



PROPERTY INSPECTION REPORT

Rodney Dunn • Professional Real Estate Inspector's License #7500

Prepared for

Mr. & Mrs. John Doe



12345 Deer Creek Lane
San Antonio, TX



PROPERTY INSPECTION REPORT

Report #: Sample Report
Prepared For: John & Jane Doe
 (Name of Client)
Concerning: 12345 Deer Creek Lane, San Antonio, TX -
 (Address of Inspected Property)
By: Rodney J Dunn, #7500 10/10/2006
 (Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	<input checked="" type="checkbox"/> Buyer	<input checked="" type="checkbox"/> Selling Agent	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Occupant
Building Status:	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Other
Weather Conditions:	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Rain	<u>85</u> Outside Temp.
Utilities On:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Water	<input type="checkbox"/> No Electricity	<input type="checkbox"/> No Gas

Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

<input checked="" type="checkbox"/> Sub Flooring	<input type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas
<input checked="" type="checkbox"/> Floors Covered	<input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected
<input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted	<input type="checkbox"/> Siding Over Older Existing Siding
<input type="checkbox"/> Behind/Under Furniture and/or Stored Items	<input type="checkbox"/> Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Foundation Type: ⌋ Slab ⋯ Pier & Beam ⋯ Continuous Concrete Beam
 ⋯ Basement

Signs of Structural Movement or Settling:

- ⌋ Cracks in wall(s) and/or ceiling ⋯ Floors visibly not level
- ⋯ Cracks in brick, stone, or stucco ⋯ Cracks in exposed concrete floors
- ⋯ Door and/or window frames out of square ⋯ Cracks in Parch Coat
- ⋯ Beam condition and/or Pier Condition ⋯ Excessive or improper shims
- ⌋ Cable ports need to be sealed with mortar (See picture below)



Performance Opinion:

Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- ⌋ The foundation appears to be performing the function intended
- ⋯ Structural movement and/or settling noted, however, the foundation is supporting the structure at this time
- ⋯ Signs of structural movement noted, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken

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

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B. Grading & Drainage

Comments:

- " Improper drainage from foundation
- " Erosion or ponding next to foundation/driveway
- ⌋ Gutters draining too close to the structure (See picture below)
- Plumbing leaks/Hose Bibs/Sprinkler System



- ⌋ Trees/heavy foliage too close to the structure (See picture below)
- " A/C condensation line terminates too close to structure



- " Planter(s) adjoining the structure
- Inadequate grading clearance to exterior wall surface
- " Flower bed edging around structure retaining water

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Types:

- ⌋ Composition Shingles
- " Wood
- " Metal
- " Tile
- " Built-up
- " Other _____

Point of observation:

- " Ground (binoculars used)
- ⌋ Roof level (walked roof)
- " Edge of roof from ladder

Observations:

- " Some Damaged and/or missing shingles
- " Brick chimney not properly flashed and counter-flashed
- " Roof decking deflection and/or sagging
- " Skylight covers not secured and/or flashed properly
- " Roofing covering installed over older roof covering
- " Missing rain skirts on metal fireplace or furnace flues
- " Inappropriate roof covering for slope of the roof
- " Roof penetration(s) not properly flashed/sealed

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⌋ Trim, soffit, fascia boards are in need of repair (See pictures below) ⌋ Missing/damaged rain caps on furnace/water heater flues



- ⌋ Turbine is closed off
- ⌋ Leaves/debris in the gutters and downspouts
- ⌋ Tree branches are too close to the roof structure
- ⌋ Vent roof jacks missing or improper installation
- ⌋ The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted
- ⌋ Missing/damaged rain caps on metal fireplace flues
- ⌋ Missing step flashing where a roof intersects at exterior wall
- ⌋ Roof ventilation system damaged and in need of repair
- ⌋ Loose, missing and/or damaged gutters or downspouts

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D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

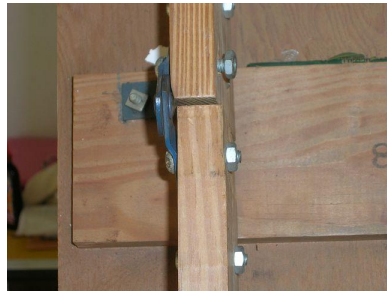
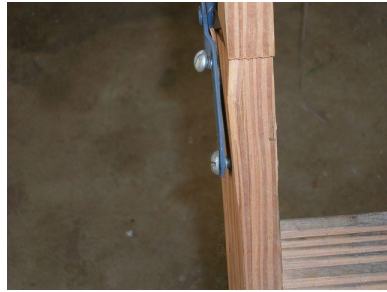
Comments:

Point of Observation:

- ⌋ Scuttle Entrance ⌋ Entered Attic Area ⌋ Some areas obstructed by storage
- ⌋ Insufficient attic ventilation
- ⌋ Damaged and/or missing roof sheathing
- ⌋ Damaged and/or missing vent screens
- ⌋ Inadequate roof support and/or failed members

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⌋ Bolts loose on pull down stairs (See pictures below)



Insulation:

Type: Batts ⌋ Blown-in
 Approx. Depth of insulation 3 1/2 Inches

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Signs of Structural Settling Signs of Water Penetration Freshly Painted

Exterior Walls

Type(s): ⌋ Brick Cement Board ⌋ Wood Stone
 Vinyl Aluminum Stucco Asbestos

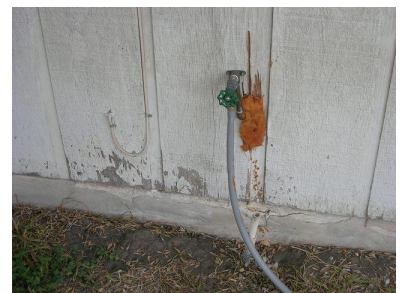
Fascia/trim boards are water damaged at several areas Mortar is separated or missing in some areas

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⌋ Caulking/sealant is separated or missing in some areas (See pictures below)



⌋ Wood siding is water damaged in several areas (See pictures below)



.. Some siding fasteners are backing out

.. Weep holes not open and/or improper spacing

.. One or more areas were obstructed by foliage and/or other items

⌋ Paint; excessive chipping and/or peeling on soffit at back porch

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Interior Steps, Railings, Stairways and Balconies

- Hand railing is loose/missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height
- Vertical railing spacing is greater than 4"
- Improper dimensions of stair raisers
- Improper dimensions of stair treads

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F. Ceilings and Floors

Comments:

- ⌋ Ceiling cracks in some areas
- ⌋ Dry wall in garage not secured
- ⌋ Water stains on ceiling/hall bath
- Water stains on floor
- Signs of structural settling
- Freshly painted



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors at: _____
- ⌋ Doors do not latch properly at: Master Bedroom
- Doors at loose at the hinges at: _____
- Doors rub, stick or hit at frames at: _____
- ⌋ Closet doors slide poorly or are off of their rails at: Master bedroom
- Doorknobs are in need or repair at: _____

Exterior Doors

- Sliding glass door slides poorly or improperly installed at: _____
- ⌋ Sliding glass door does not latch/lock properly at: Family room
- Sliding screen door is missing/damaged at: _____

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- Safety glass not present at: _____
- Doors sealed poorly at: _____
- Doors do not latch properly at: Patio door auto close damaged
- Doors rub, stick or hit the frames at: _____
- Door locks or doorknobs are in need of repair at: Front entry
- Deadbolt locks, do not extend to properly lock the doors at: _____

- Garage Doors** **Type of Door(s):** Metal Wood Fiberglass
- Some fastening hardware loose Door locking hardware is loose and/or missing
 - Door does not shut automatically Tension springs are not safely secured

H. Windows

- Comments:*
- Some windows are difficult to open or close at: Bedroom #4-not leveled
 - Some glass panes are loose, damaged or missing at: Patio
 - Some window lift supports are loose, damaged, or missing at: _____
 - Some missing and/or damaged screens at: Patio
 - Some absence of safety glass at: _____
 - Windows in sleeping areas are of inadequate size for egress at: _____
 - Thermal pain window seals have failed and moisture has penetrated at: _____
 - Inspection of the windows was limited due to furniture, window covers and/or stored items
 - Burglar bars installed are a safety hazard. They do not provide adequate egress (escape) in the event of fire
 - Storm windows installed are a safety hazard, if they do not provide adequate egress in the event of a fire

I. Fireplace/Chimney

- Comments:*
- Type of Fireplace:** Factory Brick/Stone Free Standing
- Mantle is loose Firebox hearth inadequate size or damaged
 - Starter wand is damaged Some brick mortar is loose and/or missing
 - No gas valve access panel Creosote build-up in firebox or flue
 - Damper does not close No rain cap and/or spark screen in place
 - Hairline cracks in the firebox Clean-out cover is loose and/or damaged
 - Log lighter needs adjustment Improper installation of gas log system

J. Porches, Decks and Carports (Attached)

- Comments:*
- Vertical railing spacing is greater than 4" Some decking fasteners are backing out
 - Railing is loose or missing at one or more areas Some decking boards are loose or damaged
 - Inadequate structural support members Deck is not properly attached to main structure
 - Patio room siding, windows and screens are damaged

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K. Other

Comments:

Sidewalks and Walkways:

- ⋄ Sidewalk(s) distorted or damaged
- ⋄ Sidewalks have no control joints
- ⋄ Sidewalks above grade blocking water flow
- ⋄ Sidewalks spaulding/pitted

Comments: Driveway partial is heaving due to tree roots



Retaining Wall:

Type

- ⋄ Block
- ⋄ Stone
- ⋄ Railroad Tie
- ⋄ Poured Concrete
- ⋄ Gabion
- ⋄ Landscape Timber
- ⋄ Other _____

Issues

- ⋄ Timbers/Ties rotting
- ⋄ No weep holes present
- ⋄ No evidence of "Dead Men" installed
- ⋄ Wall(s) buckling/bowing
- ⋄ Concrete walls cracked

Comments: Fence is in need of repair. Boards missing and post leaning



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

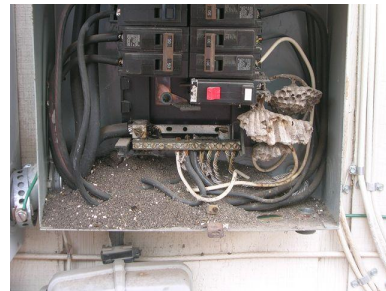
Comments:

- Service drop is loose and/or pulling away
- ⋄ Service line is less than 10 feet above the ground

Main Disconnect Panel

Type of Wire: ⋄ Copper ⌋ Aluminum

- ⋄ Panel(s) are not labeled properly
- ⋄ Panel(s) are loose at the wall
- ⌋ One or more knockouts are missing (See pictures below)
- ⋄ Panel has more than 6 main disconnects
- ⋄ Panel inner safety cover is loose or missing
- ⋄ Ground wire/rod could not be verified



- ⋄ Double lugged breakers/fuses
- ⋄ Incorrect size of breakers/fuses
- ⋄ A/C condensing unit #1 specifies max amp breaker of 50 and a 50 amp breaker is in use
- ⋄ A/C condensing unit #2 specifies max amp breaker of and a amp breaker is in use
- ⋄ Ground wire not connected correctly to grounding rod
- ⋄ Incorrect wire on breakers/fuses

Sub Panels

Type of Wire: ⌋ Copper ⋄ Aluminum

- ⌋ Panel(s) are not labeled properly
- ⋄ Panel cover(s) are loose at the wall
- ⋄ Double lugged breakers/fuses in use
- ⋄ Incorrect size of breakers/fuses
- ⋄ Incorrect size wire on breaker/fuse
- ⋄ Panel(s) installed at improper location
- ⋄ Inadequate service space for sub panel
- ⋄ One or more knockouts missing
- ⋄ Grounds and neutrals on same bus bar (typical of older home installations)

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

- One or more junction boxes do not have covers
- One or more wiring connections are not in junction boxes
- Wires lying on the ground under house
- Branch circuits not correctly attached to panel

Outlet and Switches

Type of Wire: Copper Aluminum

- Improper outlets and/or switches used at: _____
- Loose/damaged/missing outlets and/or covers at: _____
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- Aluminum wiring connections are missing antioxidant compound
- Concealed connections of aluminum and copper wire was not inspected

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- Kitchen: Yes No N/A
- Bathrooms: Yes No N/A
- Exterior: Yes No N/A
- Garage: Yes No N/A
- Basement: Yes No N/A
- Wet Bar: Yes No N/A
- A/C Unit: Yes No N/A
- Pool/Spa: Yes No N/A

No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair

GFCI circuit not inspected at: _____

Electrical Fixtures

- Some light fixtures and/or bulbs did not function
- Closet light fixture does not have proper clearance
- Some light fixture covers are damaged/missing
- Ceiling Fans in living room did not operate

Smoke and Fire Alarms

- Alarm(s) are loose at the ceiling/walls
- No alarms installed - Safety Hazard
- Alarm(s) did not function - Safety Hazard
- No alarms installed in each bedroom
- Alarm(s) are not hard-wired or connected
- No alarms in hallways

Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Central,

Comments:

Type of Equipment: Central Gas Electric Heat Pump Wall Heaters

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- Floor furnaces in use may be hazardous
- Inadequate ventilation for combustible air
- Rust at the burner and/or burner compartment
- Unit's blower fan and/or motor assembly vibrates
- No gas cutoff valve and/or improper gas valve
- Gas is turned off and/or no pilot flame
- Gas leaks detected at: _____
- System(s) show signs of being dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional

- Flue is loose or not properly connected to the unit
- Flue is in contact and/or too close to combustibles
- Improper clearance between door and unit
- No shut-off switch located at filter door opening
- Return air filter needs cleaning and/or replacement
- Unit not properly grounded to outlet

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B. Cooling Equipment:

Type and Energy Source: ,

Comments:

Type of Equipment: Central Evaporative

Unit #1 - Supply Air Temp: 60 Degrees F
 Return Air Temp: 79 Degrees F Temp. Differential: _____ Degrees F

Unit #2 - Supply Air Temp: _____ Degrees F
 Return Air Temp: _____ Degrees F Temp. Differential: _____ Degrees F

Temperature differential is not within range of 15-20 degrees Fahrenheit)

Freon lines not properly insulated at: Condenser(s) Air Handler(s) In Attic



Condenser unit(s) coils dirty

Unit not properly grounded to outlet

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⌋ Condenser unit(s) are not level



⌋ No electrical cut-off within view of condenser unit

⌋ Condenser coil(s) fins are damaged

⌋ Air handler plenum is not properly sealed

⌋ Condenser airflow is restricted by foliage

⌋ No drain pan and/or drain line under the air handler

⌋ Condenser(s) installed too close to structure < 18"

⌋ Termination of condensate line is inadequate

⌋ Condenser pad missing or inadequate height of 3"

⌋ Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.

⌋ System shows signs of being dirty. Recommend cleaning, servicing and/or further evaluation by a licensed professional

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C. Ducts and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal Ducting

⌋ Ducting is kinked or restricted in one or more places affecting airflow

⌋ Some ducting moisture barrier is damaged, missing and/or deteriorated

⌋ Duct tape is used at junctions instead of ties



IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

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Water Source: Public Private **Sewer Type:** Public Private

Sinks

- Leakage around sink(s)
- Hot and Cold water reversed
- No shut-off valves under sink
- Caulking or grout in need of repair
- Drain stop inoperable:Hall/master bath
- Water hammering noted
- Faucets have low water pressure
- Loose/damaged faucet handles
- Drains have no visible "P" trap
- Vegetable spray inoperable/leaking
- Finish on sink is damaged
- Overflow not working

Bathtubs and Showers

- Leakage around tub(s)
- Leakage around shower(s)
- Hot and cold water reversed
- Tile loose and/or missing
- Caulking or grout in need of repair/ Master bath
- Water hammering noted
- Improper slope of shower floor
- Soap dish is missing
- Faucets have low water pressure
- Absence of safety glass enclosure
- Loose/damaged faucet handles
- Shower diverter valve not operating
- Drain stop inoperable
- Shower head is leaking
- Enclosure need to be sealed

Commodes

- Leakage around commodes
- Bowl or tank is cracked/damaged
- Tank lid broken or missing
- Loose at floor mounting
- Flapper valves are faulty
- Seal leaking between tank & bowl
- Flush mechanism inoperable
- Bowl refill tube is missing
- Tank water level is too high

Washing Machine Connections

- Washing machine connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- Dryer vented into attic or under house

Exterior Plumbing

Outside Water Pressure: 79 PSI

- Exterior hose bibs do not have back-flow prevention
- Faucet handles are loose, damaged or missing
- Leakage at: _____

B. Drains, Wastes, Vents

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

Energy Source:

Comments:

Energy Source: Gas Electric

Approx. age: 5 Years

Capacity: 40 Gallons

" Hot water temp. is: 100 Degrees F
(Water temp above 110 degrees F is a safety hazard)

" Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections

␣ Unit is located in a Garage or adjacent area and is not elevated so that its ignition source is 18" above the floor



" Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited

" Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic

" Unit is not properly vented for combustion air

" Leakage around connections

" Flue is loose, damaged or poorly connected

" Hot and cold water lines reversed

" Leakage around unit

" Cold water shut-off inoperable and/or missing

" Flue is in contact or too close to combustibles

" Gas shut-off valve inoperable and/or wrong type

" Unit is not enclosed or protected from damage

" Gas leaks detected around unit

" One or more covers are missing/damaged

" Improper gas line materials

" Mineral deposit noises can be heard in the unit

Water Heater Temperature and Pressure Relief Valve

" T/P valve has no drain line and/or wrong size

" Drain line is not plumbed to exterior

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.. T/P valve not installed at designated location p Drain line runs uphill at some point



.. Corrosion and/or leakage at connections .. Drain line is threaded at termination point

.. .. p ..

D. Hydro-Therapy Equipment

Comments:

- .. Access panel is inaccessible
- .. Leakage around and/or under unit
- .. Unit does not operate
- .. Lack of ground fault circuit interrupter
- .. Deficiencies in ports, valves, grates and covers
- .. Electrical motor not bonded
- .. Vacuum switch does not operate
- .. Improper location of unit switch

V. APPLIANCES

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A. Dishwasher

Comments:

- .. Unit leaking
- .. No anti-siphon loop at the drain line
- .. Unit is not properly secured to the cabinet
- .. Door seal damaged or in need of repair
- .. Unit hardwired (should be plug device)
- .. Soap dispenser not functioning properly
- .. Rust present in interior of unit
- .. Heater does not work for drying

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B. Food Waste Disposer

Comments:

- .. Unit leaking
- .. Electrical cord is not properly secured
- .. Splash guard damaged
- .. Unit hardwired (should be plug device)
- .. Corrosion present on unit
- .. Unit drain below P-Trap

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C. Range Hood

Comments:

- p Filter is dirty/greasy
- .. Vent pipe terminates improperly
- .. Control knobs/switches defective or missing
- .. Light not functioning
- .. Fan/Motor assembly vibrates and/or is noisy
- .. Fan and/or blower does not work

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D. Ranges/Ovens/Cooktops

Comments:

Range Type: p Electric O Gas

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- ** Control knobs are loose and/or missing
- ** Burners do not operate at high and low settings
- ** Inadequate clearance from combustibles
- ** Absence of anti-tilt device
- ** Gas leaks were detected around unit
- ** Absence of gas shut-off valve or improper location
- ** Improper materials used for gas connections
- ** Deficiencies in the operation of the gas flame

Oven(s) Unit #1: Electric Gas Unit #2: Electric Gas

Unit # 1 tested at 350 degrees 305 Degrees Variance (max 25 degrees)
 ** Unit # 2 tested at 350 degrees Degrees Variance (max 25 degrees)

- ** Control knobs are loose and/or missing
- ** Unit not securely mounted
- ** Deficiencies in door seal / tightness of closure
- ** Inadequate clearance from combustibles
- ** Deficiencies in operation of timer and thermostat
- ** Gas leaks were detected around unit
- ** Broiler/heating element does not operate
- ** Thermostat sensing element not properly supported
- ** Deficiencies in the operation of the gas flame
- Interior light does not function

** ** **

E. Microwave Cooking Equipment

Comments:

- ** Deficiencies in door seal / tightness of closure
- ** Interior light does not function
- ** Does not operate by heating a container of water
- ** Timer does not function

** ** **

F. Trash Compactor

Comments:

- ** Key is missing and/or door does not lock
- ** Ram does not operate
- ** Unit not securely mounted
- ** Excessive noise and vibration

** ** **

G. Bathroom Exhaust Fans and/or Heaters

Comments:

- ** Units are loose at ceiling and/or wall
- ** Unit motors and/or fans are noisy
- ** Unvented gas wall heaters are considered a fire and safety hazard and are no longer recommended
- ** Heat lamp timer does not work
- ** Missing covers on unit(s)

** ** **

H. Whole House Vacuum Systems

Comments:

** **

I. Garage Door Operators

Comments:

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				

- ** Auto safety reverse does not work - Safety Hazard
- ** Missing safety wire inside door springs
- ** Electronic sensors not installed at proper heights
- ** Electronic sensors do not operate
- ** Switch is installed within reach of children
- ** Switch is loose or too damaged to operate opener
- ** Unit(s) are loose or not properly secured to ceiling
- Ⓟ Door will not close without continued pressure on switch

Ⓟ ** ** **

J. Door Bell and Chimes

Comments:

- ** Doorbell did not function
- ** Doorbell switch is loose or damaged

Ⓟ ** ** Ⓟ

K. Dryer Vents

Comments:

- Ⓟ Dryer vent cover is loose, damaged and/or missing
- ** Dryer vent is not vented to the exterior wall or roof

** ** Ⓟ **

L. Other Built-in Appliances

Comments:

VI. OPTIONAL SYSTEMS

Ⓟ ** ** Ⓟ

A. Lawn Sprinklers

Comments:

Sprinklers not connected.



Ⓟ ** ** **

B. Gas Lines

Comments:

Visible lines inspected with detector at meter, furnace and water heater.

Ⓟ ** ** **

C. Fire Protection Equipment

Comments:

Smoke alarms not functioning