



FLYING V PROPERTY INSPECTIONS

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TREC REI 7-6

1234 Main Street
La Vernia TX 78121

Buyer Name

11/18/2025 9:00AM



Inspector

Chase Vasbinder

Texas State Real Estate Commission #26650

210-259-1288

chase@flyingvpropertyinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	11/18/2025 9:00AM <i>Date of Inspection</i>
1234 La Vernia TX 78121 <i>Address of Inspected Property</i>	
Chase Vasbinder <i>Name of Inspector</i>	Texas State Real Estate Commission #26650 <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 (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).

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

In Attendance: Buyer, Inspector

Occupancy: Vacant

Style: Multi-level

Temperature (approximate): 82 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy, Clear

Orientation- House Primarily Faces: : East

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS**☒ ☐ ☐ ☒ A. Foundations***Type of Foundation(s):* Slab on Grade*Comments:*

Random elevations using a ZipLevel Pro 2000 were taken. We did not find any concerns with slope or deflection. The foundation appears to be performing as intended.

Performance Opinion: (An opinion on performance is mandatory)

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

In this inspector's opinion the foundation was performing as designed at the time of inspection. There were minor indications of settlement. There was no noticeable movement noted in the accessible attic space of this structure.

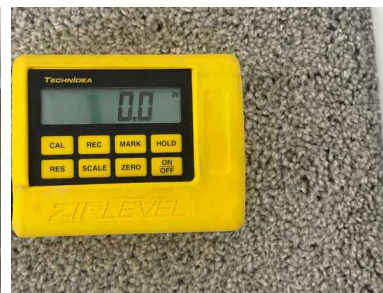
SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles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



Zero Location



Zero



0.0



0.3



0.0



0.1

I=Inspected

NI=Not Inspected

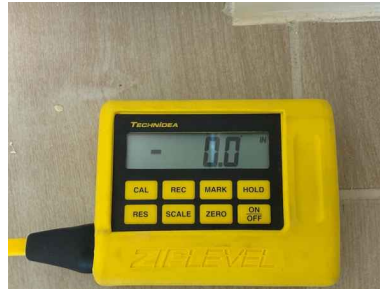
NP=Not Present

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I	NI	NP	D
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0.0



0.0



0.1

1: Cracking at the exterior parging plaster coat

➡Recommendation

Left side

This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long-term or further deterioration, it would be wise to consider patching any deteriorated and cracked areas.

Recommendation: Contact a qualified concrete contractor.



2: Cracks in exposed concrete floors/garage, common in most homes

➡Recommendation

Recommendation: Contact a qualified professional.

3: Parging plaster coat clogs lap siding intermittently

➡Recommendation

Right, left and rear side

Parging/plaster coat is in direct contact and or clogs lap siding. There should be an open space between the siding and foundation to allow air to flow and moisture to move out of the wall space.

Recommendation: Contact a qualified professional.



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☒ ☐ ☐ ☒ **B. Grading and Drainage****Comments:**

Informational: grading should be maintained to promote the flow of storm water away from the house. This can usually be accomplished by the addition of topsoil particularly where washout has or may occur. *The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet where possible.*

**1: Maintain expansion strips****Recommendation**

Where flatwork meets foundation at garage apron. *We recommend any voids be sealed with a self-leveling concrete sealer and kept maintained and kept free from debris.*

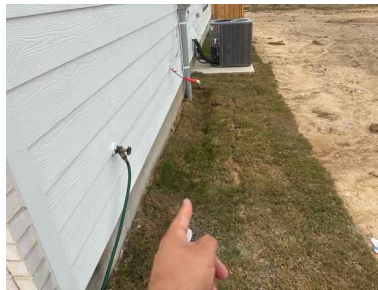
Recommendation: Contact a qualified professional.

**2: Negative Grading****Recommendation**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor

**3: Recommend cleaning driveway of construction materials****Maintenance Item**

Recommendation: Contact a qualified professional.

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4: Minor cracks and flat work

👉Recommendation

Recommendation: Contact a qualified professional.



5: No sod in rear/ soil washing at drip edge

👉Recommendation

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Hip, Three Tab Shingle

Viewed From: Walked Roof

1: Lifted shingles

👉Recommendation

Lifted shingles are present on the roof. They are not properly adhered to the roof leaving them susceptible to high winds.

Recommendation: Contact a qualified roofing professional.

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I	NI	NP	D
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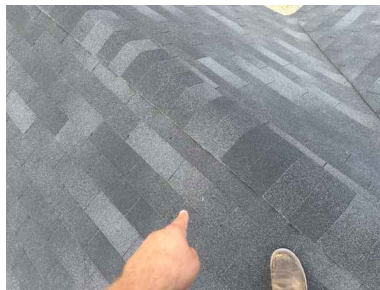
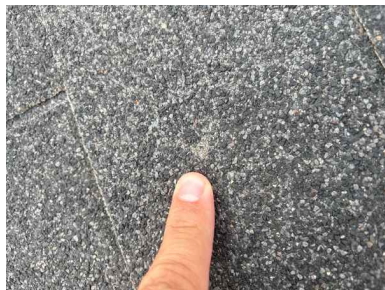


2: Damaged Coverings

🔴Recommendation

Roof coverings exhibited general damage and scarring that could affect performance. Recommend a qualified roofer repair.

Recommendation: Contact a qualified roofing professional.



3: No starter strip on first course of shingles

🔴Recommendation

No starter strip adhesive on the first course of shingles can leave shingles prone to high wind damage. Recommend a qualified professional to correct.

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Recommendation: Contact a qualified professional.



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

Viewed From: Attic

Approximate Average Depth of Insulation: 14 inches R-value



Attic Inspection:

The attic inspection was limited to the places where it was safe to walk and would not disturb insulation.

Rear attic access blocked:

The attic access to the rear portion of the home was not accessible due to access being blocked.



1: Disturbed Insulation

🔴 **Recommendation**

Some portions of the attic had lower levels of insulation in areas that had been disturbed from previous maintenance.

Recommendation: Contact a qualified professional.

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2: Missing baffles

➔Recommendation

Baffles create a space for input ventilation, or in this case, soffit ventilation air to flow into the attic and out through the top. Without them airflow can be blocked by insulation. Recommend installing baffles.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Exterior Wall Materials: Cement Fiber Lap Siding, Brick

Comments:

Informational- cracks near the interior or exterior windows and doors are usually indications that there is some degree of movement occurring in the structure. In any structure, some degree of movement is normal and is not a severe concern. *The severity of the cracks however can be an indication of the amount of movement in a structure.*

Informational: Any sealants such as caulk, silicone and mortar that is missing, damaged, and/or deteriorated should be replaced as part of ongoing maintenance

1: Exterior Walls Require Maintenance

➔Recommendation

Sealant or caulking maintenance. Exterior wall penetrations should be kept maintained, sealed, and caulked/sealed.

Recommendation: Contact a qualified professional.

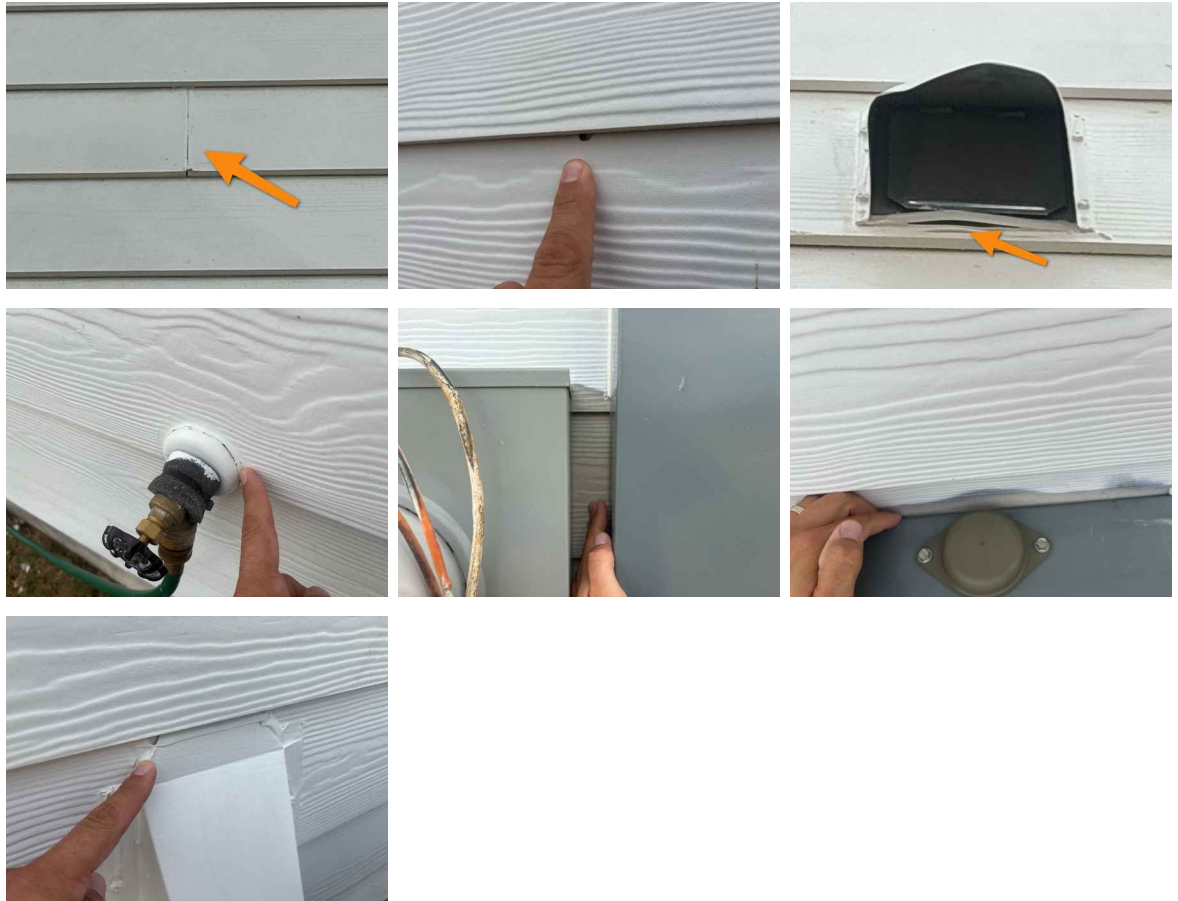
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2: Voids in Wall Need Sealant

👉Recommendation

Primary and garage

Voids were found in the wall where outlet is inserted and at water heater. It is recommended a qualified professional correct.

Recommendation: Contact a qualified professional.



3: Missing Weep Holes

👉Recommendation

Weep holes are missing around front column. These help any moisture behind the wall system escape. It is recommended that a qualified, professional correct.

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Recommendation: Contact a qualified professional.



4: Unsupported brick edge, no lentil or corbeling

🔴Recommendation

Typically brick ledges cannot protrude further than 1/3 the thickness of the brick. Recommend corbeling or installing a lentil.

Recommendation: Contact a qualified professional.



5: Cosmetic Exterior

🔴Recommendation

Recommendation: Contact a qualified professional.



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6: Underdriven Fasteners

👉Recommendation

Recommendation: Contact a qualified professional.



7: Vegetation contact

👉Recommendation

Vegetation contact can cause damage to walls or create conducive conditions for wood destroying organisms. Recommend trimming back.

Recommendation: Contact a qualified professional.



8: Horizontal flashing at uppermost horizontal trim

👉Recommendation

Horizontal flashing or z flashing was not present over the garage and rear exterior door. On some windows, z flashing did not extend to the ends of the horizontal trim. Z flashing shed water away from the penetration created by a door or window.

Recommendation: Contact a qualified professional.



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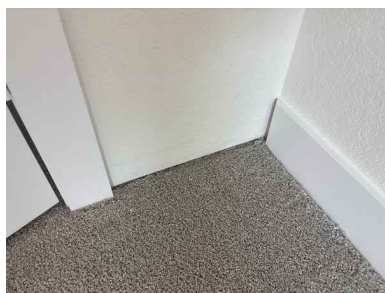
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9: Missing trim board upstairs, right side bedroom

👉 Recommendation

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ F. Ceilings and Floors

1: Flooring has construction debris

👉 Recommendation

Flooring has construction debris throughout the home. Recommend a cleaning service.

Recommendation: Contact a qualified cleaning service.



2: Observation: Darker colored grout in kitchen

🔧 Maintenance Item

Recommendation: Contact a qualified professional.

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

1: Doors Need Adjustment

🔧 Recommendation

Front exterior

Doors rub, hit frame, or needs adjustment. Recommend adjustment as needed. Observed in multiple doors throughout the home such as :

Recommendation: Contact a qualified door repair/installation contractor.

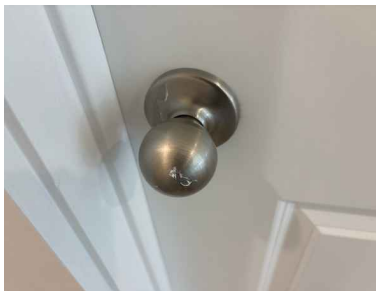


2: Cosmetic

🔧 Maintenance Item

Some cosmetic observations were found on the garage exterior door. Recommend a qualified, professional, evaluate, and correct.

Recommendation: Contact a qualified professional.



3: Noticeable Gap

🔧 Recommendation

Rear exterior door

Noticeable gap between rear exterior door frame and door. Recommend a qualified professional to correct.

I=Inspected

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D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified door repair/installation contractor.



4: Weatherstripping Insufficient

🔴Recommendation

All exterior

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Recommended DIY Project



5: Observation: rear exterior door opens outward

🔧Maintenance Item

Recommendation: Contact a qualified professional.



6: Doors have played adjust where necessary

🔴Recommendation

Recommendation: Contact a qualified professional.

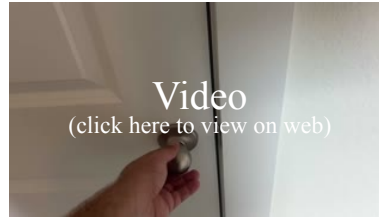
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Video

(click here to view on web)

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Informational: windows can become stiff when not opened frequently. *The most important factor is that the window interiors/exterior are well maintained sealed and caulked to avoid rot or water infiltration*

1: Cosmetic: Construction Materials of Window Exterior

[🔧Maintenance Item](#)

Paint and other construction debris was observed on window exterior. Recommend that a cleaning service evaluate and correct.

Recommendation: Contact a qualified cleaning service.



2: Missing weep hole covers

[🔧Recommendation](#)

Right side

Recommendation: Contact a qualified professional.



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

1: Handrail has movement

[🔧Recommendation](#)

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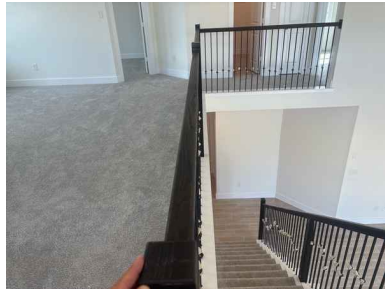
NP=Not Present

D=Deficient

I	NI	NP	D
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Handrail has movement. Recommend securing.

Recommendation: Contact a qualified professional.



2: Baulister caps not sealed work in progress

🔴Recommendation

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
Comments:

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

1: Soil to wood to masonry contact

🔴Recommendation

Recommendation: Contact a qualified professional.



2: Large step on rear porch

🔴Recommendation

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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☒ ☐ ☐ ☒ L. Other

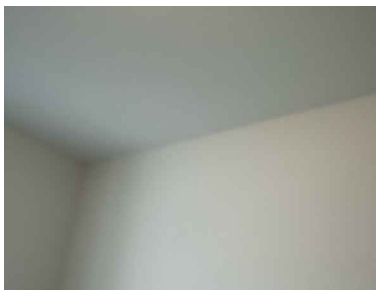
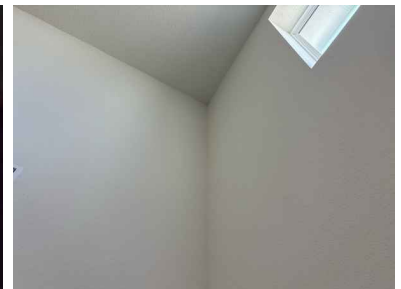
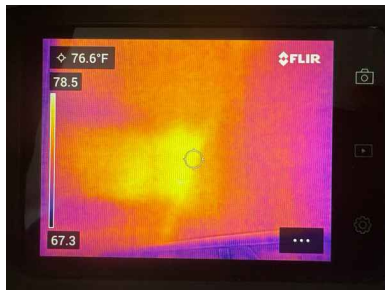
1: Thermal Image

🔴 Recommendation

Front left upstairs bed, left middle bed, living, front left bed

This is not a Certified Thermography Evaluation. Tools are simply used to identify heat loss or variance in surface temperature. If insulation is present, it is not performing as intended.

Using a FLIR thermal device:



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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

(Ancillary wiring items not inspected include but are not limited to telephone, cable, speaker, computer, photocells, low voltage wiring, hard wiring on smoke detectors, electric gates and door, yard and or tree lighting. Intercom systems are not tested. The inspector does not check 220 volt outlets).: Solar PV systems:

Per the Texas Real Estate Commission (TREC) Standards of Practice, solar PV systems are exempt from home inspections. The system appears to be in working order and performing as intended however we recommend that potential home buyers looking at an existing home with solar PV should try to contact the system's installer to obtain more detailed information if necessary.



1: Ground Rod Not Visible

Recommendation

Ground rod not visible at grade. This does not suggest the system is not grounded; we just cannot see the ground rod. Sometimes other methods of grounding are necessary.

Recommendation: Contact a qualified electrical contractor.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Loose Receptacles

Recommendation

Various

Loose receptacles found throughout the house. Recommend an electrician to ensure they are tight to prevent them from coming out.

Recommendation: Contact a qualified electrical contractor.

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2: Minor construction debris on outlet

👉Recommendation

Kitchen gfci

Recommendation: Contact a qualified professional.



3: Range exhaust outlet, not fully flush to wall

👉Recommendation

Recommendation: Contact a qualified professional.



4: Paint on receptacles

👉Recommendation

I=Inspected

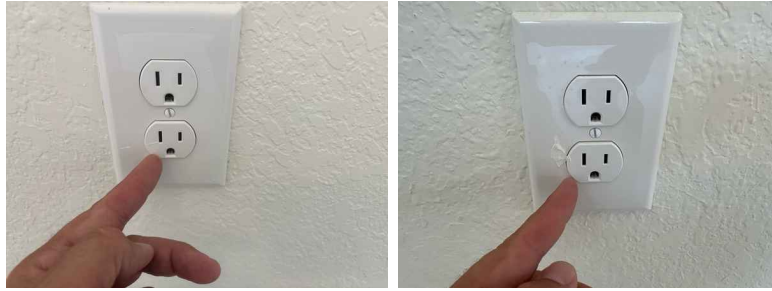
NI=Not Inspected

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I	NI	NP	D
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Recommendation: Contact a qualified professional.



☐ ☐ ☐ ☐ **C. Other**

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

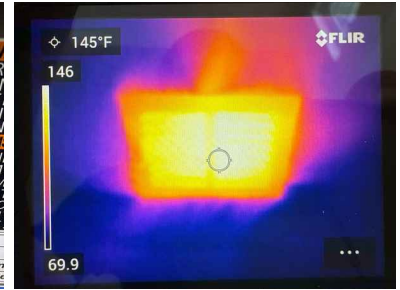
Type of Systems: Forced air split system

Energy Sources: Gas

Comments:

The unit was heating at the time inspected.

The Internal components such as coils were not observed, accessible, or visible. Recommend coil cleaning and servicing by licensed HVAC professional. :



Comment: Yes -

Filters located in attic at the fresh air make up and main unit.



1: Furnace/Air Handler

🔴Recommendation

Missing rain cap on vent

Leaking at penetrations

Debris in the pan

Leaking at side of air handler cabinet

Recommendation: Contact a qualified professional.

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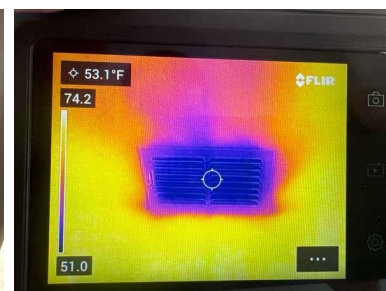
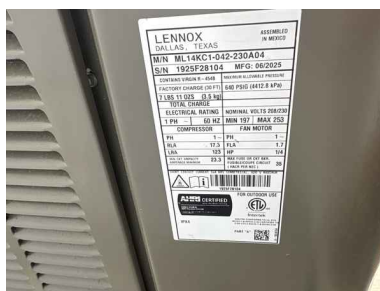
☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Forced Air Split System

Comments:

The unit was cooling at the time of inspection



Comment: Yes -

Filters located in attic at the fresh air make up and main unit.

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1: Handling or impact damage at exterior condenser fins

Recommendation

Recommend maintaining and raking by a professional.

Recommendation: Contact a qualified professional.



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

Comments:

No significant problems observed at the time of inspection.

☐ ☐ ☒ ☐ **D. Other**

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Left Side



Location of Main Water Supply Valve : Front Side by Meter



Pressure Reducing Valve Observed::



Static Water Pressure Reading: 41



Type of Supply Piping Material: PEX

Comments:

Observation: Primary AC drain goes through common bathroom sink drain.

I=Inspected

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NP=Not Present

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I	NI	NP	D
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1: Kitchen

🔴Recommendation

Previous signs of moisture

Construction debris on sink

Cabinetry vinyl peeling on drawer face

Recommendation: Contact a qualified professional.



2: Common Bathroom

🔴Recommendation

Trim board near tub has an unpainted end, leaving raw materials.

No overflow drains in sink.

Previous signs of moisture

Recommendation: Contact a qualified professional.



3: Powder Room

🔴Recommendation

Wall penetration is not sealed

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Overflow drain in sink slow

Recommendation: Contact a qualified professional.



4: Primary Bathroom

Recommendation

No overflow drains

Signs of previous moisture

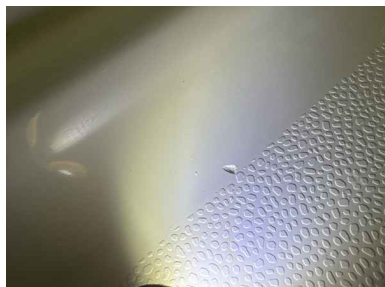
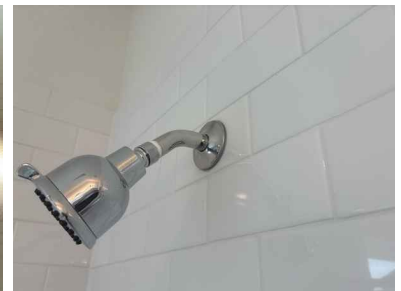
Showerhead fixture not sealed or secure

Scuff/chip and shower pan

Construction debris/markings on tub

Sealant missing intermittently around toilet

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

No significant problems observed at the time of inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: tankless Gallons

Comments:

The unit was heating at the time of inspection.



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

Comments:

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

Location of Gas Meter: Front Left Side



Type of Gas Distribution Piping Material: Black Pipe

Comments:

No significant problems observed at the time of inspection.

1: Exposed/Rusted Pipe

🔴 **Recommendation**

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

V. APPLIANCES

- ☐ ☒ ☒ ☐ **A. Dishwashers**
Not present:



- ☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:
 No significant problems observed at the time of inspection.



- ☒ ☒ ☒ ☐ **C. Range Hood and Exhaust Systems**
Type of Exhaust:: Plumbed for Exterior
Range ventilation duct present only:
 Range vent was not present. Only the duct was installed at time of inspection. it was only visually inspected as we could not test for leaks. Work in progress.



- ☒ ☐ ☒ ☐ **D. Ranges, Cooktops, and Ovens**
Unit Type: Gas
Range/oven not present :

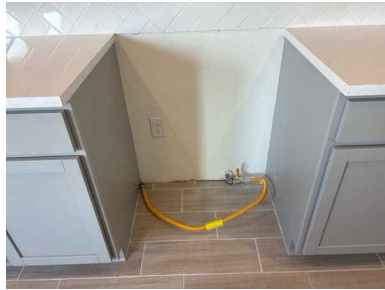
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Observation: Oven/range not on dedicated circuit

Maintenance Item

Recommendation: Contact a qualified professional.

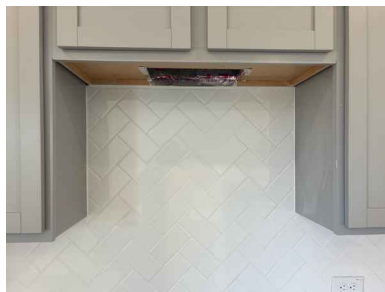


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E. Microwave Ovens

Work in progress:

Unit was not installed at the time inspection.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No significant problems observed at the time of inspection.

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G. Garage Door Operators

Garage door mechanism was not attached unable to operate:

1: Garage door mechanism needs adjustment

Recommendation

Garage door mechanism operates when actuated but door does not go up and down because it will not lock back in to the track. Recommend correction. Found like this upon arrival.

I=Inspected

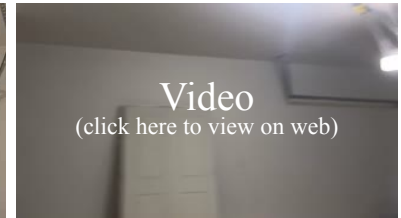
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

No significant problems observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS