



ROOK HOME INSPECTIONS LLC

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<https://www.rookinspections.com>



RESIDENTIAL INSPECTION

333 Somewhere Dr
Waco, Texas 76712



Inspector

Jose Caraballo

TREC #25913

(254) 856-3371

rookinspections@gmail.com



Agent

Joe Smoe

719-205-9000

scorpinox13@gmail.com



PROPERTY INSPECTION REPORT FORM

Jose Caraballo

Name of Client

333 Somewhere Dr , Waco, Texas 76712

Address of Inspected Property

Jose Caraballo

Name of Inspector

Name of Sponsor (if applicable)

02/20/2023 8:00 am

Date of Inspection

TREC #25913

TREC License #

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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

Standards of Practice: TREC (Texas Real Estate Commission) -

Rook Home Inspections follows the Texas Real Estate Commission (TREC) Standards of Practice (SOP). The TREC SOP can be located at <https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules>.

§535.227 Standards of Practice: General Provisions

1. Scope.

1. These standards of practice apply when a professional inspector or real estate inspector who is licensed under this chapter accepts employment to perform a real estate inspection for a prospective buyer or seller of real property.
2. These standards of practice define the minimum requirements for a real estate inspection conducted on a one to four family unit that is substantially completed. Substantially completed means the stage of construction when a new building, addition, improvement, or alteration to an existing building can be occupied or used for its intended purpose.
3. For the purposes of these standards of practice a real estate inspection:
 1. is a **limited visual survey** and **basic performance evaluation** of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;
 2. is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and
 3. requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice. However an inspection does not require the use of:
 1. specialized equipment, including but not limited to:
 1. thermal imaging equipment;
 2. moisture meters;
 3. gas or carbon monoxide detection equipment;
 4. environmental testing equipment and devices;
 5. elevation determination devices;

6. ladders capable of reaching surfaces over one story above ground surfaces;
 7. cameras or other tools used to inspect the interior of a drain or sewer line; or
 8. drones; or
 2. specialized procedures, including but not limited to:
 1. environmental testing;
 2. elevation measurement;
 3. calculations; or
 4. any method employing destructive testing that damages otherwise sound materials or finishes.
 4. These standards of practice do not prohibit an inspector from providing a higher level of inspection performance than required by these standards of practice or from inspecting components and systems in addition to those listed under the standards of practice. If an inspector provides services beyond the scope required by these standards of practice, including the use of specialized equipment, or inspects components and systems in addition to those listed under the standards of practice, the inspector must possess the competency required to do so.
2. Definitions.
1. Accessible—In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:
 1. hazard to the inspector;
 2. having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
 3. using specialized equipment or procedures;
 4. disassembling items other than covers or panels intended to be removed for inspection;
 5. damaging property, permanent construction or building finish; or
 6. using a ladder for portions of the inspection other than the roof or attic space.
 2. Chapter 1102—Texas Occupations Code, Chapter 1102.
 3. Component—A part of a system.
 4. Cosmetic—Related only to appearance or aesthetics, and not related to performance, operability, or water penetration.
 5. Deficiency—In the reasonable judgment of the inspector, a condition that:
 1. adversely and materially affects the performance of a system, or component; or
 2. constitutes a hazard to life, limb, or property as specified by these standards of practice.
 6. Deficient—Reported as having one or more deficiencies.
 7. Gas distribution system—All gas lines between the point of delivery and appliance shutoff valves.
 1. The point of delivery for a natural gas system is:
 1. the outlet of the service meter assembly;
 2. the outlet of the service regulator; or
 3. the service shut valve where a meter is not provided. Where a system shutoff valve is provided after the outlet of the service meter assembly, such valve shall be considered to be downstream of the point of delivery.
 2. The point of delivery for undiluted liquefied petroleum gas systems is the outlet of the service pressure regulator, exclusive of line gas regulators, in the system.
 8. Inspect—To operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by these standards of practice.
 9. Performance—Achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.
 10. Report—To provide the inspector's opinions and findings regarding systems and components required by the standards of practice.
 11. **Standards of practice—§§535.227 - 535.233** of this title.
3. General Requirements. The inspector shall:
1. operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings;
 2. visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and
 3. complete the standard inspection report form as required by §535.222 and §535.223 of this title.
4. General limitations. The inspector is not required to:
1. inspect:
 1. items other than those listed within these standards of practice;
 2. elevators;
 3. detached buildings, decks, docks, fences, waterfront structures, or related equipment;
 4. anything buried, hidden, latent, or concealed;
 5. sub-surface drainage systems;
 6. automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
 7. concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;
 2. report:
 1. past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 2. cosmetic or aesthetic conditions; or

3. wear and tear from ordinary use;
3. determine:
 1. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 2. the presence, absence, or risk of:
 1. asbestos;
 2. lead-based paint;
 3. mold, mildew;
 4. corrosive or contaminated drywall "Chinese Drywall"; or
 5. any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 3. types of wood or preservative treatment and fastener compatibility;
 4. the cause or source of a condition;
 5. the cause or effect of deficiencies; or
 6. any of the following issues concerning a system or component:
 1. insurability or warrantability;
 2. suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;
 3. recalls, counterfeit products, or product lawsuits;
 4. life expectancy or age;
 5. energy efficiency, vapor barriers, or thermostatic performance;
 6. compliance with any code, listing, testing or protocol authority;
 7. utility sources; or
 8. manufacturer or regulatory requirements, except as specifically required by these standards;
4. anticipate future events or conditions, including but not limited to:
 1. decay, deterioration, or damage that may occur after the inspection;
 2. deficiencies from abuse, misuse or lack of use;
 3. changes in performance of any component or system due to changes in use or occupancy;
 4. the consequences of the inspection or its effects on current or future buyers and sellers;
 5. common household accidents, personal injury, or death;
 6. the presence of water penetrations; or
 7. future performance of any item;
5. operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
6. designate conditions as safe;
7. recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
8. review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
9. verify sizing, efficiency, or adequacy of the ground surface drainage system;
10. verify sizing, efficiency, or adequacy of the gutter and downspout system;
11. operate recirculation or sump pumps;
12. remedy conditions preventing inspection of any item;
13. apply open flame or light a pilot to operate any appliance;
14. turn on decommissioned equipment, systems or utility services; or
15. provide repair cost estimates, recommendations, or re-inspection services.
5. In the event of a conflict between the general provisions set out in this section, and the specific provisions specified elsewhere in the standards of practice, specific provisions shall take precedence.
6. Departure provision.
 1. An inspector may depart from the inspection of a component or system required by the standards of practice only if:
 1. the inspector and client agree the item is not to be inspected;
 2. the inspector is not qualified to inspect the item;
 3. in the reasonable judgment of the inspector, the inspector determines that:
 1. conditions exist that prevent inspection of an item;
 2. conditions or materials are hazardous to the health or safety of the inspector; or
 3. the actions of the inspector may cause damage to the property; or
 4. the item is a common element of a multi-family development and is not in physical contact with the unit being inspected, such as the foundation under another building or a part of the foundation under another unit in the same building.
 2. If an inspector departs from the inspection of a component or system required by the standards of practice, the inspector shall:
 1. notify the client at the earliest practical opportunity that the component or system will not be inspected; and
 2. make an appropriate notation on the inspection report form, stating the reason the component or system was not inspected.
 3. If the inspector routinely departs from inspection of a component or system required by the standards of practice, and the inspector has reason to believe that the property being inspected includes that component or system, the inspector

shall not perform the inspection of the property until the inspector notifies the client, or the prospective client, that the component or system will not be inspected.

7. Enforcement. Failure to comply with the standards of practice is grounds for disciplinary action as prescribed by Chapter 1102.

In Attendance: Vacant (Inspector only) -

Start Time:

Completed Time:

Type of Building: Single Family (1 Story) -

Age of Building: Under 25 Years

Home Direction: NW

Exterior Temperature : Over 65 (F)

Weather Conditions: Clear

Occupied home:

This home is occupied at the time of inspection. Furniture and belongings limit inspectors visibility at times. This is for your information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade

Performance of Foundation: Performing as Intended

Comments:

This is a limited cursory and visual inspection of the accessible areas and the general conditions and circumstances that were present at the time of inspection. The opinions contained in this report are based on general observations made without the use of overly specialized tools or procedures. Therefore the opinions expressed are not of absolute fact and are only present a glimpse of the structure on the date of this inspection.

The inspector is not a structural engineer. This inspection is not an engineering report nor is it a engineering evaluation and should not be considered one, either expressed or implied. If you have any cause for concern as noted in this report, you should consider an evaluation by a structural engineer of your choice.

Inspector not engineer:

This report is not an engineering report. It is only an opinion based on observation of the conditions present at the time of inspection and known to be related to the performance of the foundation based on the knowledge of the inspector.

1: Foundation corner pops

[Maintenance Item](#)

The foundation has minor cracks in the corners (Corner pops). These are considered cosmetic. I recommend a qualified contractor repair as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ B. Grading and Drainage

Performance of Grading: Not Performing as Intended

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I	NI	NP	D
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Type of Drainage: Aluminum
Performance of Drainage: Not Performing as Intended



Southeast Southeast

Comments:

1: Negative slope

➡Recommendation

There is a negative slope in areas that does not appear to drain water away from the home. I recommend a qualified contractor be consulted for further evaluation and repair so that a minimum of 4 inches of concrete slab is visible.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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2: Missing Splash Blocks

 Maintenance Item

Splash blocks are placed at the end of a downspout and used to divert water a minimum of 3-5 feet away from the foundation. This prevents excess water in the soil near the foundation which may cause foundation concerns. This is a simple correction that can be made by the homeowner.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Asphalt

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I	NI	NP	D
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Viewed From: Roof, Ladder

Comments:

Obstructed Roof- Not Visible:

Unable to observe partial or whole roof do to obstruction. Recommend reevaluation by a licensed inspector or a qualified roofing contractor.

1: Roof covering is damaged

🔴Recommendation

The roof covering is damaged in areas. This damage may need repair or replacement. I recommend a qualified roofing contractor be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



2: Satellite dish mounted on the roof

🔧Maintenance Item

There is a satellite dish mounted on the roof in areas. This is not considered to be today's standard. I recommend a qualified roofing contractor be consulted to remove this unit and patch the roof surface as needed.

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I	NI	NP	D
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Recommendation: Contact a qualified professional.



3: Debris observed on the roof surface

 [Maintenance Item](#)

The roof surface has standing debris in areas. This can lead to damaged shingles and moisture intrusion if not corrected. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



4: Drip edge flashing is not painted

 [Recommendation](#)

The drip edge flashing is not painted. This is for your information. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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5: Skylight

🔴Recommendation

There is a skylight(s) present. These units are prone to leaks if not properly sealed and maintained. This is for your information.

Recommendation: Contact a qualified professional.



6: Tree Touching Home

🔴Recommendation

Recommendation: Contact a qualified professional.

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7: Drip Edge Separation

🔴Recommendation

Recommendation: Contact a qualified professional.



8: Improperly Installed Drip Edge

🔴Recommendation

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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9: Roof is Uneven

🔴 Recommendation

Recommendation: Contact a qualified professional.



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

Viewed From: Ladder

Roof Structure: Stick built

Roof Ventilation: Soffit vents, Ridge vents

Attic Access: Pull down stairs

Method Used to Observe Attic: Walked

Attic Insulation: Spray Foam

Approximate Average Depth of Insulation: 12 inches, Unknown

Approximate Average Thickness of Vertical Insulation: 6 inches

1: Roof structure has dips or sags

🔧 Maintenance Item

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I	NI	NP	D
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The roof dips or sags in areas. This is most common with older construction homes when roof rafters were spaced too far apart to provide adequate support. I recommend a qualified roofing contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



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

Wall Structure: Masonry

Comments:

Masonry covered with sand/ cement mixture. Limited visibility of masonry.

Unable to View Exterior Walls-Obstruction:



1: Exterior siding damaged in areas

[🔧 Maintenance Item](#)

The exterior siding is damaged in areas. I recommend a qualified contractor repair as needed.

Recommendation: Contact a qualified professional.

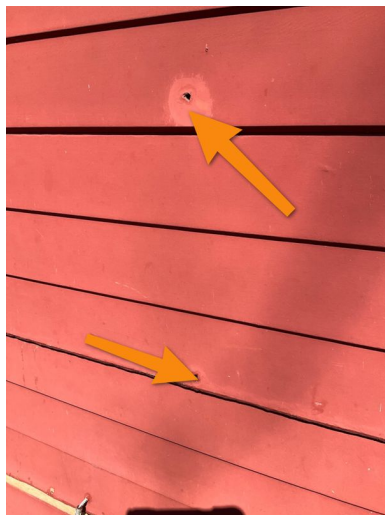
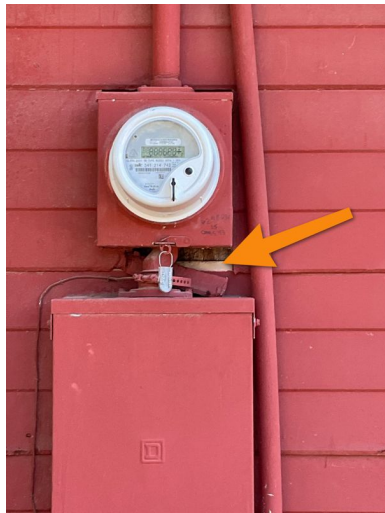
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I	NI	NP	D
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☒ ☐ ☐ ☒ F. Ceilings and Floors

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I	NI	NP	D
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Floor Structure: Slab

Ceiling Structure: Not visible

Floor Insulation: Unknown

Comments:

Method Used to View Crawlspace: No Crawlspace

1: Drywall is unfinished

🔴Recommendation

The drywall is unfinished in areas. This is for your information.

Recommendation: Contact a qualified professional.



2: Water Stains

🔴Recommendation

Recommendation: Contact a qualified professional.



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

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I	NI	NP	D
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Comments:

☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Missing window screen(s)

👉Recommendation

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



2: The window caulking is missing/deteriorated

👉Recommendation

The window is missing caulking in areas. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.

3: There is cracked/damaged glass in a window

👉Recommendation

The window is cracked in areas. I recommend a qualified contractor be consulted for further evaluation and repair or replace as needed.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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4: Window Frame Not Painted

Recommendation

Recommendation: Contact a qualified professional.



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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Chimney: Tile
Operable Fireplaces: One
Fireplace Type: Solid fuel
Woodstoves: None
Comments:
Living Room

1: I do not inspect for proper design

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D=Deficient

I NI NP D

➡Recommendation

This company does not inspect the shape/design of the fireplace to determine if the fireplace has a proper air draw and combustion. This is for your information.

Recommendation: Contact a qualified professional.

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

Comments:

1: The weight capacity is not part of this inspection

➡Recommendation

The weight and load capacity is not a part of this inspection. This is for your information.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **L. Other**

Comments:

This section is for items not specifically covered in the main sections. This is for your information.

1: Caulking

➡Recommendation

There are areas of the home that have grout or caulking that is missing or deteriorated. I recommend a qualified contractor be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

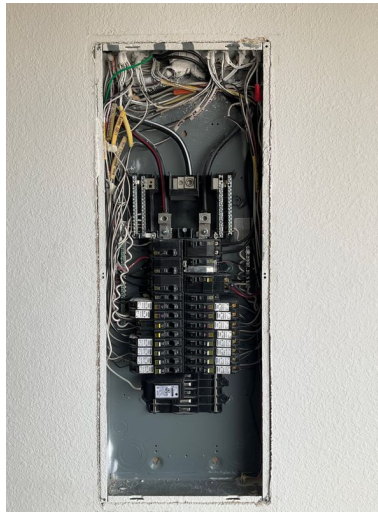
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Service Entrance: Service Drop (overhead)



Type of Wiring: Not visible

Panel Capacity: 200 AMP



Panel Type: Circuit Breakers

Panel Manufacturer: Square D

Branch Circuit Wiring: Copper

Comments:

1: Exposed Wire

🔴Recommendation

Recommendation: Contact a qualified professional.

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

Comments:

Refrigerator outlet was not tested:

The refrigerator outlet was not tested due to a refrigerator being present at the time of inspection.

1: Recommend installing Smoke/Co2 detectors

Recommendation

I recommend checking all current smoke detectors in the home to ensure they are in working order. It is recommended to have a smoke detector in every bedroom, all hallways, and common living areas. Co2 (Carbon monoxide) detectors are recommend in all homes, especially if natural gas fired appliances are present. Some detectors may not be accessible or available for inspection due to limitations (i.e. wired to alarm system).

Recommendation: Contact a qualified professional.

2: No GFCI Protection in required areas

⚠️Safety Hazard

GFCI protected outlets were missing in required locations. I recommend a qualified electrician upgrade by installing ground fault receptacles in required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

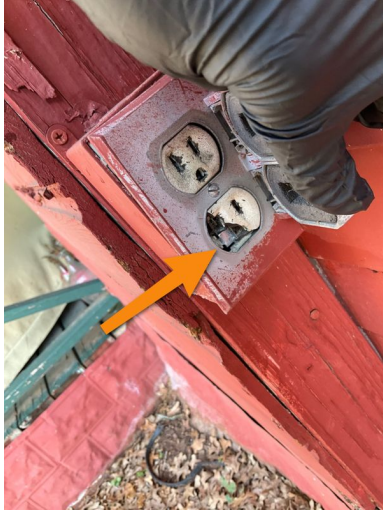
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3: Improper Wiring

⚠️ Safety Hazard

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.



4: Improper Wiring

👉 Recommendation

Recommendation: Contact a qualified professional.

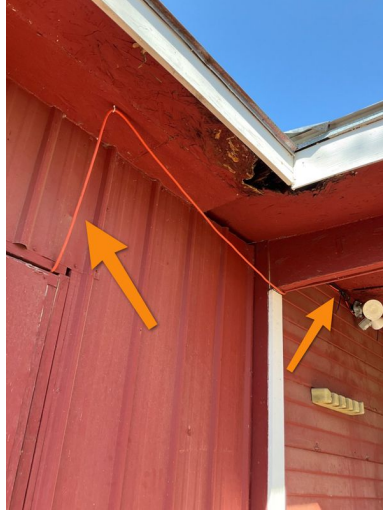
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I	NI	NP	D
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☐ ☒ ☐ ☐ C. Other

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air



Energy Sources: Electric

Heat System Brand: Ameristar

Number of Heat system: One

Comments:

1: Unit needs servicing

Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Heat Pump

Central Air Manufacturer: Armstrong 1621

NE

I=Inspected

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I NI NP D



Number of AC Condensers/Units: One

Comments:

1: AC Unit Not Mounted

 Maintenance Item

Recommendation: Contact a qualified professional.



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

Comments:

Ductwork: Insulated

Filter type: Disposable

Filter Size: 25X25

1: Missing Lower Ventilation

 Recommendation

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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☐ ☒ ☐ ☐ D. Other

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NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Unable to locate

Water Source: Unable to determine

Plumbing Supply Entering Home: PVC



Plumbing Supply Inside Home: PVC, PEX

Water Filter: We do not inspect Filtration systems

Comments:

Unable to Trst Static Pressure:

1: Missing antisiphon

🔴Recommendation

Recommendation: Contact a qualified professional.



2: Sink P Trap Incorrect Installation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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🔴Recommendation

Recommendation: Contact a qualified professional.



- ☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Comments:

1: Drains not visible

🔧Maintenance Item

All drainage piping was not visible to inspector at the time of inspection due to occupants belongings or built in cabinetry. This is for your information.

Recommendation: Contact a qualified professional.

2: Sink stopper

🔧Maintenance Item

The sink stopper mechanism is not functioning properly in areas. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Drain Undersized

Recommendation

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Location: Main Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Energy Sources: Electric

Water Heater Brand : Reliance

Water Heater Capacity: 55 Gallon

Number of Water Heaters: One

Comments:

1: Improper Material fot TPR

🔴Recommendation

Recommendation: Contact a qualified professional.



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

Comments:

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

Location of Gas Meter: No gas meter

Type of Gas Distribution Piping Material: None

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☒ ☐ ☐ **F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☐ ☐ ☒ ☐ **A. Dishwashers**
Dishwasher Manufacturer: None

☐ ☐ ☒ ☐ **B. Food Waste Disposers**
Garbage Disposal Brand: None

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Exhaust/Range Hood Type: Re circulate
Exhaust/Range Hood brand: Unknown



☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**
Range/Oven Brand: Samsung



1: Range Not Fastened

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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🔴Recommendation

The unit does not have an anti-tip fastener. This is a safety issue that needs correcting. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified handyman.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Microwave Brand: None

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: No exhaust fan or window is present

🔴Recommendation

There was not exhaust fan or vent for the bathroom. This is for your information. I recommend a qualified contractor be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Garage Door Opener Brand: None

Comments:

1: No safety sensors observed

🚩Safety Hazard

No safety sensors were observed at the time of inspection. This is a safety issue that needs correcting. I recommend a qualified contractor be consulted for installing needed safety sensors.

Recommendation: Contact a qualified professional.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

1: Improper Venting

🔴Recommendation

Dryer vent is not terminating to the exterior, which can cause inefficient venting and/or a fire hazard. Recommend a qualified HVAC contractor or handyman vent to exterior.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Improper material

Recommendation

The dryer vent piping is comprised of improper material for a gas dryer. I recommend a qualified contractor be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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

Type of Construction: None

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

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

Type of Pump: None

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

Type of System: None

Location of Drain Field: None

Comments:

☐ ☒ ☐ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☒ ☐ ☐ **G. Other**

Comments: