



PROPERTY INSPECTION REPORT

1234 Main St.
Fort Worth Texas 76126

Buyer Name
11/26/2018 9:00AM



Inspector
Kent Keith

TREC Professional Inspector #7413
[8177053200](tel:8177053200)
kent@fortworthinspector.com



Agent

Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Fort Worth Texas 76126
(Address or Other Identification of Inspected Property)

By: Kent Keith - TREC Professional Inspector #7413 11/26/2018 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer, Owner

Occupancy: Occupied

Type of Building: Single Family

Weather Conditions: Dry, 50 - 75 degrees

Inaccessible or Obstructed Areas: Behind/under furniture and/or stored items, Floors partially covered with furnishings, Walls/ceilings covered or freshly painted, Attic insulation covering attic floor, Attic space is limited - Viewed from accessible areas, Stored items in garage

I	NI	NP	D
----------	-----------	-----------	----------

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade -

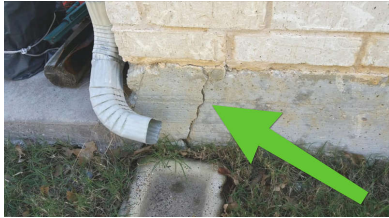
Important Information Concerning Foundations

Most soils found in the North Texas areas are made up of expansive clay type. Therefore it is very important to make sure the soil around the entire foundation maintains uniform moisture content around the ENTIRE house using a sprinkler system or soaker hose. Be sure the grading around the house gently slopes away from the foundation. Do not let water pond around any portion of the foundation and make sure gutter downspouts extend at least 3 feet from the foundation.

Foundation Performance Opinion: In my opinion the foundation appears to be providing adequate support based on a limited visible observation at the time of the inspection. Although all structures have the tendency to slightly move or settle over time there were no visible signs of significant movement or settlement.

Corner Pops:

It was noted that there are cracks to the foundation's corner(s). These are referred to as "corner pops" and although these are common and do not pose any structural issues, cosmetic repairs is recommended.



No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations: Foundation Limitations -

The inspector is not required to:

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

B. Grading and Drainage

Limitations: Grading and Drainage Limitations -

The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

1: Swale Grading

🟡 Recommended for Corrections

The swale grading at the left side is poor and can allow excessive water to collect and not drain properly. Installing a surface or French drainage system is recommended.



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

I	NI	NP	D
----------	-----------	-----------	----------

C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition - Laminate

Viewed From: Accessed Roof

Overall Roof Covering Condition : Good

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : Roof Covering Limitations -

The inspector is not required to:

(A) determine the remaining life expectancy of the roof covering;

(B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or

significant damage to the roof covering materials may result from walking on the roof;

(C) determine the number of layers of roof covering material;

(D) identify latent hail damage;

(E) exhaustively examine all fasteners and adhesion, or

(F) provide an exhaustive list of locations of deficiencies and water penetrations.

D. Roof Structure & Attic

Viewed From: Entered Attic - Limited View and Access

Approximate Depth of Attic Floor Insulation : 13 or more inches

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : Roof Covering and Attic Limitations -

The inspector is not required to:

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.

E. Walls (Interior and Exterior)

Exterior Cladding Materials: Brick, Wood Composite Siding

Limitations : Walls (Interior and Exterior) Limitations -

The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or

countertops, or

(B) provide an exhaustive list of locations of deficiencies and water penetrations.

1: Inadequate Siding Clearance

🔴 Recommended for Corrections

There should be a one inch clearance between the upper rear siding and the roof shingles to prevent water from wicking into and damaging the siding.



I	NI	NP	D
---	----	----	---

2: Caulk Expansion Joints

🔧 Deffered Maintenance Item

The expansion control joints to the right side exterior brick veneer walls should be caulked and sealed.



3: Rusting Lintels

🔧 Deffered Maintenance Item

The metal lintels above windows are starting to rust and should be painted with a rust inhibitor paint.



4: Siding

🔧 Deffered Maintenance Item

The left side siding is sun faded and needs maintenance painting.



5: Brick

🔧 Deffered Maintenance Item

There is brick on the left side of the house that is stained with rust.



F. Ceilings and Floors

Limitations : Ceilings and Floors Limitations -

The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other nonstructural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) provide an exhaustive list of locations of deficiencies and water penetrations.

I	NI	NP	D
---	----	----	---

1: Stretch Carpet

☹ Recommended for Corrections

Various areas of carpet in the home is in need of stretching.

G. Doors (Interior and Exterior)

Limitations : Doors (Interior and Exterior) Limitations -

The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other nonstructural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) operate a lock if the key is not available.

1: Roller Catches Missing / Broke

☹ Recommended for Corrections

Various interior door have top spring loaded ball latches are broke, missing or need adjusting.

2: Wood Rot - Garage Door Jambs

🔧 Deffered Maintenance Item

The bottoms of the overhead garage door jambs have minor wood rot and needs repairs or replacements.



3: Door trim and jamb

☹ Recommended for Corrections

The door jamb and trims to the exterior door in the master bedroom has wood rot and chipping paint.



H. Windows

Window Type: Double pane aluminum frame

Notice of Operation:

Only a sampling of windows will be operated when furnishings and window treatments and are present and furniture in front of the windows is present.

Notice of Defective Pane Seals:

It should be noted that it may not be possible to verify the presence of all windows that have broke seals due to dirty windows, windows with screens or low humidity levels may not show evidence of broke seals at the time of the inspection.

Limitations: Windows Limitations -

Only a sampling of windows will be operated when furnishings and window treatments and are present and furniture in front of the windows is present.

It should be noted that it may not be possible to verify the presence of all windows that have broke seals due to dirty windows, windows with screens or low humidity levels may not show evidence of broke

I	NI	NP	D
---	----	----	---

seals at the time of the inspection.

The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

1: Failed Window Pane Seal(s)

☹ Recommended for Corrections

There were four window panes identified as having thermal seals compromised (fogged) and will allow condensation water to form between the panes. These window panes are marked with red dot stickers for identification.

TREC standards of practice require the reporting as deficient insulated windows that are obviously fogged or display other evidence of broken seals.

2: Missing screen

☹ Recommended for Corrections

The window screen in the upstairs second bedroom was missing.

3: Shutter

☹ Recommended for Corrections

There is a broke window shutter at the front right side of the house.



I. Stairways (Interior and Exterior)

Limitations : Stairways (Interior and Exterior) Limitations -

The inspector is not required to exhaustively measure every stairway component.

1: Loose Balusters

☹ Recommended for Corrections

Various handrail balusters were loose and rattle.

J. Fireplaces and Chimneys

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

I	NI	NP	D
----------	-----------	-----------	----------

Fireplace Type: Gas log appliance fixture - vented

Limitations : Fireplaces and Chimney Limitations -

Only accessible and visible portions of the exhaust flue are inspected.

Could not inspect the bottom of the firebox can not be inspected if ashes are present.

The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

1: Glass Cover

Deffered Maintenance Item

The fireplace glass cover is in need of cleaning.

K. Porches, Balconies, Decks, and Carports

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : Porches, Balconies, Decks, and Carports Limitations -

It may not be possible to inspect under decks if there is no access or insufficient room.

The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

L. Other

1: Fence Picket

Deffered Maintenance Item

A loose fence picket was noted in the back yard.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Type of Service Entrance : Lateral Underground

Service Capacity: 200 amp, With a 60 amp sub-panel

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : Service Entrance and Panels Limitations -

The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arcfault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;

I	NI	NP	D
---	----	----	---

- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Wiring: Copper

Limitations: Branch Circuits, Connected Devices, and Fixtures Limitations -

Not all electrical receptacles are tested when the house is occupied or when furniture and other items are present.

The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearingimpaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

1: Old Smoke Alarms

☹ Recommended for Corrections

The smoke alarms in the home appear to be original units. It is advised to change smoke detectors every 10 years.

2: Missing Smoke Alarm

⚠ Potential Safety Hazard

Smoke alarm in the master bedroom was missing and needs to be replaced.

3: No GFCI Protection

⚠ Potential Safety Hazard

Left of the wet bar sink

This home does not meet current GFCI protection as stated in the TREC Standards of Practice. The electrical receptacle to the left of the wet bar sink does not have ground fault circuit interrupter (GFCI) protection.

TREC standards of practice require the reporting as deficient of the absence of ground fault circuit interrupter protection in all 110 volt bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and receptacles that are located within six feet of the outside edge of a sink

4: Under cabinet kitchen lights inop

☹ Recommended for Corrections

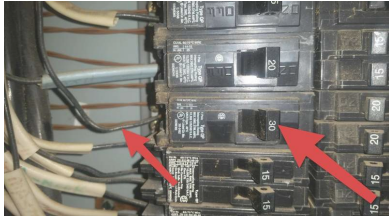
The lights under the kitchen cabinets were not operating off the wall switches.

5: Oversized breaker

⚠ Potential Safety Hazard

There is a circuit with 14 gauge wire that has a 30 amp breaker that needs to be changed to a 15 amp breaker.

I	NI	NP	D
---	----	----	---



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System(s): Central

Energy Sources: Natural gas

Furnace(s) / Heating Year Manufacture : 2013, 2009

Performance Opinion: Yes -

In the inspector's opinion, was the heating system(s) heating properly at the time of the inspection?

No Significant Issues Observed:

No significant issues observed at the time of the inspection

-

B. Cooling Equipment

Cooling System(s) Type: Central air conditioner split system(s)

System(s) Capacity: 5 ton, 4 ton

Condenser(s) Year Manufacture : 2013, 2009

Refrigerant Type: R410A

Performance Opinion : Yes -

In the inspector's opinion, was the cooling system(s) cooling properly at the time of the inspection?

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations: Cooling Equipment Limitations -

The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized or decommissioned equipment; or
 - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multistage controllers, sequencers
- (3) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
- (4) verify:
 - (A) compatibility of components;
 - (B) tonnage match of indoor coils and outside coils or condensing units;
 - (C) the accuracy of thermostats; or
 - (D) the integrity of the heat exchanger; or
- (5) determine:
 - (A) sizing, efficiency, or adequacy of the system

-

C. Duct System, Chases, and Vents

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations: Duct Systems, Chases, and Vents Limitations -

Air ducts can not be verified for cleanliness.

I	NI	NP	D
---	----	----	---

The inspector is not required to:
 (5) determine
 (A) balanced air flow of the conditioned air to the various parts of the building

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near curb
Location of Homeowners Main Water Shut Off Valve: In the water meter box
Static Water Pressure: 70 - 75 psi
Limitations: Plumbing Supply, Distribution Systems and Fixtures Limitations - Washing machine water supplies and connections can not be inspected and tested if the appliance is installed.

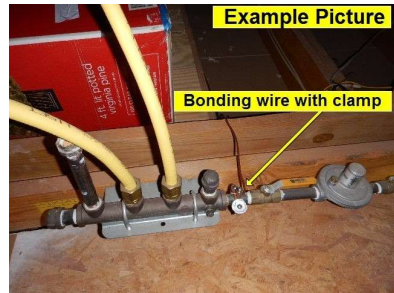
The inspector is not required to:
 (A) operate any main, branch, or shutoff valves;
 (B) verify the performance of hose bibbs
 (C) inspect:
 (i) any system that has been winterized, shut down or otherwise secured;
 (ii) circulating pumps, freestanding appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 (iii) inaccessible gas supply system components for leaks;
 (E) determine:
 (i) quality, potability, or volume of the water supply; or
 (ii) effectiveness of backflow or antisiphon devices.

1: CSST Not Grounded

▲ Potential Safety Hazard

The CSST (Corrugated Stainless Steel Tubing) gas manifold in the attic needs to be properly bonded to be main electrical grounding system.

TREC Standards of Practice require the reporting of corrugated stainless steel tubing (CSST) that lacks electrical bonding and grounding.



2: Hose Faucet Leaks When Pressurized

⊖ Recommended for Corrections

The left and right side hose faucets leak when pressurized and needs repairs.

I	NI	NP	D
---	----	----	---



3: Running Toilet

☹ Recommended for Corrections

Master Bathroom

The toilet in the bathroom was running and needs to have the flush valve adjusted or replaced.

4: Shower Diverter Leaks

☹ Recommended for Corrections

The shower diverter to the downstairs guest bathroom bathtub is not sealing completely when engaged and causes water to be wasted. Replacement of the spout is recommended.

5: Hot water dispenser

☹ Recommended for Corrections

The hot water dispenser at the kitchen sink was unplugged and may not be operational.

B. Drains, Wastes, & Vents

1: Bathtub Drain Stop Missing

☹ Recommended for Corrections

Drain stop to the upstairs jack and jill bathroom bathtub was missing.

C. Water Heating Equipment

Energy Source: Natural gas

Water Heater(s) Capacity: Two 50 gallon heaters

Water Heater Manufacture Date: 2017, 2001

1: Water Heater Flue Pipe Diverter Hood Needs Sealing

☹ Recommended for Corrections

The rain diverter hoods for the water heater's flue pipes needs to be sealed to prevent water intrusion.



2: Corroded tank

☹ Recommended for Corrections

The 2000 model water heater has a very rusted tank and should be replaced.

I	NI	NP	D
---	----	----	---



- D. Hydro-Massage Therapy Equipment**
Type of Hydro-Massage Equipment: Jet tub in bathroom
No Significant Issues Observed:
No significant issues observed at the time of the inspection

Limitations : Hydro-Massage Therapy Equipment Limitations -
 The inspector is not required to determine the adequacy of self-draining features of circulation systems.

V. APPLIANCES

- A. Dishwashers**
No Significant Issues Observed:
No significant issues observed at the time of the inspection

Dishwasher Limitations : Dishwasher Limitations -
 Dishwashers are tested on normal cycles.

The inspector is not required to remove items from the washer and the heat cycle may not be verified for operation as high heat could cause damage to plastic items.

The dishwasher's panels are not removed for inspection.

- B. Food Waste Disposers**
No Significant Issues Observed:
No significant issues observed at the time of the inspection

- C. Range Hood and Exhaust Systems**
Exhaust Hood Type: Downdraft
No Significant Issues Observed:
No significant issues observed at the time of the inspection

- D. Ranges, Cooktops, and Ovens**
Energy Source for Cooktop: Electricity
Energy Source for Oven(s): Electricity
No Significant Issues Observed:
No significant issues observed at the time of the inspection

Limitations : Ranges, Cooktops and Ovens Limitations -
 Oven timers and self cleaning features are not inspected or tested. Self cleaning functions are not verified for operation.

- E. Microwave Ovens**
No Significant Issues Observed:
No significant issues observed at the time of the inspection

Limitations : Micorwave Oven Limitations -
 Microwave ovens are tested on high heat mode only and cooking programs are not operated or tested.

I	NI	NP	D
----------	-----------	-----------	----------

Ovens are not tested for radiation leaks. Only built in microwave ovens are inspected.

F. Mechanical Exhaust Vents and Bathroom Heaters

Limitations : Mechanical Vents and Bathroom Heaters limitations -

It should be noted that it may not be possible to verify that the ducts to the exhaust fans are terminating to the exterior of the house due to attic insulation covering the ducts.

1: Exhaust Fan(s) Terminate to Attic

➡ Recommended for Corrections

The bath exhaust fans are venting into the attic and should vent to the exterior of the house.

TREC standards of practice require the reporting as deficient ducts that do not terminate outside the home.



G. Garage Door Operators

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : Garage Door Operator Limitations -

Garage door operators are operated and tested with the manual button only unless a remote is provided.

H. Dryer Exhaust Systems

Limitations : Dryer Exhaust Systems Limitations -

The dryer duct is not inspected for cleanliness. Dryer ducts can not be inspected if a dryer is installed.

The inspector is not required to determine proper routing and lengths of duct systems.

1: Improper Dryer Vent Hood Type

➡ Recommended for Corrections

The dryer vent hood on the roof is an improper type and can cause lint to collect. It should be replaced with a vent hood with a self-closing backdraft damper.



Example Picture



I. Other

Comments:

No significant problems observed at the time of the inspection

Whole house vacuum

1: Refrigerator

➡ Recommended for Corrections

The refrigerator ice maker was not operational at the time of the inspection.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Backflow Prevention Present?: Yes

Rain / Freeze Sensor Present?: Yes

No Significant Issues Observed:

No significant issues observed at the time of the inspection

Limitations : LandScaping Irrigation (Sprinkler) Systems Limitations -

The inspector is not required to inspect:

(i) for effective coverage of the irrigation system;

(ii) the automatic function of the controller;

(iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or water,

(iv) sizing and effectiveness of backflow prevention device.

The lawn sprinkler system is operated in manual mode only and the system's programming is not tested. Back flow devices and rain / freeze sensors are only noted as being present and cannot be tested for functionality.

Drip irrigation can't be verified for effectiveness.