

## Game Time Inspections



23819 Spring Dale Dr.  
Spring, TX

# Game Time Inspections

4622 Monaco Lane  
Pasadena, TX 77505  
Phone: (281)723-5262

# INVOICE/RECEIPT

Inspector: Christopher Quillian, TREC 23938  
gtinspections@att.net

<b>CLIENT:</b>  Stephen Foss  TX
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<b>REPORT NUMBER</b>	20260423-01
<b>INSPECTION DATE</b>	04/23/2026
<b>LOCATION</b>	23819 Spring Dale Dr. Spring, TX

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$325.00	\$325.00
<b>PAID IN FULL BY:</b>		
	<b>SUBTOTAL</b>	\$325.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$325.00
	<b>BALANCE DUE</b>	<b>\$325.00</b>

**THANK YOU FOR CHOOSING GAME TIME INSPECTIONS!**



# PROPERTY INSPECTION REPORT FORM

Stephen Foss <i>Name of Client</i>	04/23/2026 <i>Date of Inspection</i>
23819 Spring Dale Dr., Spring, TX <i>Address of Inspected Property</i>	
Christopher Quillian <i>Name of Inspector</i>	23938 <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**

PROPERTY FACES: North	WEATHER WAS: Sunny
STRUCTURE WAS: Single-Story	OUTSIDE TEMP: Above 80
PROPERTY WAS: Occupied, w/furniture & stored items	REPORT NUMBER: 20260423-01
WDI REPORT NUMBER: N/A	INSPECTION FEE: \$325.00
PARTIES PRESENT AT INSPECTION: None	

RIGHT/LEFT AND FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

# Game Time Inspections

## "It's Game Time"

### AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227-535.233** of the *Texas Real Estate Commission* by which we are regulated.

**Scope of Inspection:** This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. No intrusive, moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. *When an item is noted as deficient, not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.*

**Limitation of Liability:** By signing this agreement or upon acceptance of this report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Additionally, the Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

**Dispute Resolution:** In the event a dispute arises regarding the inspection that has been performed under this agreement, the Client agrees to notify The DFW Housewhisperer, PLLC within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and The DFW Housewhisperer, PLLC, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

**Defense Costs:** In the event the purchaser files suit against The DFW Housewhisperer, PLLC or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by The DFW Housewhisperer, PLLC if the purchaser fails to prevail in the lawsuit.

**Exclusivity:** The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for The DFW Housewhisperer, PLLC to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification.

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By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them.

#### THIS REPORT IS OUR INVOICE

Fee: 0 Report #: 20260423-01 Inspector/ **Christopher Quillian #23938**

Buyer: L> Inspection Date: 04/23/2026

Client Not Present

Emailed Report to Client

Called Client/Reviewed Report

Emailed Report to Realtor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation(s): Slab

Comments:

**Inspector Note:**

- ✓ No evidence of excessive movement or structural failure observed at this time.
- ✓ The foundation appears to be performing as designed at this time, in my opinion.



#### B. Grading and Drainage

Note: Foundation area surface and/or subsurface drains are not inspected.

Type of Drainage: Grade

Comments:

**Inspector Notes:**

- ✓ Soil drainage slope appears to be away from the home in all areas, with no signs of water pooling near the slab.

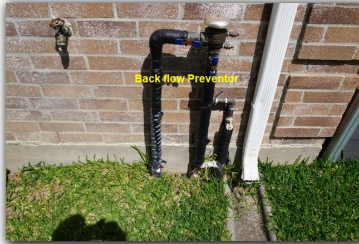
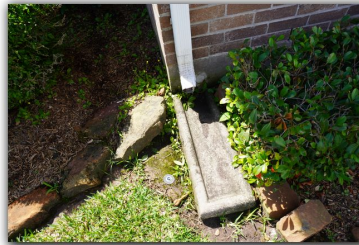
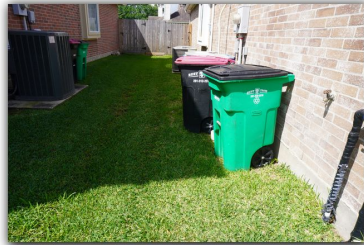
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Trough at back right corner is buried. These need to be repositioned where water can discharge away from the foundation.



Back left downspout needs extension.



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**C. Roof Covering Materials**

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Edge of Roof

*If not inspected from roof level:* Too Steep

*Comments:*

**Inspector Notes:**

✓ No lifting/damaged/missing shingles or other abnormalities. Normal wear and tear.

\*\*\*Roof is 15-20 years old.



**D. Roof Structures and Attics**

*Type of Framing:* Conventional

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*Viewed Attic:* Entered attic and performed visual inspection  
*Approximate Average Depth of Insulation:* 12-14 inches  
*Type of Insulation:* Blown/Loose Fill  
*Attic Ventilation:* Soffit Vent

*Comments:*

**Inspector Notes:**

✓ Performed a visual inspection. Areas where decking is not present or where the attic and attic floor is not visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.), or where physical egress may result in accidental/ incidental damage is not physically accessed but is viewed from a distance with a flashlight from an accessible area.

*Note:* There is the possibility that defects or other problems are present but not visible due to these conditions. During an inspection the attic insulation is never moved or otherwise disturbed, so anything under the insulation is not examined. Condition of attic and interior ceilings and walls seem to indicate that there are no major defects relating to the attic or roof at the time of the inspection.

✓ Attic has radiant barrier insulated decking installed. Radiant barrier insulation is a reflective insulation system that offers a permanent way to reduce energy costs.

**\*\*\*Attic has been updated with a partial radiant barrier and more insulation.**



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✓ The roof decking appears reasonably level, which indicates the present attic bracing for the roof is performing adequately at this time.

**E. Walls (Interior and Exterior)**

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...

*Type of Exterior Walls:* Brick/Cement Board

*Comments:*

**Inspector Notes:**

- ✓ All areas seem to be sealed against possible weather penetration of the exterior walls.
- ✓ The inspector was not able to determine the extent of any latent damage, if any, in areas behind exterior walls or underneath interior or exterior windows sills/frames, etc. where evidence of previous moisture penetration was noted. If walls are opened for repairs, then inspector recommends that a qualified contractor further evaluate these areas for any damage not otherwise apparent or visible at the time of the inspection.



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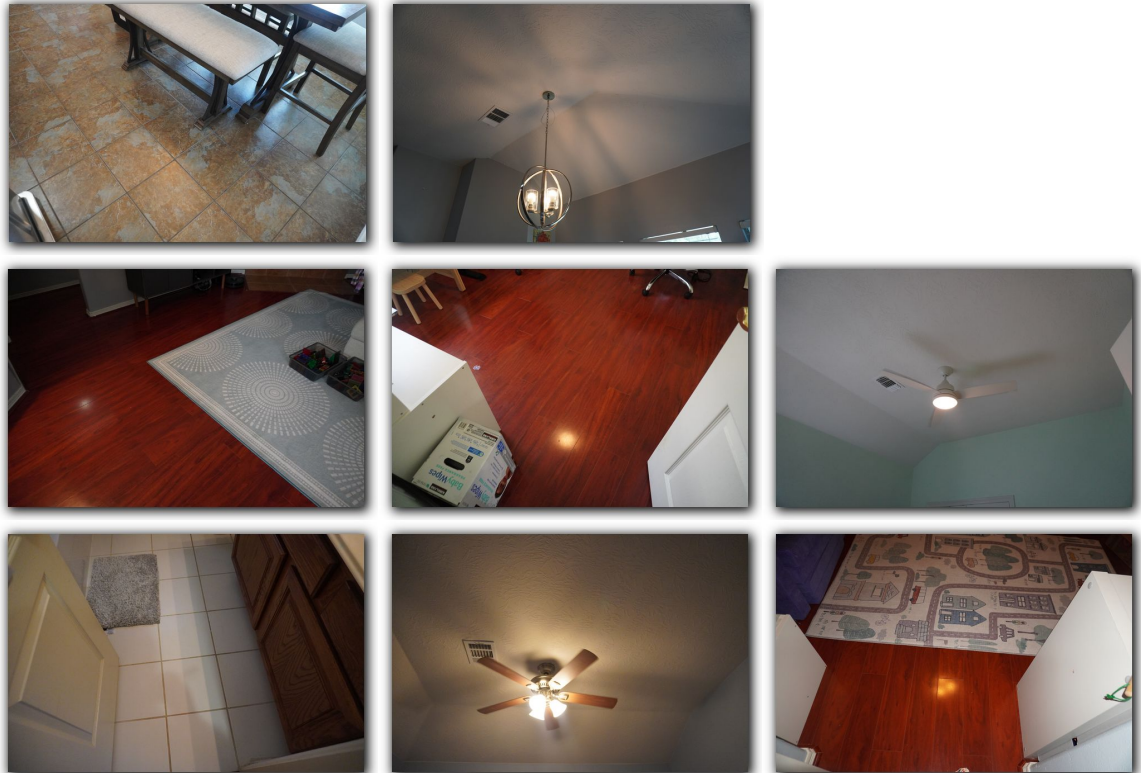
**F. Ceilings and Floors**

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, insulation, etc...

Comments:

**Inspector Notes:**

- ✓ No signs of water stains to indicate active or ongoing leaks.
- ✓ The floors are reasonably level.



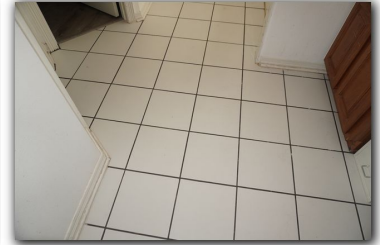
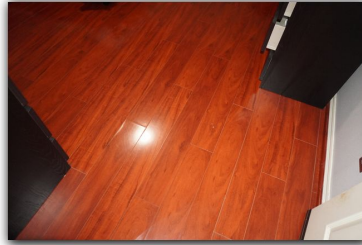
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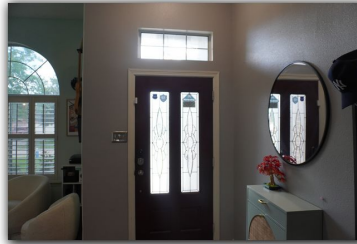
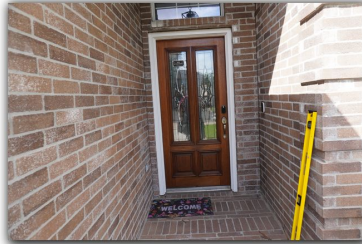


**G. Doors (Interior and Exterior)**

*Comments:*

**Inspector Notes:**

✓ Doors worked in reasonable manner and appear to be functioning properly.



**H. Windows**

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, solar screens, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

*Type of Windows:* Metal

*Type of Glazing:* Double Pane Thermal Seal

*Comments:*

**Inspector Notes:**

✓ All accessible windows are opening and closing properly.

✓ Note: Windows with installed coverings which are not movable were not checked.



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Dining Room Right window not staying up.



**I. Stairways (Interior and Exterior)**

*Comments:*

**Inspector Notes:**

✓ The stairway appears to be functioning as intended.

**J. Fireplaces and Chimneys**

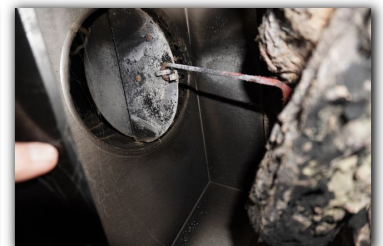
*Location/Type of Fireplace:* Living Room

*Comments:*

**Inspector Notes:**

✓ Gas log unit responds to control and no gas leaks detected.

\*\*\*Flue is open.



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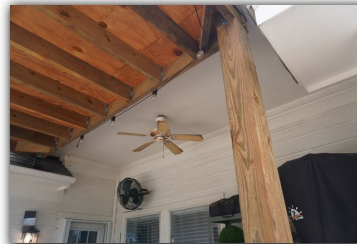
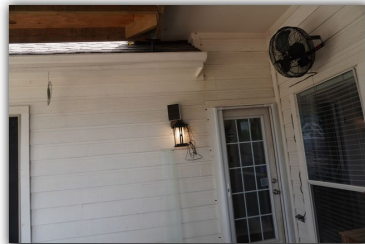
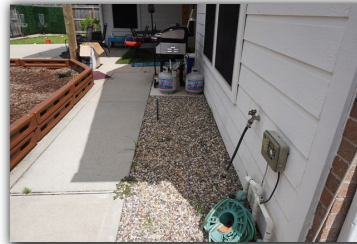
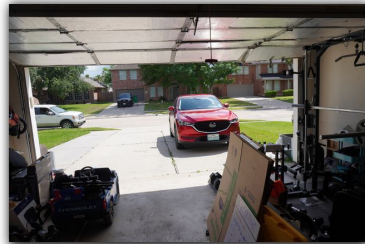
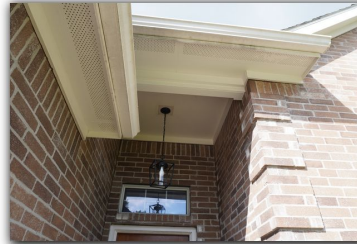
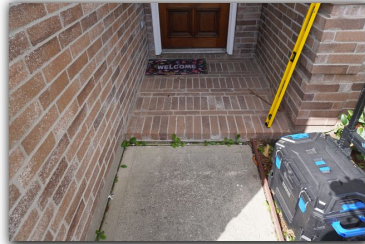
**K. Porches, Balconies, Decks, and Carports**

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

Comments:

**Inspector Notes:**

- ✓ The porch/patio appears to be in reasonable condition.
- ✓ The deck / carport / patio cover seems stable.



One crack in driveway.



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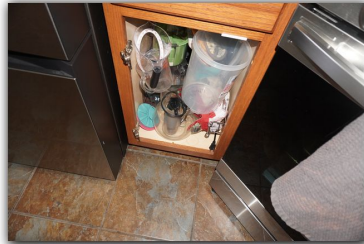
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**L. Other**

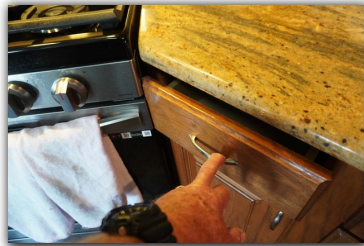
*Comments:*

**Inspector Notes:**

One kitchen cabinet door is off.



One drawer in kitchen is not usable.



**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Main Panel Location:* Garage

*AFCI's Location:* Unknown

*Comments:* .Inspector Notes:

\*\*\*Service Panel is labeled and in good shape. .125 Amp Breaker.



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**B. Branch Circuits, Connected Devices, and Fixtures**

Note: Lights and equipment activated by photocell switches are not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

*Type of Wiring:* Copper

*GFCI's Located at:* Kitchen, Bathrooms

*Smoke Alarms Located at:* Bedroom and Halls

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**Comments:**

**Inspector Notes:**

\*\*\*Smoke Detectors were present and working.

\*\*\*GFCI protection in place in required areas.



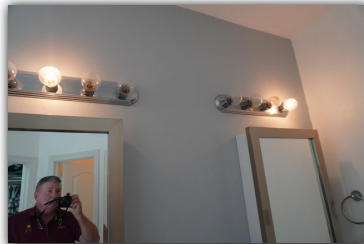
Smoke detector in master bedroom is missing.



Light is out above tub in master bathroom.



Lights above sinks in master bathroom are out. Suggest replacing bulbs and retesting.



Fan light in living room is not coming on.

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Light above fireplace is out.



Florescent lights in garage are not working. Does nopt appear they are being used any longer.



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**C. Other**

*Comments:*

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**D. Door Bells/Chimes**

*Comments:*

**Inspector Notes:**

✓ The doorbell did respond to test and made an audible noise.



**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

I=Inspected

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I NI NP D

**A. Heating Equipment**

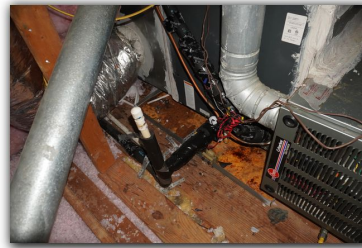
Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

Type of Systems: Central  
Energy Sources: Gas

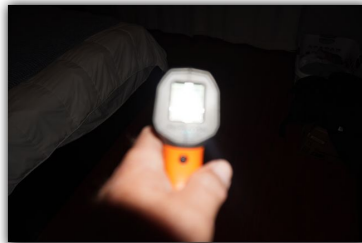
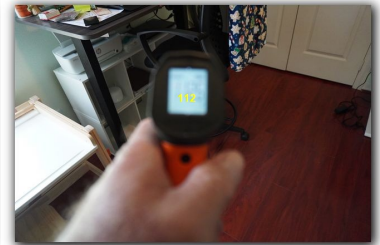
Comments:

**Inspector Notes:**

- ✓ Inspection of the gas heat exchanger is beyond the scope of this inspection. Exchanger inspection requires disassembling of heating unit by Qualified Heating Specialist.



- ✓ Gas heating units responded to control and produced over 100 degrees of hot air at supply registers.



**B. Cooling Equipment**

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees because of possible damage to the compressor.

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I NI NP D

Type of Systems: Central - Air Conditioner

Comments

Inspector Notes:

\*\*\*AC Condenser is a Bryant brand, 2023 model, and 4 Tons.



- ✓ The cooling unit responded to control supply air temperature measured in the 50's .F and return air temperature measured 65.6°F. This is within the acceptable temperature differential range of 15 to 22 °F..
  - ✓ The outside condensers are relatively level, line insulation is in relatively good condition and the shut-off boxes are within sight with the inner cover present.
- \*\*\*Garage is equipped with a Mini Split system to condition the garage. System was cooling properly.

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**C. Duct Systems, Chases, and Vents**

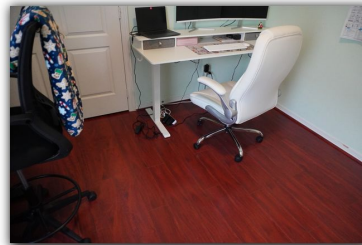
Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:



Temperatures are higher in 2 back bedrooms when AC is on. Suggest HVAC specialist investigate what can be done. Temperatures in the 60's in these two rooms. Temps should be in the 50's.



**D. Other**

Comments:

**IV. PLUMBING SYSTEMS**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Plumbing Supply, Distribution Systems and Fixtures**

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. . the pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems and on demand hot water systems are not inspected. Laundry equipment is not operated to check the drain system.

*Location of water meter:* Front Left Curb

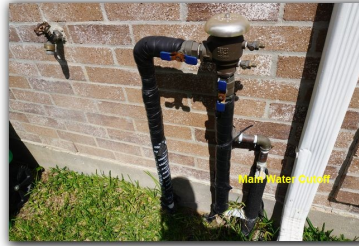
*Location of main water supply valve:* Front Left Yard

*Static water pressure reading:* 60-70 PSI

*Number of Bathrooms:* 2

*Comments:*

**Inspector Notes:**



- ✓ Water flowed normally.
- ✓ No dial movement was observed with a 1 minute check at the water meter.
- ✓ All fixtures were run for 1 minute to look for leaks.
- ✓ Shower(s) checked for 5-10 minutes for the possibility of leaks.
- ✓ Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.
- ✓ Refrigerator water supply lines and valves not inspected.



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NP=Not Present

D=Deficient

I	NI	NP	D
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Left sink in master bathroom has surface cracks.



Could not get hot water in master bathroom tub. Cartridge needs adjusting or replacing.



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**B. Drains, Wastes, and Vents**

Note: Only visible and accessible waste lines are checked.

*Comments:*

**Inspector Notes:**

✓ Water drained normally.



Toilet in hall bathroom needs caulking at base.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**C. Water Heating Equipment**

*Energy Sources: Gas*

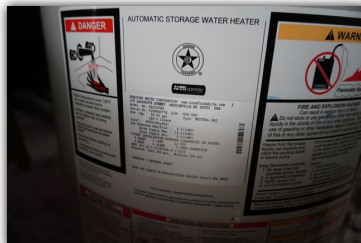
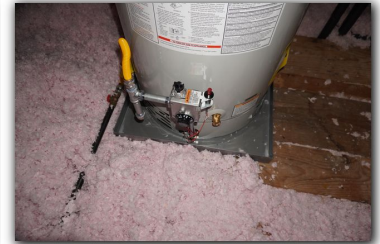
*Capacity: 50 Gallons*

*Comments:*

**Inspector Notes:**

✓ Water heater(s) is operating and delivering hot water to all fixtures at this time.

\*\*\*Water heater is a Bradford White brand, 2026 model and 50 gallon capacity.



**D. Hydro-Massage Therapy Equipment**

*Pump was: N/A, Not Accessible*

*GFCI Protected: N/A*

*Comments:*

**Inspector Notes:**

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter: Left Side*

*Type of gas distribution piping material: Galvanized pipe.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:



F. Other

Comments:

Inspector Notes:

V. APPLIANCES

A. Dishwashers

Comments:

Inspector Notes:

✓ The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

✓ The switch at the kitchen counter controls the electricity for the dishwasher.

\*\*\* Dishwasher is very quiet.



B. Food Waste Disposers

Comments:

Inspector Notes:

✓ Disposer operated without excessive noise or vibration and no leaks or damages noted.



C. Range Hood and Exhaust Systems

Type: Recirculating

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Inspector Notes:

✓ Unit responded to controls, fan and light operated at all speeds/settings, and filters are in place.



**D. Ranges, Cooktops, and Ovens**

Type of Cooking Appliance: Range All Gas

Comments:

Inspector Notes:

✓ Burners/elements are properly responding.

✓ The oven produced a reading of 350°F at a 350°F setting in BAKE mode.



**E. Microwave Ovens**

Note: Microwave ovens are not checked for radiation leakage.

Comments:

Inspector Notes:

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Types Present: Exhaust Fan

Comments:

Inspector Notes:

✓ Exhaust fans responded to control without excessive noise or vibration and vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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terminated to the exterior.

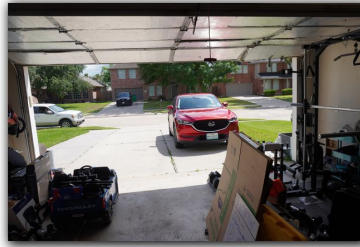


**G. Garage Door Operators**

*Comments:*

**Inspector Notes:**

✓ Opener(s) did respond to control, did open and close the garage door(s), and did auto-reverse as designed.



**H. Dryer Exhaust Systems**

Note: Laundry equipment is not moved to check vents.

*Comments:*

**Inspector Notes:**

✓ Dryer appears to be properly vented to the exterior.



**I. Trash Compactor**

*Comments:*

**Inspector Notes:**

**J. Other**

*Comments:*

**Inspector Notes:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### VI. OPTIONAL SYSTEMS

#### A. Landscape Irrigation (Sprinkler) Systems

Backflow Preventer In Place: Yes

Number of Zones: 7

Comments:

Inspector Notes:

✓ All stations responded to manual control and all areas of the lawn/landscape appear to be getting adequate coverage at this time.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

*Type of Construction:* Gunite - Plaster surface

*Comments:*

**Inspector Notes:**

**C. Outbuildings**

*Comments:*

**Inspector Notes:**

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

*Type of Pump:* N/A

*Type of Storage Equipment:* N/A

*Comments:*

**Inspector Notes:**

**E. Private Sewage Disposal Systems**

*Type of System:* N/A

*Location of Drain Field:*

*Comments:*

**Inspector Notes:**

**F. Other Built-in Appliances**

*Comments:*

**G. Gas Line Inspection**

*Comments:*

**Inspector Notes:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Whole House Vacuum**

*Comments:*

**Inspector Notes:**

**I. Outdoor Cooking Equipment**

*Energy Source:* N/A

*Comments:*

**Inspector Notes:**

**J. Other**

We do not inspect: whole house attic fans, stand alone refrigerators, mini-refrigerators, icemakers, wine coolers or wine cellars, washer/dryers, cabinets.

*Comments:*

**Inspector Notes:**

## SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

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### GRADING AND DRAINAGE

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- 1 Trough at back right corner is buried. These need to be repositioned where water can discharge away from the foundation.
- 1 Back left downspout needs extension.

### WINDOWS

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- 1 Dining Room Right window not staying up.

### PORCHES, BALCONIES, DECKS, AND CARPORTS

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- 1 One crack in driveway.

### OTHER

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- 1 One kitchen cabinet door is off.
- 1 One drawer in kitchen is not usable.

### BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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- 1 Smoke detector in master bedroom is missing.
- 1 Light is out above tub in master bathroom.
- 1 Lights above sinks in master bathroom are out. Suggest replacing bulbs and retesting.
- 1 Fan light in living room is not coming on.
- 1 Light above fireplace is out.
- 1 Florescent lights in garage are not working. Does nopt appear they are being used any longer.

### DUCT SYSTEMS, CHASES, AND VENTS

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- 1 Temperatures are higher in 2 back bedrooms when AC is on. Suggest HVAC specialist investigate what can be done. Temperatures in the 60's in these two rooms. Temps should be in the 50's.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- 1 Left sink in master bathroom has surface cracks.
- 1 Could not get hot water in master bathroom tub. Cartridge needs adjusting or replacing.

## DRAINS, WASTES, AND VENTS

- 1 Toilet in hall bathroom needs caulking at base.