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



# PROPERTY INSPECTION REPORT FORM

Buyer Name Name of Client 1234 La Vernia TX 78121	Date of Inspection
Address of Inspected Property	
Chase Vasbinder	Texas State Real Estate Commission #26650
Name of Inspector	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).

#### RESPONSIBILTY 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:* Owner, Inspector *Occupancy:* Furnished, Occupied

Style: Modern

Temperature (approximate): 89 Fahrenheit (F)

Type of Building: Single Family Weather Conditions: Clear

Orientation- House Primarily Faces: : East Detached building not inspected per owner:



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

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.



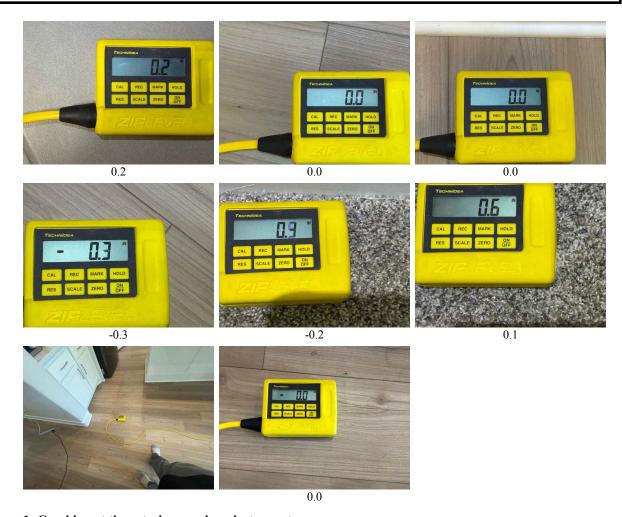
I=Inspected

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# NI NP D



# 1: Cracking at the exterior parging plaster coat.

#### Recommendation

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.



I=Inspected NI=Not Inspected

NI NP **NP=Not Present** 

**D=Deficient** 

#### D



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

Maintenance Item

Recommendation: Contact a qualified professional.







Front porch



# 3: Observation: Sill plate exposed

Recommendation

Observation seal plate is exposed on the right side wall intermittently. This is not a structural concern at this time.



Page 5 of 37

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

I NI NP D

# ☑ □ □ ☑ 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: Recommend maintaining grading to promote positive drain Maintenance Item

Ground cover is beneficial in preventing soil movement around structure. Recommend correcting any and all bare areas to prevent washout and to better manage soil.

Recommendation: Contact a qualified professional.

### 2: 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.







#### 3: Soil Washing at Drip Edge

Maintenance Item

Erosion is occurring where water falls from drip edge. Soil preparation and leveling should occur before sod is applied. Recommend a landscaping professional to evaluate and correct.

Recommendation: Contact a qualified landscaping contractor



# 4: Cracks at flatwork

Recommendation

Minor cracks found in driveway flat work. Recommend correction.

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NI NP D

Recommendation: Contact a qualified professional.



# 5: AC condenser pad below grade

Recommendation

AC condenser pad is below grade and has soil washed onto it. Recommend correction.

Recommendation: Contact a qualified professional.



#### $\mathsf{X}$ $\mathsf{X}$ C. Roof Covering Materials

Types of Roof Covering: Dimensional, Hip Viewed From: Ladder, Walked Roof

#### 1: Damaged Coverings

Recommendation

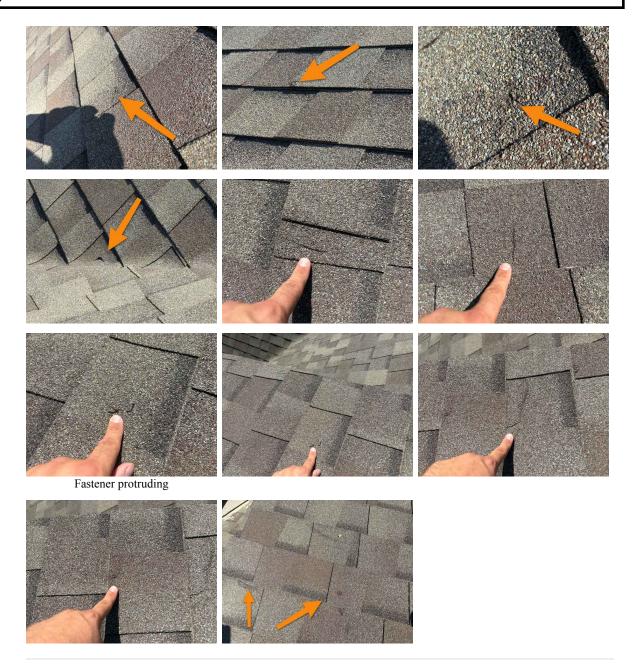
Roof coverings exhibited general damage, scarring and perforations that could affect performance. Recommend a qualified roofer repair.



report identification. 123 i Main Street Ed Verma 171 /0121 09/30/2

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2: Exposed Nails

Recommendation

Exposed nails were found to not be sealed, leaving them exposed to rust. Recommend a qualified roofer to seal and correct.

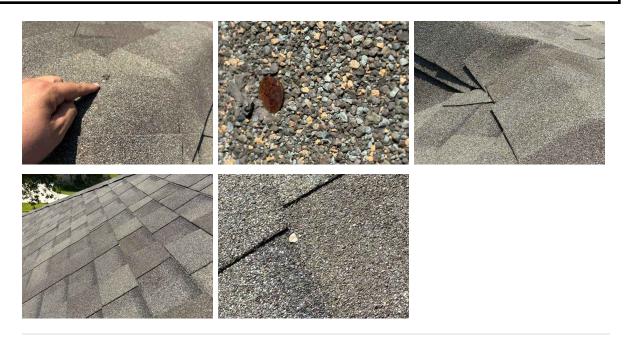
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# NI NP D



#### 3: Tree branches are too close

#### Recommendation

Tree branches are too close to the roof structure. Tree branches can damage a roof even in a gentle breeze. Whenever a tree is to close or in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

Recommendation: Contact a qualified tree service company.



# 4: Lifted shingles

# Recommendation

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

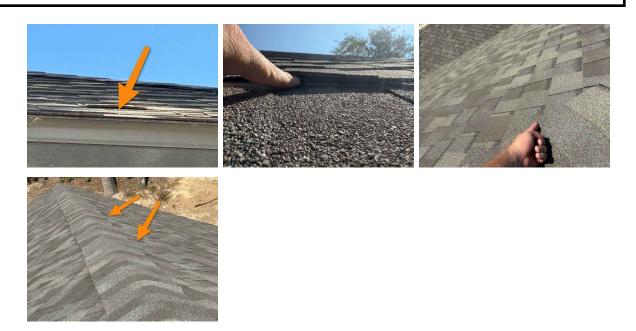
NI=Not Inspected

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# 5: Underlayment placed under drip edge

Recommendation

Rear roof face

Underlayment is placed under the drip edge. This should be on top of the drip edge to shed water.

Recommendation: Contact a qualified roofing professional.



#### 6: Penetration in roof edge

Recommendation

Penetration in front gable roof intersection fascia board also in contact with shingles. Recommend correction.



Page 10 of 37

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

NI NP D

# ☑ □ □ ☑ D. Roof Structures and Attics

Viewed From: Roof, Attic

Approximate Average Depth of Insulation: 38 R-value



Attic Inspection:

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

#### 1: Insulation observed in some baffles

Recommendation

Recommend clearing to improve venting efficiency.

Recommendation: Contact a qualified professional.





#### 2: Bowed/Twisted Rafter

Recommendation

2 near furnace

There is a rafter that is bowed/twisted. Recommend blocking on both sides for proper reinforcement.

Recommendation: Contact a qualified professional.





# 3: Evidence of previous moisture penetration

Maintenance Item

Evidence of previous moisture penetration; reason unknown.

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# NI NP D

Recommendation: Contact a qualified professional.

#### 4: 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.



# 5: Observation Ridge/output, ventilation greater than 3 feet from the peak of the roof

Recommendation

Observation Ridge ventilation was found to be greater than 3 foot from the peak of the roof.

Recommendation: Contact a qualified professional.



## 6: Observation: Discolored Decking

Recommendation

Observation, discolored decking on front roof face.



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#### NI NP D

#### 7: Watermarks observed at vents stack adjacent to AC unit

Recommendation

Recommend correction.

Recommendation: Contact a qualified professional.





# ☑ □ □ ☑ E. Walls (Interior and Exterior)

Exterior Wall Materials: Stone Masonry, Cement Fiber Lap Siding, Hard Coat Stucco

**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

# Personal belongings:

Not all wall spaces and items on them were viewable due to personal belongings present.

Interior and garage

#### 1: Exterior Walls Require Maintenance

Recommendation

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





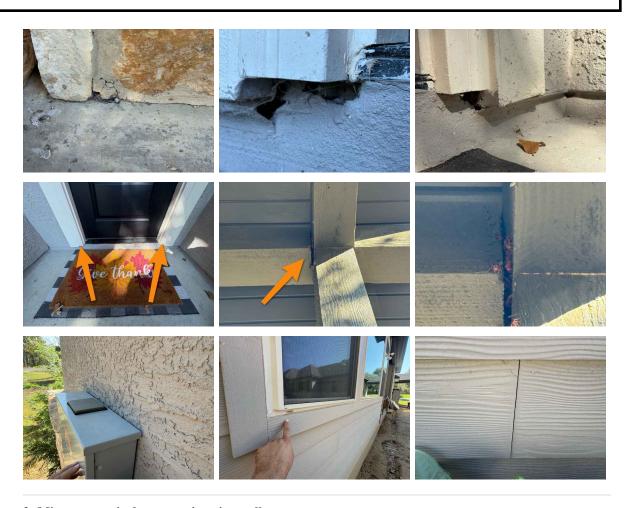


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# NI NP D



# 2: Minor cosmetic damage to interior walls

#### Recommendation

Minor cosmetic damage was found throughout the home.

Recommendation: Contact a qualified professional.



# 3: Shower Tile Needs Sealing

Recommendation

Voids are present between the shower tile and wall and needs to be sealed to prevent water damage.

I=Inspected

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D=Deficient

# NI NP D

### 4: Cosmetic Damage to Exterior

#### Maintenance Item

Cosmetic damage was found of the exterior walls from paint and unfinished surfaces. Recommend a qualified professional evaluate and correct.

Recommendation: Contact a qualified professional.



#### 5: Garage Wall Penetration

#### Recommendation

Penetrations where water heater power protrudes from wall should be sealed. Recommend a qualified professional to evaluate and correct.

Recommendation: Contact a qualified professional.





#### 6: Wall penetration

### Recommendation

Front porch

There's a penetration in the wall ceiling intersection of the front porch. Recommend sealant.

Recommendation: Contact a qualified professional.





# 7: Weep Screed is Clogged Intermittently

I=Inspected

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**NP=Not Present** 

D=Deficient

NI NP D

#### Recommendation

Weep screed is clogged by stucco intermittently around the home. Recommend correction.

Recommendation: Contact a qualified professional.



#### 8: Under driven fasteners

#### Recommendation

Under driven fasteners were found on the lap siding. Recommend correction.

Recommendation: Contact a qualified professional.





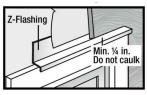
# 9: Missing Z flashing over horizontal trim on lap siding

# Recommendation

There was not the flashing over horizontal trim on the rear of the home with lap siding. Z flashing divert water away so that it does not enter the wall system. Recommend correction

Recommendation: Contact a qualified professional.







# 🛛 🔲 🖊 F. Ceilings and Floors

#### 1: Cosmetic

I=Inspected

NI=Not Inspected

**NP=Not Present** 

D=Deficient

# NI NP D

#### ✗ Maintenance Item

Recommendation: Contact a qualified professional.







# ☑ □ □ ☑ G. Doors (Interior and Exterior)

#### 1: Garage Door Self-Closing Hinge Does Not Close in Full

Recommendation

Door between living and garage; self-closing hinges need adjustment. This door should close in full. *Needs adjustment or repairs*.

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: Light visible in exterior door weather stripping

Recommendation

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NI=Not Inspected

NI NP D

I=Inspected

There's light visible through the exterior door weatherstripping. This can lower efficiency. Recommend

**D=Deficient** 

**NP=Not Present** 

Recommendation: Contact a qualified professional.



## 4: Doors have play

Recommendation

Doors have play and need adjustment.

Recommendation: Contact a qualified professional.





## 🛛 🗆 🖊 H. Windows

Comments:

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

#### 1: Clogged Window Drain Ports

Recommendation

Exterior window drain ports on the left side of the home were found to be clogged with sealant. It is recommended that a qualified, professional evaluate and correct.



Page 18 of 37

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

NI NP D

□ □ ■ I. Stairways (Interior and Exterior)

Comments:

☑ □ □ J. Fireplaces and Chimneys

Comment:

No significant issues found at the time of inspection.





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

☑ □ □ ☑ L. Other

# 1: Thermal Image

Recommendation

This is not a Certified Thermography Evaluation. Tools are simply used to identify heat loss or variance in surface temperature.

Thermal Image:

Temperature anomalies were found in various rooms in the house. If there is insulation in the observed areas they were not performing as intended at the time of inspection.



Page 19 of 37

I=Inspected

NI=Not Inspected

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D=Deficient

# NI NP D



#### 2: Vegetation contact and contact to structure.

Recommendation

Vegetation contact and contact to structure. This can be considered as conducive conditions for termite or WDI; insects.

Recommendation: Contact a qualified professional.



# 3: Insects observed

Maintenance Item



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

NI NP D

# 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: Observation: Temporary Breaker for Surge Protector

Recommendation

Observation on the main panel there is a temporary breaker that is labeled for the surge protector. There is a surge protector at the bottom of the box.

Recommendation: Contact a qualified professional.





# 2: Main panel conductor

Recommendation

A conductor pushes the main dead front cover forward. There is some abrasions on the sheathing of the conductor. Recommend an electrician, correct

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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D=Deficient

# NI NP D





# ☑ □ □ ☑ B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* Copper

Comments:

GFCI reset locations:

Kitchen: kitchen counter

Bathrooms: Common bathroom

Exterior and garage: Garage

# 1: Loose Recepticles

Recommendation

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.







# 2: Smoke alarms are randomly going off per owner

Recommendation

Per Owner, the smoke alarms are randomly going off into locations. Recommend correction.

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

NI NP D



□ □ **⊠** □ **C. Other**Comments:

NI=Not Inspected

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I=Inspected

**NP=Not Present D=Deficient** 

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### X $\mathsf{X}$ A. Heating Equipment

Type of Systems: Forced air split system

Energy Sources: Electric

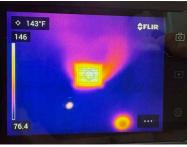
Comments:

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.:







Emergency heat

Heat

Comment: Yes -

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

#### 1: Furnace/ Air Handler

#### Recommendation

- Seeping at return and air handler/ plenum connection. Recommend sealant improvements.
- Debris and moisture both previous and current in pan. Recommend clearing debris from pan.









Page 24 of 37

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

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B. Cooling Equipment

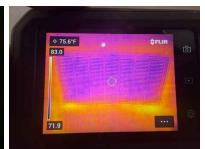
Type of Systems: Forced Air Split System

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.



# 1: Handling or impact damage at exterior condenser fins

Recommendation

Recommend maintaining and raking by a professional.

Recommendation: Contact a qualified professional.



# 2: Return grill dirty

Maintenance Item

Recommend cleaning.

I=Inspected

NI=Not Inspected

**NP=Not Present** 

**D=Deficient** 

NI NP D



#### 3: Furnace/ Air Handler

- Recommendation
- Seeping at return and air handler/ plenum connection. Recommend sealant improvements.
- Debris and moisture both previous and current in pan. Recommend clearing debris from pan.

Recommendation: Contact a qualified professional.









☑ □ □ □ C. Duct Systems, Chases, and Vents

Comments

No significant problems observed at the time of inspection.

□ □ **☑** □ **D.** Other *Comments:* 

I=Inspected

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NI NP D

# 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 Static Water Pressure Reading: 47 psi



Type of Supply Piping Material: PEX

Comments:

Observation: Primary AC drain goes through right side primary bathroom sink drain.



1: Exterior Plumbing

Recommendation

- Water meter canister broken.
- Supply valve buried.

Recommend correction.

# NI NP D





#### 2: Kitchen

#### Recommendation

- penetrations in cabinet backboard should be sealed.
- previous signs of moisture.

Recommendation: Contact a qualified professional.



# 3: Common Bathroom

# Recommendation

- Baseboards are not sealed.
- Sink overflow drain is slow.
- Penetrations in wall not sealed.

Recommend correction.

Recommendation: Contact a qualified professional.







**4: Primary Bathroom** Recommendation

Page 28 of 37

NI=Not Inspected

NI NP

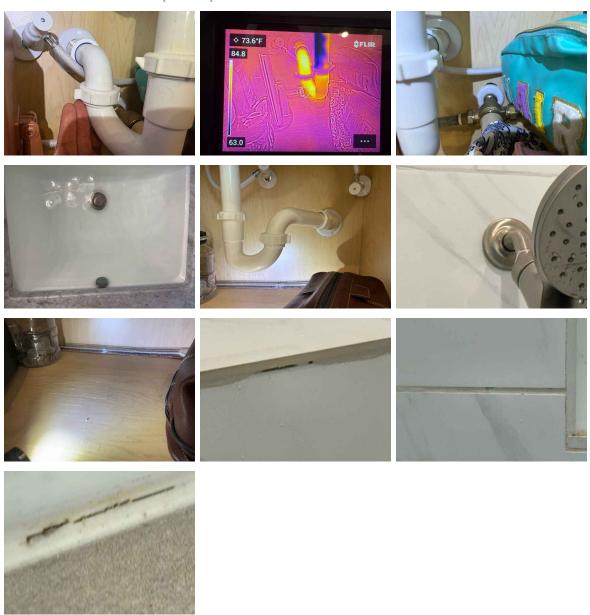
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**D=Deficient** 

# D

- The right side sink that has the primary ac drain condensates.
- previous signs of moisture right side sink.
- penetrations in back board should be sealed.
- right side sink over flow slow to drain.
- sealant and gout improvements needed in shower.



Page 29 of 37

I=Inspected

NI=Not Inspected

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D=Deficient

# NI NP D

#### 5: Shared Bathroom

#### Recommendation

- -grout and sealant improvements to the shower
- Sealant and sheet rock behind toilet
- Sealant and cabinet backboard
- Leak on sink on left side.

Recommendation: Contact a qualified professional.



# **6:** Improperly Insulated Plumbing Lines in Attic

#### Recommendation

Exposed plumbing lines outside insulation should be properly insulated to decrease the risk of damage from condensation and low temperatures. Recommended qualified professional to correct.

Recommendation: Contact a qualified professional.



■ □ □ □ B. Drains, Wastes, and Vents
Type of Drain Piping Material: PVC
Comments:

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

NI NP D

No significant problems observed at the time of inspection.

**☒** □ □ □ C. Water Heating Equipment

Energy Sources: Electric Capacity: 50 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: Right rear

Type of Gas Distribution Piping Material: Black Pipe

1: Not Bonded Properly

Recommendation

Wire not bonded correctly to gas line. Insulation present under clamp.

Recommendation: Contact a qualified professional.



2: Raw materials

Recommendation

Gas line on the exterior home is exposed and rusted. Recommend correction.

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

NI NP D



NI=Not Inspected

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I=Inspected

**NP=Not Present** 

**D=Deficient** 

# V. APPLIANCES

 $\mathbf{X}$ A. Dishwashers

Comments:

No significant problems observed at the time of inspection.





 $\mathbf{X}$ **B. Food Waste Disposers** 

Comments:

No significant problems observed at the time of inspection.



 $\mathbf{X}$  $\mathsf{X}$ C. Range Hood and Exhaust Systems *Type of Exhaust::* Plumbed for Exterior

# 1: Exhaust Leaks into House

Recommendation

Exhaust leaks into house. Recommend a qualified professional evaluate and correct.

Recommendation: Contact a qualified professional.





X D. Ranges, Cooktops, and Ovens

I=Inspected

NI=Not Inspected

**NP=Not Present** 

D=Deficient

NI NP D

Unit Type: Gas, Electric

Comments:

No significant problems observed at the time of inspection.





**☒** □ □ □ E. Microwave Ovens

Comments:

No significant problems observed at the time of inspection.



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

1: Primary shower vent is noisy

Recommendation

Recommendation: Contact a qualified professional.

☑ □ □ □ G. Garage Door Operators

Comments:

No significant problems observed at the time of inspection.



☑ □ □ M. Dryer Exhaust Systems

I=Inspected

NI NP D NI=Not Inspected

NP=Not Present

**D=Deficient** 

# 1: Lint Buildup

#### Recommendation

Lint buildup in dryer vent cover at the roof. Recommend cleaning for efficiency and safety.



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

NI NP D

# VI. OPTIONAL SYSTEMS

 $\mathsf{X}$  $\mathsf{X}$ A. Landscape Irrigation (Sprinkler) Systems

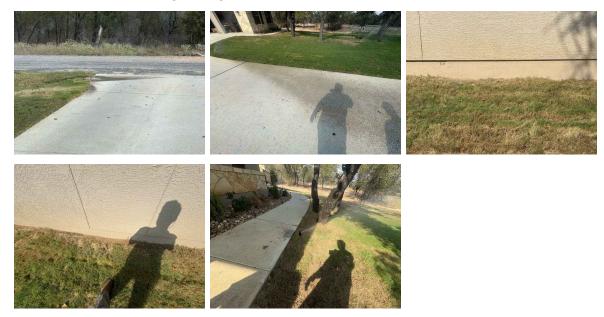
> Comments: There are 8 zones.



1: Redirect Sprinkler Heads Spraying on Structure/ Leaning Heads Maintenance Item

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage. Observed in zones:3-7

Recommendation: Contact a qualified professional.



 $\mathsf{X}$ E. Private Sewage Disposal Systems Type of System: Aerobic

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

NI NP D



Location of Drain Field: Exterior Not inspected per owner: