Concho Valley Home Inspections

Property Inspection Report

3313 Highland Circle, San Angelo, Tx 76904
Inspection prepared for: John Doe & Jane Doe
Date of Inspection: 10/30/2014 Time: 0900
Age of Home: Built 1965 Size: 2328 Total
Weather: Clear

Inspector: Jody Babiash
License #10487

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 3313 Highland Circle, San Angelo Tx, 76904
(Address or Other Identification of Inspected Property)

By: Jody Babiash, License #10487 10/30/2014
(Name and License Number of Inspector) (Date)

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.

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

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail.” -The following report is based on an inspection of the visible portion of

the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

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

I	NI	NP	D

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:

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•Excessive spacing between balusters on stairways and porches;
•Improperly installed appliances;
•Improperly installed or defective safety devices; and
•Lack of electrical bonding and grounding.

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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.

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A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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I	NI	NP	D

I. Structural Systems

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s): Slab Foundation
Comments:
• Weather conditions, drainage, leakage, and other adverse factors are able to effect structures and differential movement is 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
• Corner cracks were noted on foundation. Corner cracks are generally caused by the early removal of form boards. No structural defect was noted with this condition. Recommend using a foundational caulking on these areas to minimize the opportunity of insect infestation.
• Property was occupied at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other furnishing are removed certain indications may be revealed..However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property
• Slab not visible due to floor coverings
• The foundation appears to be performing the function intended

Corner cracks were noted on foundation. Corner cracks are generally caused by the early removal of form boards. No structural defect was noted with this condition.

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I	NI	NP	D	
X			X	B. Grading & Drainage

Comments:
• Proper drainage and moisture is important to all types of foundation due to the expansive nature of the area bearing soils. Drainage must be directed away from all sides of the foundation with graded 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 is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection as these specialized processes require excavation. In the event that structural movement is noted, client is advised to consult 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."

• Signs of poor drainage at back side of home. Large holes against foundation should be filled to allow water to drain away from foundation. See picture

Signs of poor drainage at back side of home. Large holes against foundation should be filled to allow water to drain away from foundation.

Large hole against foundation at back of home

I	NI	NP	D	
X			X	C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
Viewed From: Roof
Comments:
• The entire roof system shows some signs of aging. There was signs of large horizontal cracks on over 80% of shingles. (See picture) However, the roof was performing as intended at the time of the inspection. Would recommend that buyers insurance adjuster determine if roof is insurable.
• Flashing slightly lifting around vent pipe on roof . Recommend sealing and fastening the flashing back to roofing material.

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

I	NI	NP	D



The entire roof system shows some signs of aging. There was signs of large horizontal cracks on over 80% of shingles.



Flashing slightly lifting around vent pipe on roof

Recommend removig debris from roof over back porch



Close up of shingles

X				D. Roof Structures and Attics

Approximate Average Depth of Insulation: Average insulation is 6-8 inches deep
Approximate Average Thickness of Vertical Insulation: Insulation in walls could not be determined due to wall coverings
Comments:
• Viewed From: Attic
• Small area on back eave was exposed. Wood should be painted before further damage.

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I	NI	NP	D

Small area on back eave has exposed. Wood should be painted before further damage.

View of attic

X				E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick and wood masonite. Interior walls are made of Drywall
Comments:
• Settlement cracks were observed at various locations. Cosmetic damage was observed.
• Structure has light foliage. Recommend trimming foliage away from structure to reduce the possibility of insects' invasion.
• Texture and paint was peeling inside of window sill. See picture
• Loose brick on south side of home left of garage door. This is not a structural issue. Cosmetic
• Window shutters on exterior side of home was loose at top and not secured to brick wall,

Structure has light foliage.

Window shutters on exterior side of home was loose at top and not secured to brick wall,

Loose brick on south side of home left of garage door. This is not a structural issue. Cosmetic

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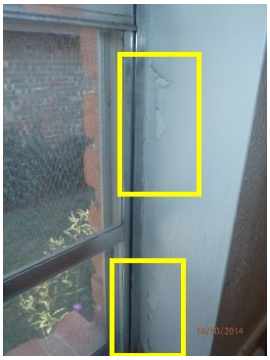
I	NI	NP	D

Settlement cracks were observed at various locations. Cosmetic damage was observed.



Texture and paint was peeling inside of window sill.

X			X	F. Ceilings and Floors

Ceiling Materials: Ceiling is made of drywall. Floor is wood laminate and carpet
Comments:
• Small cracks on ceiling in garage hallways. Cosmetic
• The floor adjacent to the HVAC closet shows evidence of water damage. It appears that A/C may have leaked at some point onto wood laminate flooring. No leaks from this area at time of inspection

Small cracks on ceiling in garage hallways. Cosmetic

Cracks on ceiling in garage, Cosmetic

The floor adjacent to the HVAC closet shows evidence of water damage. It appears that A/C may have leaked at some point onto wood laminate flooring. No leaks from this area at time of inspection

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I	NI	NP	D	
X				G. Doors (Interior and Exterior)

Comments:
• All doors are functional
• All exterior doors were operated during inspection
• All interior doors were operated at time of inspection
• Hardware was loose on bedroom door.

Hardware was loose on bedroom door.

I	NI	NP	D	
X			X	H. Windows

Window Types: Windows are made of alluminum single pain
Comments:
• All windows are functional
• Small hole in screen on window at front of home. See picture
• Cracked glass. See picture for location

Small hole in screen on window at front of home.

Cracked glass.

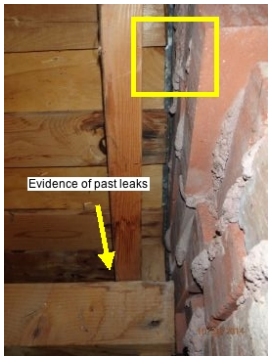
I	NI	NP	D	
X			X	I. Fireplaces and Chimneys

Locations: Fireplace is located in the living room
Types: Fireplace is mason built
Comments:
• Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.
• Large hole inside of firebox near dampener. See picture
• Area inside of attic around chimney shows evidence of past leaks. Also visible light was viewed from inside of attic.

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

I	NI	NP	D

Area inside of attic around chimney shows evidence of past leaks. Also visible light was viewed from inside of attic.



Visible light from inside of attic

Visible light from inside of attic

Large hole inside of firebox near dampener.

X				J. Porches, Balconies, Decks, and Carports

Comments:
• Patio is functional

		X		K. Stairways (Interior and Exterior)

Comments:

		X		L. Other

Materials:
Comments:

II. Electrical Systems

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

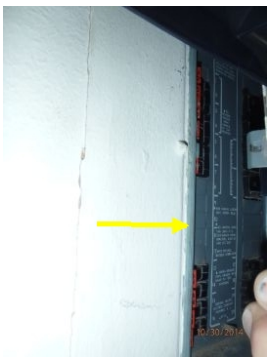
I	NI	NP	D
	X		

A. Service Entrance and Panels

Panel Locations: Electrical panel is located at the interior of structure inside of garage
Materials & Amp Rating: Unknown amp rating due to personal items blocking access panel
Comments:
• There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.
• Could not open and inspect inside of panel box due to personal items and shelving blocking door.
• Knockout needs snap-in cap at meter box at exterior (See picture). Should be installed to keep mice out of box and to avoid potential electrocution hazard.

Knockout needs snap-in cap at meter box at exterior.

Could not open and inspect inside of panel box due to personal items and shelving blocking door.



Could not open box all the way

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I	NI	NP	D
X			X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Unknown type wire
Comments:
• G.F.C.I protection was not present in all the recommended locations. Recommended GFCI locations include bathroom receptacles, garage receptacles,outdoor receptacles,crawl space,kitchen counter tops,laundry,utility, or wet bar sink
• Information on my blog on how to replace GFCI outlets. http://www.conchovalleyhomeinspections.com/blog
• Recommend having bulb covers on incandescent lights in closets or replacing with florescent bulbs
• All of the two prong outlets and most of the three prong outlets are on a two wire system with no ground. It is recommended to ground around water and electronically sensitive equipment
• Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing. See pictures for locations
• Due to the gas appliances, a carbon monoxide detector is recommended
• Smoke alarms are needed in appropriate areas


Exterior plugs were not grounded


Open ground on exterior GFCi. Back porch

All of the two prong outlets and most of the three prong outlets are on a two wire system with no ground.

Open grounds throughout home

Light fixture inoperative at time of inspection. Possible spent bulb. Closet


No GFCi on bathroom receptacle

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I	NI	NP	D

Open ground on kitchen GFCI

III. Heating, Ventilation and Air Conditioning Systems

X				A. Heating Equipment

Type of Systems: A/C unit is a 3.5 ton split unit with compressor and condenser at exterior of home with the evaporator in hall closet.
Energy Sources: Heaters was gas powered
Comments:
• The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. Average temperature between registers and return was +30 degrees

Heater operated normally

Co2 levels normal around furnace

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I	NI	NP	D

B. Cooling Equipment

Type of Systems: A/C unit is a 3.5 ton split unit with compressor and condenser at exterior of home with the evaporator in hall closet.
Comments:
• Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14F. & 21F.
• Units operated normally. Temperature difference between registers and return was +16-20 degrees
• Refrigerant line was not fully insulated at the unit. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes and taping may remedy this. See picture
• Evidence of past leaks from unit near condensate drain line and flooring around unit. No evidence of any leaks at time of inspection. See picture

Refrigerant line was not fully insulated at the unit. This condition causes the line to sweat and slightly degrades the performance of the system.

A/C operated normally

Evidence of past leaks from unit near condensate drain line and flooring around unit. No evidence of any leaks at time of inspection.

Evidence of past leaks under HVAC closet

C. Duct System, Chases, and Vents

Comments:
• All visible ducts were viewed at the time of the inspection.

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

I	NI	NP	D

IV. Plumbing System

X			X	A. Water Supply System and Fixtures

Location of Water Meter: West side near street
Location of Main Water Supply Valve: West side
Comments:
• Static Water Pressure Reading: 61 psi
• Exterior hose faucets do not have back flow protectors. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores.
• Corrosion present around valves under sink therefore valves were not turned on and off. No leaks from any of the valves at this time
• Hose bib needs to be tightened at back of home. No leaking at time of inspection.
• Supply line from water heater to bathroom has been replaced at some point in attic. Some of the copper pipe in attic has had insulation placed over it. There are two spots missing insulation that should have it. See pictures
• Corrosion present around bathroom valve. No leaks from this spot at time of inspection. See picture

Water meter

Static Water Pressure Reading: 61 psi

Exterior hose faucets do not have back flow protectors.Recommend sealing hole around hose bib

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

I	NI	NP	D

Hose bib needs to be tightened at back of home. No leaking at time of inspection.

Corrosion present around valves under sink therefore valves were not turned on and off.

Corrosion present around valves. No evidence of any leaks

Supply line from water heater to bathroom has been replaced at some point in attic. Some of the copper pipe in attic has had insulation placed over it. There are two spots missing insulation that should have it.

Corrosion present around shut off for water heater

Corrosion present around bathroom valve. No leaks from this spot at time of inspection. See picture

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

I	NI	NP	D	
X			X	B. Drains, Wastes, and Vents

Comments:
• This inspection does not include buried sewer/drain lines,nor washer drains.
• A protective metal heat shield should be installed around gas vent pipes above water heater where it passes through the sheet rock ceiling. This shield, if properly installed, is designed to prevent the heat from these pipes from causing a fire. Gas vent pipes get extremely hot and are required to have a minimum of 1" clearance to all combustible materials, such as sheet rock and wood. See picture

Water heater vent is in direct contact with insualtion and sheet rock. Recommend at least 1" clearance

Vent is in direct contact with sheet rock. Recommend at least 1" clearance from sheet rock

I	NI	NP	D	
X				C. Water Heating Equipment

Energy Source: Water heater is gas powered
Capacity: Unit is 40 gallon.
Comments:
• Temperature pressure relief valve was not tested due to mineral deposits present in our water and fear that operation of the valve might cause the unit to leak

Co2 levels were normal around water heater

I	NI	NP	D	
		X		D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D	
		X		E. Other

Observations:

V. Appliances

X			X	A. Dishwashers

Comments:
• Dishwasher operated normally
• Dishwasher drain line should be elevated or an Anti-Syphon device be installed to prevent back-ups from contaminating the dishwasher.
• Rust present on Racks

Rust present on Racks

		X		B. Food Waste Disposers

Comments:
• No garbage disposal is present

X				C. Range Hood and Exhaust systems

Comments:
• Self filtering with vent to the exterior
• Unit operated normally

X			X	D. Ranges, Cooktops, and Ovens

Comments:
• Unit is electric
• Oven light did not function. Bulb?
• Top oven door did not close completely. Heat from oven was leaking from top of oven.
• Both ovens were set to 350. Bottom oven read normally. Top oven read 400+ Degrees

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I	NI	NP	D	

Top oven door did not close completely. Heat from oven was leaking from top of oven.

Top oven read 410. Unit was set to 350

X				E. Microwave Ovens

Comments:
• Microwave operated normally

X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• Bath fan/heater operated normally

		X		G. Garage Door Operators

Door Type: Roll-up door
Comments:
• No garage door operators present present

X				H. Dryer exhaust system

Comments:
• Dryer vent is functional

		X		I. Other

Observations:

VI. Optional Systems

X			X	A. Landscape Irrigation (Sprinkler) Systems

Comments:
• Sprinkler head in back yard was located under weed barrier. See picture

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I	NI	NP	D

Sprinkler head in back yard was located under weed barrier.

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

Type of Construction:
Comments:

☐	☐	X	☐	C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

☐	☐	X	☐	E. Private Sewage Disposal (Septic) Systems

Materials:
Location of Drain Field:
Comments:

☐	☐	X	☐	F. Other

Comments:

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL CONCERN** of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** areas of **CONCERN** system or safety concerns with this property at the time of inspection.

Electrical Systems		
Page 13 Item: A	Service Entrance and Panels	• Knockout needs snap-in cap at meter box at exterior (See picture). Should be installed to keep mice out of box and to avoid potential electrocution hazard.
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Due to the gas appliances, a carbon monoxide detector is recommended • Smoke alarms are needed in appropriate areas