Texas Elite

TEHI

Home Inspections

16942 Balmoral St
Montgomery, TX 77316
David Gabriel TREC # 20593
Melissa Gabriel TREC # 21678

PROPERTY INSPECTION REPORT FORM

Connie Jett *Name of Client*	10/20/2025 *Date of Inspection*
16942 Balmoral St, Montgomery, TX 77316 *Address of Inspected Property*	
David Gabriel *Name of Inspector*	20593 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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

This report is in no way a warranty (written or implied), guarantee or representation against any conditions, defects (hidden or latent), equipment failure or structural component failure that may occur after the date of this inspection. **Absolutely no warranty, guarantee, or implied warranty is given or may be construed.**
2.This report has been performed and written for the person, company, or entity named as the client in this report.Under no circumstances is this report transferrable to any other person company or entity.
3.The labeling of any pictures in this report does not mean that those areas pictured are the only affected or deficient areas.
4.This report has been done only on the mechanical or structural items listed in this report.
5.This is a visual inspection **only.** It does not deal with any codes locally or nationally. Nor does it deal with any defects that were latent, hidden, or not apparent at the time of this inspection.
6.No specialized tests (structural or engineer) were performed during this inspection. This inspection does not include asbestos, lead or mold tests.
7. This is by no means a warranty or guarantee of future performance of any item listed herein. No estimates will be given as to costs of any repair work that is needed. It is recommended that only licensed repair companies specializing in the field in question give estimates for repair.

NOTE: Directions given in this report are facing the front door of the house.

Summary page may not include all items listed in report and should not be used as a substitute for reading the ENTIRE report.

All repairs should be made by qualified personnel.

All sections marked deficient should be further evaluated by a specialist in that field.

Photos are representative of the issue but may not include all affected areas.
Please be aware that home was under construction, occupied,furnished and or staged at time of inspection. Several items possibly hidden/inaccessible due to occupants belongings. Home will continue to be in use possibly resulting in deficiencies that were not present at time of inspection.

Weather:78 degrees
Present:

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab

Comments:

The inspector shall inspect for: slab surfaces, foundation framing components, subflooring, and related structural components; report: the type of foundation(s); and the vantage point from which the crawl space was inspected; and generally report present and visible indications used to render the opinion of adverse performance, such as: open or offset concrete cracks; binding, out-of-square, non-latching, warped, or twisted doors or frames; framing or frieze board separations; out-of-square wall openings or separations at wall openings or between the cladding and window/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry cladding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios; report as Deficient: exposed or damaged reinforcement; a crawl space that does not appear to be adequately ventilated; crawl space drainage that does not appear to be adequate; deteriorated materials; damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; non-supporting piers, posts, pilings, columns, beams, sills, or joists; and damaged retaining walls related to foundation performance; and render a written opinion as to the performance of the foundation.

The inspector is not required to: enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to foundation performance.

Observations:

The inspector's opinion of the foundation based on visible and accessible views is:
Performing as intended

Deficiencies:

No deficiencies were observed at time of inspection.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

The inspector shall inspect for: improper or inadequate grading around the foundation (including flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

The inspector is not required to: inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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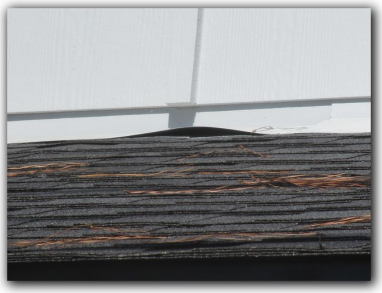
☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Composition Asphalt Shingles
Viewed From: **Note**: Due to height of roof,slope,weather, assessment of roof condition is based on observation through binoculars from the ground. This is an extremely limited inspection and should not be considered comprehensive. For an extensive inspection, contact a roofing contractor.
Comments:
The inspector will inspect for: evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and evidence of water penetration due to leaks.

The inspector CANNOT determine the remaining life expectancy of the roof covering; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Observations:

Deficiencies:



Observed raised or lifted flashing and or shingles. Recommend having these areas nailed down and sealed to prevent damage in high winds.

Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation. Remove debris from roof (routine maintenance issue)

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☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Attic space walked or crawled. Some areas not accessible
Approximate Average Depth of Insulation: 12"
Comments:
The inspector will inspect for: adequate ventilated; installed framing members and decking; roof surface as related to the adverse performance of the framing and the roof deck; insulation; attic access ladder and access opening; and attic ventilators.

Observations:

Deficiencies:

The attic access ladder is not properly installed. The proper fasteners are 1/4" lag bolts or 16d nails. **Drywall or decking screws are not permitted**. Additionally, nails or bolts should be installed in the pre-punched holes in the pivot plate on the spring arms and in the pre-punched holes in the spring brackets at the hinge header. Correct installation of attic ladder.


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

Comments:The inspector shall inspect for: evidence of water penetration; and report as Deficient: doors and hardware that do not operate properly; deficiencies related to structural performance or water penetration; and lack of fire separation between the garage and the residence and its attic space.
The inspector is not required to: report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Observations:

Deficiencies:

Sealant is separated,deteriorated or missing in some areas. Seal all cracks and holes on exterior walls to prevent water damage to the structure. This includes areas where different siding materials meet,where walls come together, around windows and doors, and where plumbing or wiring enters the exterior wall. **Photos are representative of the issue and may not include all.**

Observed leak at faucet over range. This could have damaged wall/items behind oven.

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I	NI	NP	D

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:Ceilings and floors were inspected for proper structural performance and water penetration.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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

Comments:It is recommended that buyers have all locks changed before moving in**.**

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

☑ ☐ ☐ ☑ **H. Windows**

Comments:Windows are inspected for performance and operation, water penetration , glazing, weather stripping, broken seals/glass and for safety glass in required areas.

Observations:

Deficiencies:

Windows do not appear to be properly flashed. Flashing should turn down the sides at the top. Monitor for moisture entry and maintain seal.

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I	NI	NP	D

Windows need caulking/sealant to prevent possible moisture penetration.

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

Comments: The inspector will inspect for: spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and deficiencies in steps, stairways, landings, guardrails, and handrails.

Observations:

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

Comments: The inspector will inspect for: the presence of combustible materials in near proximity to the firebox opening; the absence of fireblocking at the attic penetration of the chimney flue, where accessible; an inoperative circulating fan; and deficiencies in the: damper; lintel, hearth, hearth extension, and firebox; gas log lighter valve and location; combustion air vents; and chimney structure, termination, coping, crown, caps, and spark arrestor.

Observations:

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

Comments:The inspector will inspect : inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and deficiencies in, or absence of required, guardrails and handrails.

Observations:

Deficiencies:

Slab corner has broken leaving post with not enough support. Recommend repair.

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II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:The inspector will inspect for: breaker size, wire size, grounding rod and clamp, and service entrance panels. The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection then the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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

Type of Wiring: Copper

Comments:

The inspector will inspect for: wiring, wiring terminations, junctions, junction boxes, devices, and fixtures, operation of ground-fault circuit interrupter protection devices, manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke.

The inspector is not required to: inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify interconnectivity of smoke alarms activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Observations:

Deficiencies:

There were various switches that did not control anything.

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Home does not have enough outlets. Outlets should be installed so that no point along any wall is more than 6 feet from one. On the kitchen counters, no point should be more than 2 feet from an outlet.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Central
Energy Sources: Electric
Comments:

The inspector will inspect for: an operative unit; deficiencies in the controls and operating components of the system; the lack of protection from physical damage; burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; deficiencies in mounting and operation of window units; and deficiencies in thermostats;

The inspector is not required to: program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat re-claimers, wood burning stoves, boilers, oil-fired units, supplemental eating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central - Air Conditioner

Comments:

The inspector will inspect for: inoperative unit(s); inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector; inadequate access and clearances; noticeable vibration of the blower fan or condensing fan; deficiencies in the condensate drain and auxiliary/secondary pan and drain system; water in the auxiliary/secondary drain pan; a primary drain pipe that terminates in a sewer vent; missing or deficient refrigerant pipe insulation; dirty evaporator or condensing coils, where accessible; damaged casings on the coils; a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces; deficiencies in mounting and operation of window or wall units; and deficiencies in thermostats.

The inspector is not required to: program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental eating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:

Delta-T 18-19 degrees

This is the measurement of air temperature differential between return and supply air. 15-22 degrees is typical.

Deficiencies:

Secondary drain line is not installed in a "conspicuous" location.

IRC M1411.3.1
An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain.

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I	NI	NP	D
☑	☐	☐	☑

C. Duct Systems, Chases, and Vents

Comments:

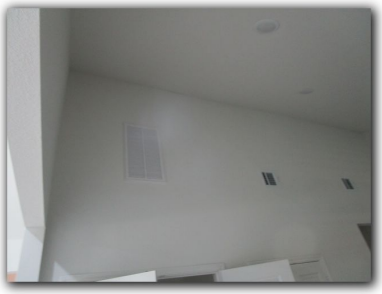
The inspector shall report as Deficient: damaged ducting or insulation, improper material, or improper routing of ducts; the absence of air flow at accessible supply registers in the habitable areas of the structure; improper or inadequate clearance from the earth; duct fans; filters; grills or registers; the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

The inspector is not required to: program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental eating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:

Deficiencies:

Observed multiple ducts in contact with each other. This can cause the ducts to sweat. Recommend separating ducts.



Return should not pull air from kitchen area

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IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front
Location of main water supply valve: Exterior
Static water pressure reading: 45 psi
Type of supply piping material:PEX
Supply piping material is only identified by what can be seen at the time of the inspection. Other types of material may be present but hidden in walls, under insulation, etc.
Comments:
The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Observations:

Deficiencies:

Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



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Observed leak at faucet over range. Recommend repair.

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

Type of drain piping material: PVC

Type of drain material is only identified by what can be seen at the time of the inspection. Other types of material may be present but hidden.

Comments:

The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: inspect for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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I	NI	NP	D

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Electric
Capacity: 40 gallons
Comments:
The inspector shall inspect: inoperative unit(s); leaking or corroded fittings or tank(s); broken or missing parts or controls; the lack of a cold water shut-off valve; if applicable, the lack of a pan and drain system and the improper termination of the pan drain line; an unsafe location; burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; the lack of protection from physical damage; a temperature and pressure relief valve that: does not operate manually; leaks; is damaged; cannot be tested due to obstructions; is corroded; or is improperly located; and temperature and pressure relief valve discharge piping that: lacks gravity drainage; is improperly sized; has inadequate material; or lacks proper termination; in electric units, report as Deficient deficiencies in: operation of heating elements; and condition of conductors; and in gas units, report as Deficient: gas leaks; lack of burner shield(s); flame impingement, uplifting flame, improper flame color, or excessive scale build-up; the lack of a gas shut-off valve; and deficiencies in: combustion and dilution air; gas shut-off valve(s) and location(s); gas connector materials and connections; and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

The inspector is not required to: verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

Observations:

Deficiencies:

Debris in the safety pan. This debris can clog the drain line and cause the pan to overflow. All pan debris should be removed.

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:
The inspector shall inspect: inoperative unit(s) and controls; the presence of active leaks; inaccessible pump(s) or motor(s); the lack or failure of required ground-fault circuit interrupter protection; and deficiencies in the ports, valves, grates, and covers.

The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Observations:

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I	NI	NP	D

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

Location of gas meter:
Type of gas distribution piping material:
Comments:

The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

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I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The inspector shall inspect: inoperative unit(s); rust on the interior of the cabinet or components; failure to drain properly; the presence of active water leaks; and deficiencies in the: door gasket; control and control panels; dish racks; rollers; spray arms; operation of the soap dispenser; door springs; dryer element; door latch and door disconnect; rinse cap; secure mounting of the unit; and backflow prevention.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The inspector shall inspect: inoperative unit(s); unusual sounds or vibration level; the presence of active water leaks; and deficiencies in the: splash guard; grinding components; exterior casing; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed

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

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

The inspector shall inspect: inoperative unit(s); a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration; inadequate vent pipe material; unusual sounds or vibration levels from the blower fan(s); blower(s) that do not operate at all speeds; and deficiencies in the: filter; vent pipe; light and lens; secure mounting of the unit; and switches.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed

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

Comments:

The inspector shall inspect: inoperative unit(s); the lack of a gas shut-off valve; gas leaks; and deficiencies in the: controls and control panels; thermostat(s) sensor support; glass panels; door gasket(s), hinges, springs, closure, and handles; door latch; heating elements or burners; thermostat accuracy (within 25 degrees at a setting of 350°F); drip pans; lights and lenses; clearance to combustible material; anti-tip device; gas shut-off valve(s) and location(s); gas connector materials and connections; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

Observed leak at faucet over range. This could have damaged unit.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The inspector shall inspect: inspect built-in units; and report as Deficient: inoperative unit(s); and deficiencies in the controls and control panels; handles; the turn table; interior surfaces; door and door seal; glass panels; lights and lenses; secure mounting of the unit; and operation, as determined by heating a container of water or with other means of testing.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed

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

Comments:

The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:

No deficiencies were observed

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

I	NI	NP	D

☐ ☑ ☑ ☐ **G. Garage Door Operators**

Comments:
The inspector shall inspect for: inoperative unit(s); door locks or side ropes that have not been removed or disabled; and deficiencies in: installation; condition and operation of the garage door operator; automatic reversal during the closing cycle; electronic sensors; the control button; and the emergency release components.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:
The inspector shall inspect for: improper routing and length of vent pipe; inadequate vent pipe material; improper termination; the lack of a dryer vent system when provisions are present for a dryer; and damaged or missing exterior cover..

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:
Vent length indicator tag not present.

ROOF COVERING MATERIALS

Observed raised or lifted flashing and or shingles
Debris collecting on roof restricts water run-off and may result in roof leaks and/or insect infestation.

WALLS (INTERIOR AND EXTERIOR)

Sealant is separated,deteriorated or missing in some areas.

WINDOWS

Windows need caulking/sealant to prevent possible moisture penetration.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

There were various switches that did not control anything.

COOLING EQUIPMENT

Secondary drain line is not installed in a "conspicuous" location.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Shower/tub needs caulking.

WATER HEATING EQUIPMENT

Debris in the safety pan.