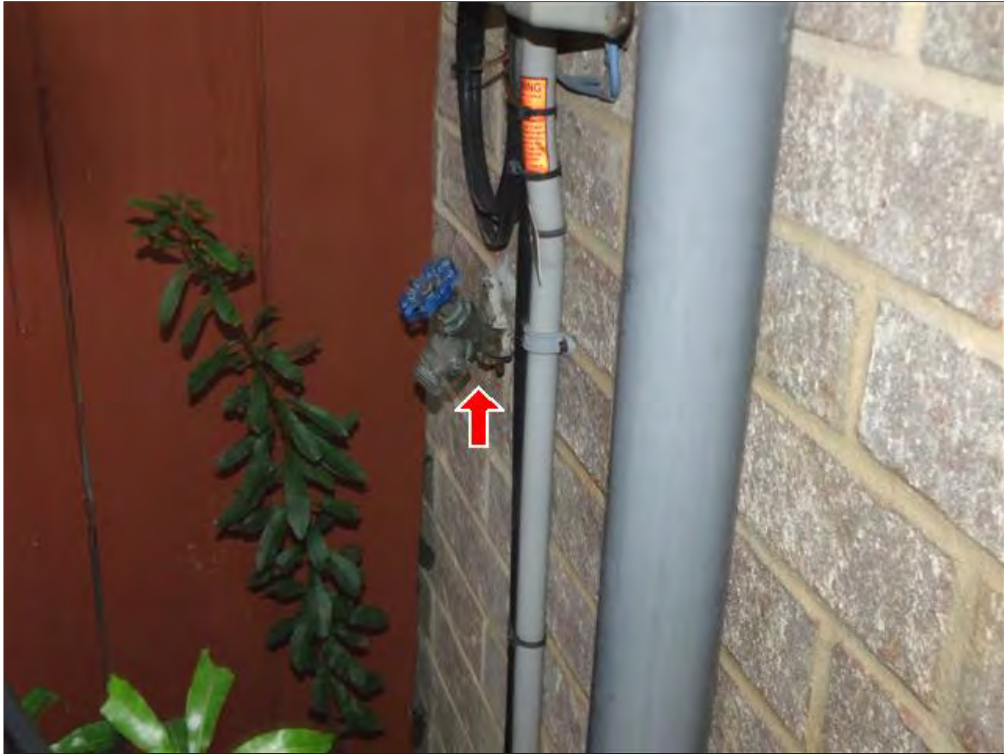
A. Item 6(Picture) Water conditioner for the pond. Its \$249.00 for a service call and how to operate unit. Recomend a lockable salt dispenser on unit

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 7(Picture) Shut off valve and back flow preventer for the sprinkler. Remove board on sie of yard its rotting and is conducive to WDI



A. Item 8(Picture) Water fixture located under the electrical disconnect. Dangerous.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 9(Picture) Anti-siphon devices installed on outdoor plumbing fixtures.



A. Item 10(Picture) Static water pressure reading approximately 60 PSI.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 11(Picture) No access panel is provided for the bathtub.



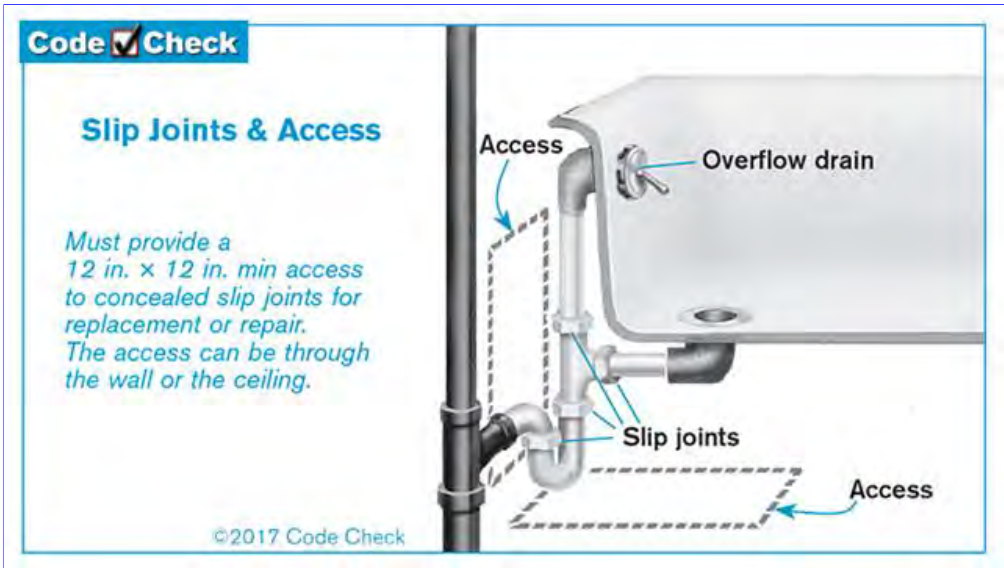
A. Item 12(Picture) Recommend caulking around fixtures.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 13(Picture) Pump for the pond is leaking.



A. Item 14(Picture) Access panel required for bathtubs.

☒ ☐ ☐ ☐ B. Drains, Waste, and Vents

Washer Drain Size: Adequate

Plumbing Waste: PVC

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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PVC piping for drains, waste, vents.

No deficiencies noted at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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B. Item 1(Picture) No leaks observed at the time of inspection.



B. Item 2(Picture) No leaks observed at the time of inspection.

☐ ☐ ☐ ☒ C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Sample Report

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: SEE PHOTOS

Water Heater Location: Attic

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Water heater is undersized, a 40 Gallon water heater is currently installed.. Recommend installing a minimum 50 gallon water heater.

Water heater is required to be bonded per IRC.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 1(Picture) Flue for the water heater should be a double walled B vent.



C. Item 2(Picture) Recommend insulation copper tubing starting six inches above water heater.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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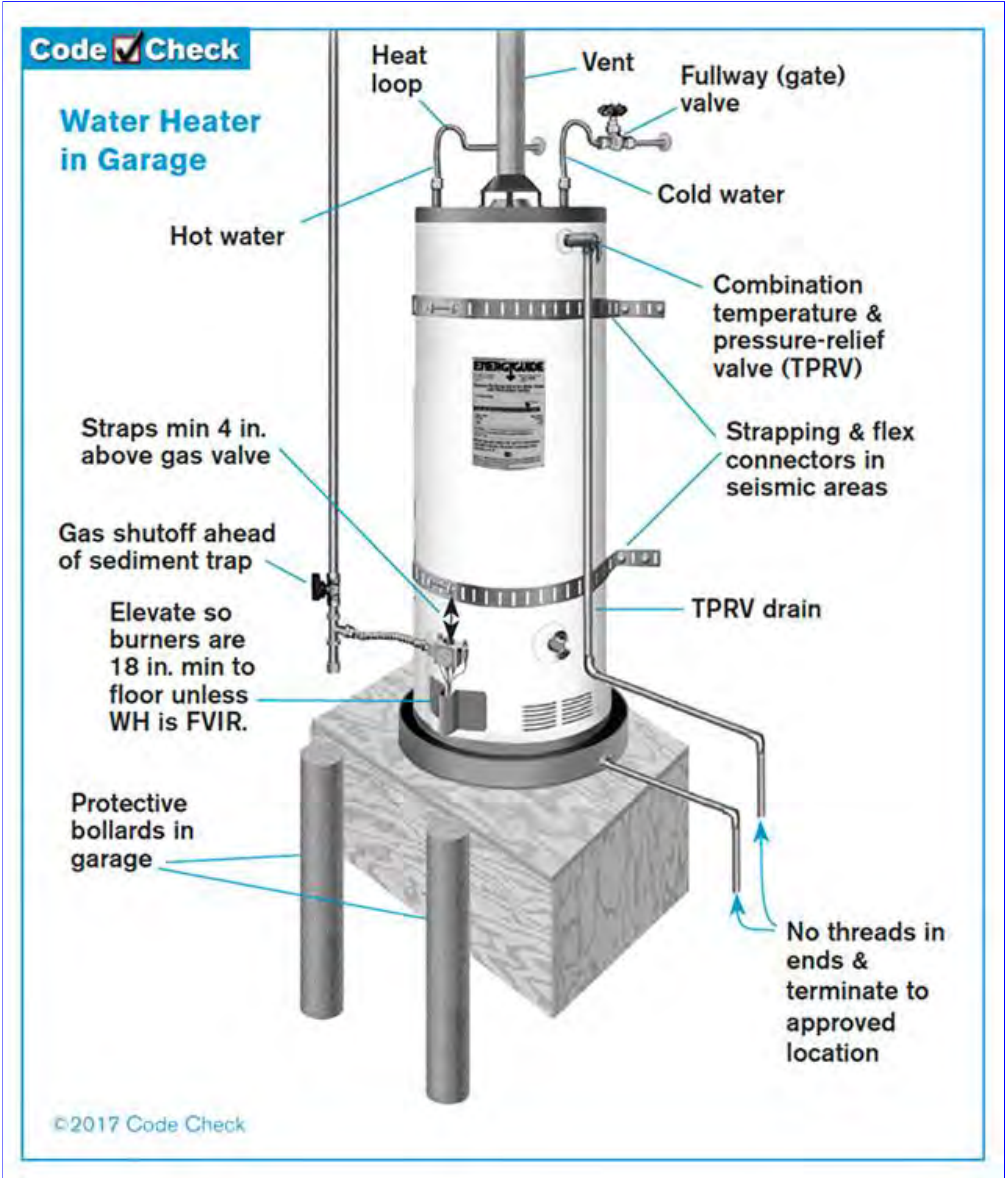
C. Item 3(Picture) T&PV was in good condition at the time of inspection. Cold water shutoff valve correctly installed.



C. Item 4(Picture) Surface rusting in the drainage pan.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 5(Picture) Water heater requirements.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Code ☒ Check

B Vent Termination

If < 8 ft., vent must terminate 2 ft. higher than any portion of building within 10 ft.

Min 2 ft.

< 8 ft.

Parapet or wall

Roof

Min height above roof T22

B vent ≤ 12 in. diameter

Roof slope: X/12

12

X

©2017 Code Check

TABLE 22 B VENT TERMINATION (F53) IRC F2427.6.3 UMC T802.6.2			
Roof Slope	Min Height (ft.)	Roof Slope	Min Height (ft.)
Flat to 6/12	1	> 11/12 to 12/12	4
> 6/12 to 7/12	1 ¼	> 12/12 to 14/12	5
> 7/12 to 8/12	1 ½	> 14/12 to 16/12	6
> 8/12 to 9/12	2	> 16/12 to 18/12	7
> 9/12 to 10/12	2 ½	> 18/12 to 20/12	7 ½
> 10/12 to 11/12	3 ¼	> 20/12 to 21/12	8

C. Item 6(Picture) B vent requirements for the water heater.

Code ☒ Check

Bonding Interior Piping

All interior piping systems capable of becoming energized must be bonded & connecting them at a gas water heater provides an easy way to check for compliance.

Gas

Hot

Cold

To GES

©2012 Code Check

C. Item 7(Picture) Proper bonding for water heater.

☐ ☐ ☐ ☒ D. Hydro-Massage Therapy Equipment

Comments:
SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D

The jet powered bath tub worked properly at time of inspection.

Safety issues that may be present with jetted tubs Home Inspectors are not Code Inspectors, yet I’m certified by ICC International Code Council:

Make sure the hydro or jetted tub is safe, according to the 2012 IRC or any updated codes for safety 1st.

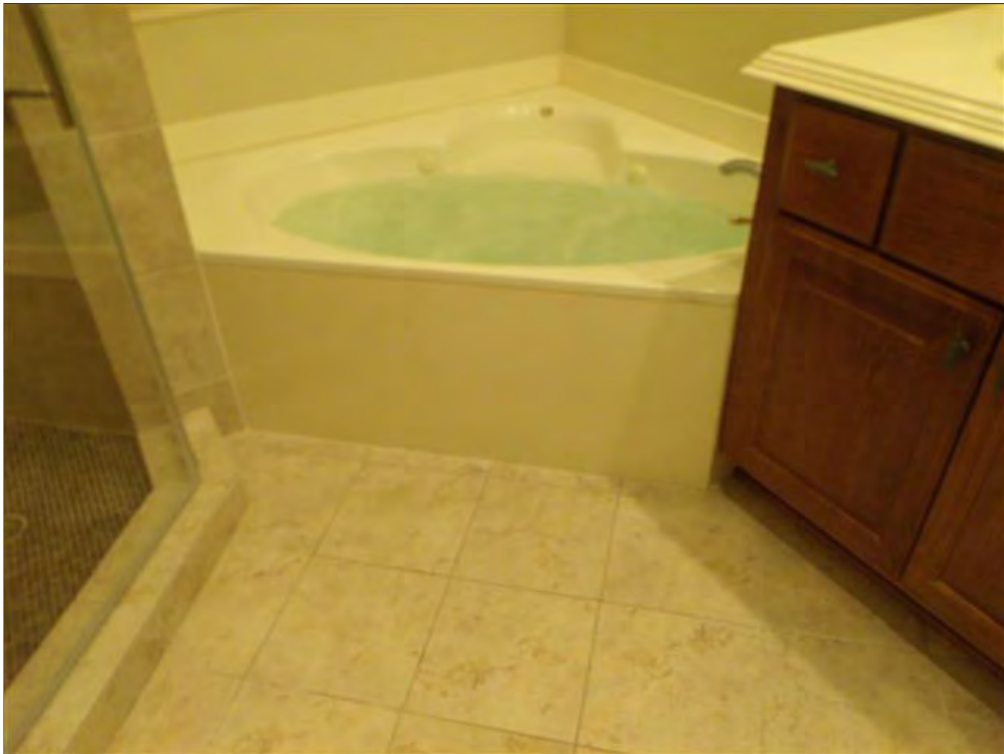
Make sure you have a **minimum 18 x 18 inches access: and check plumbing for leaks and slip joints**

- Power is supplied by an individual branch circuit and make sure receptacle under tub is nailed secure to frame.
- The motor is plugged into a GFCI protected receptacle that is readily accessible
- Electrical equipment (pump motor) must be accessible without damaging the building structure or building finish.
- Disconnecting means are required within sight of the motor and GFCI nearby by within 5 feet.
- Metal parts of the bathtub must be bonded together with at least an **8 AWG solid conductor copper wire**.
If the whirlpool tub is constructed entirely of plastic or fiberglass, there may not be any components that require bonding to the pump motor. If metal water supply and drain piping serves the bathtub, those pipes would need to be bonded.

Recommend a Licensed Plumber and Licensed Electrical verifies all the above is properly installed before use.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Item 1(Picture) No access panel provided.



D. Item 2(Picture) Jets were operational at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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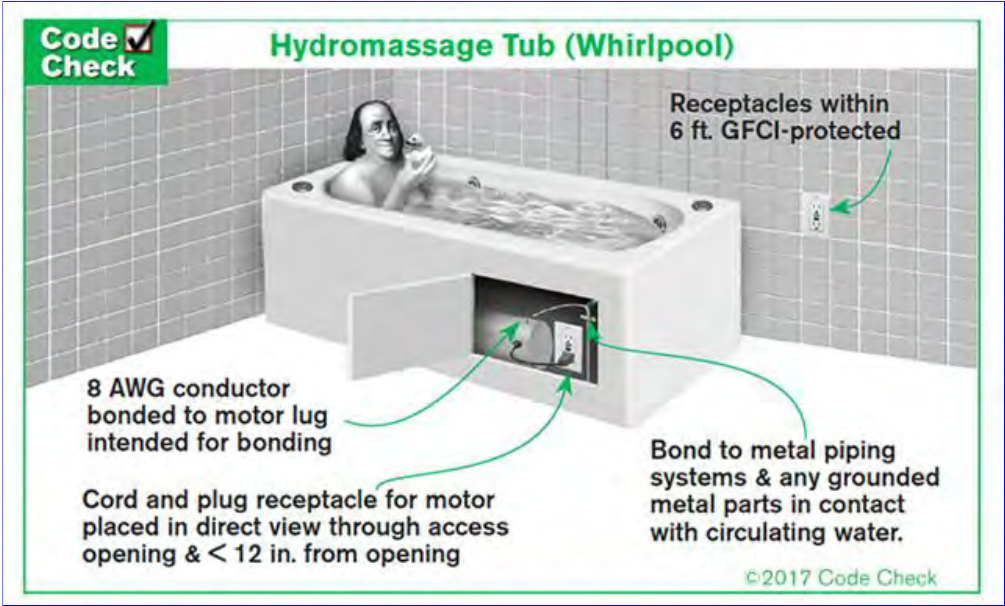
D. Item 3(Picture)



D. Item 4(Picture) Hydro-massage tub had functional drainage at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Item 5(Picture) Hydro-massage tub requirements.

☒ ☐ ☐ ☐ **E. Gas Distribution**

[Comments:](#)

No gas leaks were observed at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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E. Item 1(Picture) Gas meter is located on the left side of the house in the backyard.



E. Item 2(Picture) Gas meter should be bonded and grounded.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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E. Item 3(Picture) Gas line.

☐ ☐ ☐ ☒ F. Other

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

It is recommend to have the pump a minimum of three inches above grade and level.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



F. Item 1(Picture) Pump needs to be three inches above grade.

☐ ☒ ☐ ☐ **G. Sewer Camera Inspection (added service)**

[Comments:](#)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
V. APPLIANCES			

☒ ☐ ☐ ☐ A. Dishwashers

Dishwasher Brand: See photo

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Dishwasher was operational at the time of inspection. No leaks were observed at the time of inspection.

The gaskets for the dishwasher were in good condition at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Item 1(Picture) Inspecting the dishwashers.



A. Item 2(Picture) No leaks observed while dishwasher was running.

☒ ☐ ☐ ☐ B. Food Waste Disposers
Disposer Brand: See photos

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Food waste disposal was operational at the time of inspection. No leaks were observed at the time of inspection.



B. Item 1(Picture) Inspecting the food waste disposal.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

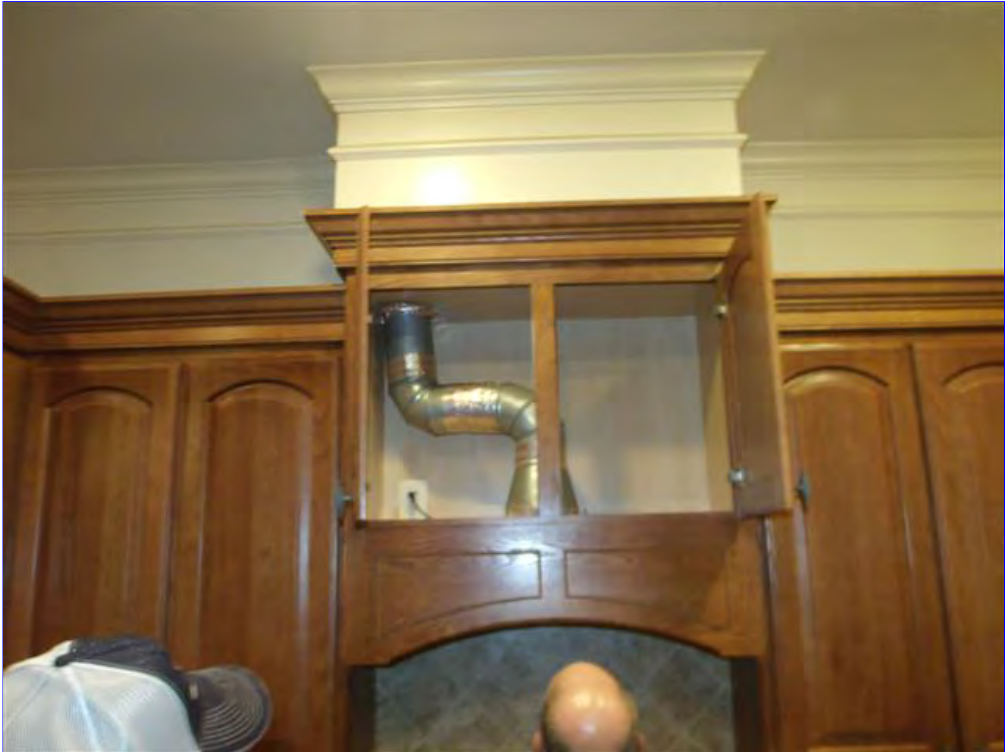
Exhaust/Range hood: See photo

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 1(Picture) Range hood above the cooktop is properly installed.



C. Item 2(Picture) Recomend adding a heat shield at top of vent and cabinet

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Item 3(Picture)

☒ ☐ ☐ ☐ **D. Cook Top**

[Comments:](#)

Cooktop was operational at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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D. Item 1(Picture) Inspecting the cook top.

☒ ☐ ☐ ☐ E. Oven

[Comments:](#)

Oven was operational at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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E. Item 1(Picture) Inspecting the oven.

☒ ☐ ☐ ☐ F. Microwave Ovens

Built in Microwave: See Photo

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

☐ ☐ ☐ ☒ G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Exhausts should vents through the roof to prevent moisture buildup in the attic.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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G. Item 1(Picture) Bathroom exhaust is crushed and it venting into the attic. In need of repair.

☐ ☐ ☐ ☒ H. Garage Door Operator(s)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The sensors are in place for garage door(s) and will reverse the door.

However they should be set at 6" above the floor from center of photo eye.

Auto-reversed on the garage door was operational at the time of inspection.

Recommend disabling garage door lock to prevent damage to the garage door if the garage door is locked and the garage door is then opened.

Emergency release was operational at the time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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H. Item 1(Picture) Photoelectric sensor needs to be properly secured and be set six inches above the floor. Recommend diverter flashing or screens noted as cloth wire



H. Item 2(Picture) Recommend disabling garage door lock.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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H. Item 3(Picture) Disconnect for the garage door was tested and was operational at the time of inspection.



H. Item 4(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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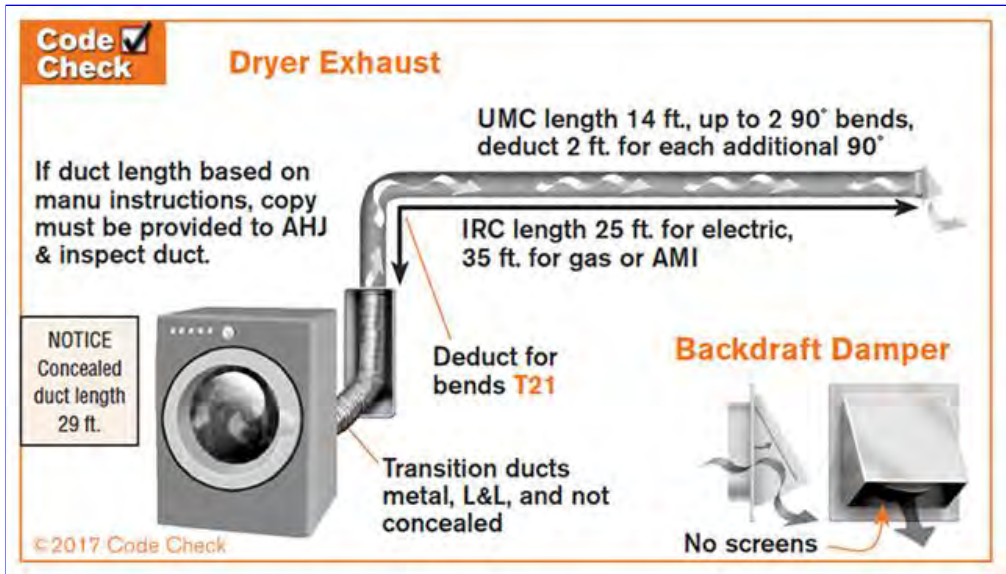
☐ ☐ ☐ ☒ I. Dryer Exhaust Systems

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Dryer exhaust is discharging lent into the attic.

Dryer exhaust should vent through the attic.



I. Item 1(Picture) Dryer exhaust requirements.

☐ ☐ ☐ ☒ J. Other

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

A platform at least three inches above grade and level should be provided for the pond pump.

Pump should be bonded and plugged into a GFCI outlet.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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J. Item 1(Picture) Pump needs to be located on a platform at least three inches above grade.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
VI. OPTIONAL SYSTEMS			

- ☐ ☒ ☐ ☐ A. Swimming Pools, Spas, Hot Tubs, and Equipment
[Comments:](#)
- ☐ ☐ ☒ ☐ B. Outbuildings
[Comments:](#)
- ☐ ☐ ☒ ☐ C. Private Water Wells (A coliform analysis is recommended)
[Comments:](#)
- ☐ ☐ ☒ ☐ D. Private Sewage Disposal System
[Comments:](#)
- ☐ ☐ ☒ ☐ E. Other
[Comments:](#)
- ☐ ☐ ☒ ☐ F. Outdoor Cooking Equipment
[Comments:](#)
- ☐ ☒ ☐ ☐ G. Gas Supply System
[Comments:](#)
- ☐ ☐ ☒ ☐ H. Whole-House Vacuum Systems
[Comments:](#)