Rod Inspects

Professional Real Estate Inspections



1234 Almost Anywhere, San Antonio, TX

PROPERTY INSPECTION REPORT FORM

Happy Client	10/01/2026
Name of Client	*Date of Inspection*
1234 Almost Anywhere, San Antonio, TX	
Address of Inspected Property	
Rod Stewardson	6291
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).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
The following inspectors were present during the inspection.
☑ Rod Stewardson TREC #6291 ☐ Derek Saari TREC #21836 ☑ Tyler Stewardson TREC #26007

Parties Present: Buyers Agent(Briefly), Builder/Builders Rep (Briefly)

Description Of Property: Two Story Property

Weather Conditions: Cloudy, Humid

Building Status: Vacant

Approximate Age: NEW 2938 Sq. Ft.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT TRANSFERABLE.

It Is Important That the Client carefully review the entire report and following notes:

Client: The Client should understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in this report.

Foundation: Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Attic Inspection: Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make ever attempt to access your attic space. However, insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.

Insulation: Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.

Attic Framing: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this task. These items were not available or viewed for this limited inspection.

Roof Inspection: Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make every attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

Exterior Doors: Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

Thermal Imaging: The Inspection Company has performed a general inspection ONLY. Although the report may include images from a thermal imaging device (infrared device), these images are provided as a courtesy only. The Inspection Company did not perform a full thermographic inspection, but used the device as a tool to provide additional information and observations.

Walls:
- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.
- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

Plumbing:
- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and cabinet flooring may not be completely observed.
- Clogged sink faucet aerators (clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

Electrical, Mechanical, Roofing, or Plumbing items that are checked **"Deficient"** should be further evaluated/repaired by a licensed professional in that field.

Digital imaging in this report is only a sampling of the damage and/or deficiencies observed. There WILL be damage and/or deficiencies not identified with digital imaging.

This inspector is **not qualified** to detect the presence of **Chinese type Drywall.** Accordingly. the issue of Chinese Drywall (and it's potential problems) are beyond the scope of this inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab
Comments:
The structure and foundation is new. There is no apparent movement.

Notice: *Foundation opinion is based solely on visual indicators present and observable at the time of the inspection. This Inspection company does not take exacting measurements to determine amount/areas of settlement present (if any). Foundation professional (Structural Engineer or a repair company) could be consulted to determine the amount of settlement/movement present.*

Notice: *The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of this inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection.* ***The Inspector is not a Structural Engineer.*** ***This inspection is not an engineering report*** *and should not be considered one. If any cause or concern is noted on this report, or you desire further evaluation, you should consider an evaluation by an qualified engineer.*

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

1. Soil grade and/or drainage patterns around one or more areas of the structure do not appear to be performing. The grade should slope away from the structure at least 6" within the first 10' (3" in 5'). Lack of proper drainage can allow water intrusion in the structure and is a contributing factor to foundation movement.
2. Areas of water ponding are present in areas surrounding the structure.

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

Type(s) of Roof Covering: Asphalt Shingles, Metal
Viewed From: Inspected from the roof surface where pitch and safety allow access. Not all areas of the roof surface were walked.
Comments:

1. Shingles are lifted in many areas. Check all roof faces.





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2. Shingles have been damaged/scuffed from roof traffic or mechanical damage in many areas. These shingles are susceptible to premature deterioration due to granule loss. Check all roof faces.







3. Flashing is not fully wrapped around the edge. Several lower roof transitions.

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4. Roof to wall transition flashing is not fully sealed or the sealant has deteriorated. Right lower metal roof edge and rear lower roof to wall transition.




5. Exposed nail/screw heads are visible at ☐ ridge cap shingles ☐ flashing tabs ☑ on field and should be properly sealed/repaired. Right lower metal roof edge.

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6. Valley shingles are not sealed. Consult manufactures installation specifications.

Roofing note: *Flashing effectiveness can not be fully determined in this limited, non destructive inspection.*

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

Upper Rear Walk In Attic Viewed From: The attic was viewed from the scuttle opening. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, access opening obstructed or too small, etc. Attic was not fully entered or inspected.
Garage Attic Viewed From: Attic was viewed from just inside the access opening. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic was not fully entered or inspected.
Upper Hallway Attic Viewed From: Mechanical Access Platform(s): Some areas of the attic were not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic viewed from mechanical access platform.
Approximate Average Depth of Insulation: 12-14"
Comments:
Noted: Access was limited due to inadequate walkway(s), vaulted ceilings, deep insulation, ductwork, low clearances, wiring, etc. Some areas of the attic were not accessible or inspected.

1. Decking deflection is visible in some areas of the roof structure. Rear lower roof,front right upper roof.



2. Truss is cracked/damaged. Above HVAC unit.

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3. Upper roof vents are not installed on the roof. Inadequate ventilation of this attic space can potentially lead to moisture related issues and premature roof covering deterioration in the future. Front lower metal roof
4. Upper/lower roof vents are not installed on the roof. Inadequate ventilation of this attic space can potentially lead to moisture related issues and premature roof covering deterioration in the future. Front left lower roof.
5. Truss gusset plates have pulled away from the framing. Above upper attic mechanical platform in places.





6. Damaged roof decking/sheathing is visible from the attic area. Garage attic.
7. Upper rear walk in attic door is delaminated.



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Hall Attic Ladder:

1. The attic ladder has been improperly cut. This causes open gaps between the ladder sections at the hinges and results in an **unsafe condition.**

Note: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications, calculations and span table in effect at the time of construction were not viewed to accomplish this task. Visible inspection only.

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

Comments:

Exterior:

1. All exterior wall penetrations/openings/ wall transitions (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, HVAC plumbing penetrations, etc.) should be sealed to prevent moisture and air intrusion. Many areas. Check all areas.






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2. Flashing is not installed under the window of the upper left front bedroom. A large gap is present behind the stone.



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I	NI	NP	D

3. Siding/trim is warped in many places.






4. Exposed trim (projected) does not have flashing applied. Not to current standards. Over front porch.




5. Caulking/sealant has separated and/or missing at the perimeter of some windows/window sills. Recommend re-caulking these **exterior** windows**.**
6. Gaps are present at the siding to stone transitional flashing in many places.

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I	NI	NP	D




7. Visible head flashing (to the exterior) was not observed over the windows.
8. Siding/trim is not painted/sealed on all sides in many places. See Manufacturer's Installation Instructions: www.lpsmartside.com





9. Siding end joints, over driven nails and cracked or damaged boards should be sealed/caulked/repaired as per manufacturers specifications. See Manufacturer's Installation Instructions: www.lpsmartside.com

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I	NI	NP	D



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10. Manufacturer's Installation Instructions do not allow this type of siding (LP smart siding) to have contact with masonry material (brick or foundation). Manufacturer's warranty may be VOID. See Manufacturer's Installation Instructions: www.lpsmartside.com.



Interior:
Noted: Cosmetic items are not commented on in this report however, several cosmetic items were observed. Including but not limited to: kitchen island countertop is chipped, some baseboard and trim floor transitions are not sealed.



Noted: When the garage entry door is closed automatically, the garage wall shakes.

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1. Garage wall is open in places. Fire separation is compromised.





2. Thermal anomaly **may** indicate that insulation is not installed or is not performing. Laundry room.



☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceiling:

Noted: Cosmetic items are not commented on in this report.

1. Thermal anomaly may indicate that there is duct (air) leakage in the ceiling. Front entry hallway

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2. Thermal anomaly was located by use of a thermal imaging camera. A test with a moisture meter indicates higher than average moisture content. **Investigate**. Above kitchen island. This are is under the upper bedroom bathroom.





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

Comments:

Exterior:

1. Door weather-striping seals poorly around the perimeter of one or more doors. Visible light is present.
2. Door lower threshold not fully supported. Garage door.



3. Door(s) rub/stick. Rear patio door.

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☑ ☐ ☐ ☑ **H. Windows**

Comments:

Noted: The inspection of some windows was limited due to furniture, window coverings or items blocking access to the windows.

1. Some window side lift supports are loose or sprung. Living room adjacent to patio door.

Note: *Failed thermal paned seals in insulated glass windows are not always detectable. Windows are reported as they are observed at the time of the inspection. If you have concerns regarding the integrity of the thermal pane window seals, it is strongly recommended that you consult a Window Specialist.*

Note: *Alarm contacts may have been installed in the lower window frame. Holes drilled in the frame may void the window warranty. Alarm contacts should be sealed with silicone sealant. If the contacts are not properly sealed, moisture may enter the lower window frame and allow water intrusion into the wall cavity.*

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

Comments:

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

Comments:

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

Comments:

Front porch:

1. Porch column trim nails are overdriven.



2. Porch column flashing is lifted and has sharp edges in places.

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☐ ☑ ☐ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

Comments:

Main Panel




Sub-panel(s)




1. Improper labeling: One or more white electrical wires connected to circuit breakers are not labeled as power wires. Common installation error.

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Exterior HVAC cut-off or sub panel(s)

1. Anti-oxidant has not been applied to the aluminum wire connections at the panel lugs and/or circuit breakers.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

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

Type of branch circuit conductors: Copper

Comments:

Note: Smoke alarms installed higher than 8' or are part of a central alarm system are not tested. Verify operation. **Note:** Manufactures recommend smoke alarms older than 10 yrs. should be replaced (if present).

Note: One or more switches do not appear to operate any electrical fixtures. Investigate.

Noted: Kitchen island countertop accessible receptacles on the side of the island are no longer allowed by today's newest standards. The Kitchen island lower wall receptacle installed is not considered and counter top receptacle. **DO NOT** attempt to use countertop appliances with this receptacle.

1. One or more switch/receptacle cover plates are ☐ loose, ☐ cracked or ☑ missing.
2. Electrical receptacle box extender's (spark rings) have not been used. Master bath mirror receptacle.



3. GFCI (Ground Fault Circuit Interrupters) protected receptacles are not installed in accordance with **today's standards**. Some newer locations may not have been required when the home was built. Refer to the front of this report for important information on why licensed inspectors are required to report these condition(s) as **"Deficient"**. **Bathrooms (ALL** receptacles) Upper hall bath.

Fixtures:

1. One or more light fixtures and/or bulbs are missing or do not function. Recommend installing new bulbs to verify if the fixture(s) are functional. Master bedroom.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

☐ ☑ ☐ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I	NI	NP	D

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Zoned
Energy Source: Heat Pump: Unit was not operated in the heat pump (normal heating mode) mode due to outside temperature. Damage to the unit may occur. Unit was only operated in the Emergency (heat strip) mode.
Comments:

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Zoned- Air Conditioning
Comments:

Note: The refrigeration coils may not be physically observed. The coils may be located within the cabinet and/or plenum of the unit and may require specialized tools to access and re-assemble. If concern exists about the physical condition of the coils a licensed HVAC Technician should be consulted to completely evaluate the HVAC equipment.

Secondary pan drain line terminates: Rear
Condensation drain line terminates: Sink Drain(s)

Noted: Zoned system. One HVAC unit, two (or more) thermostats controlling baffle plates that direct air to different zones.

Compressor/Condenser (exterior unit):





Recommend complete service check and further evaluation by a Licensed HVAC technician.

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Unit #1:Upper attic





Temperature differential: 18 degrees F
Note: High efficiency/Media type air cleaner(s) are installed.
Note: Float/moisture switch is present in secondary drain pan.

1. Condensation is developing on the unit casing/plenum and is dripping onto the drain pan and attic decking. **Investigate.**









2. Suction line (large line to the air conditioning condenser) insulation covering should be sealed so that the line will be completely insulated at the unit connection. Exposed suction lines develop condensation and drip which can cause water damage.

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3. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.

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

Comments:

Noted: The outside air inlet control unit (motorized damper) is beyond the scope of this inspection and was not manually operated/inspected. However, there may be a filter in the outside air intake that needs to be replaced on a regular interval. This system is set to operate for 21 minutes every hour. Refer to manufactures installation instructions to insure proper timing.



1. Ducts are in contact with each other in places. This can allow condensation to develop.



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☐ ☑ ☐ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Location of water meter: Left Front Yard
Location of homeowner main water supply shutoff: In-line with the water meter
*Location of Pressure Reducing Valve (PRV):*Left front yard
Static water pressure reading: 60 psi
Type of supply piping material: Plastic
Comments:
Noted: Plumbing fixtures are operated for approx. 3-5 min each. It is beyond the scope of this limited visual inspection to determine the condition of concealed under slab or under ground plumbing lines. Additional tests are available from a licensed Plumber to determine condition of concealed plumbing.
Noted: Refrigerator water shut-off (if present) was not tested.

1. What appears to be the main ☑ water shut-off valve ☑ pressure reducing valve is obstructed by soil.



Master Bath

1. Under sink thermostatic control valve is not secured to the cabinetry.



2. Tub spout is slightly loose.
3. Tub spout water hammers when the water controls are turned off/ on.

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Upper Bedroom Bath

1. The shower pan drain ports (at the side of the enclosure and just above the shower pan) have been sealed closed with caulking. These openings should not be sealed.



2. Deep scratches were observed on the shower pan flooring.



Laundry Connection:
Note: Laundry drain was not tested.
Note: Water faucets were not tested.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Type of drain piping material: Plastic
Comments:
See Plumbing Supply System, Distribution System and Fixtures Section for any Drain, Waste, and Vent Items.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Source: Electric
Capacity: 50 Gal
Comments:

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Noted: Water does not appear to get fully hot. May be turned down at the heating elements?? Investigate.



1. Unit electrical wire cover plate is not secured.



2. Drain pan drain line locking nut and sealing ring is missing.

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3. The water heater is not protected from impact by an automobile.

Temperature and Pressure (T & P) Relief Valve
Noted: The valve was not operated due to the high probability that the valve will not reset after testing. This safety device should be tested periodically per manufactures specifications to ensure proper operation.

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

☐ ☑ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter:
Type of gas distribution piping material:
Comments:

☐ ☑ ☐ ☐ **F. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments:

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**
Comments:
1. Air is leaking from the unit casing into the cabinet.

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2. The fan/motor vibrates and is noisy during fan operation.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments
Tested at 350° Acceptable at: 375°

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

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

☑ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**
Comments:
Noted: Dryer receptacle is installed upside down. Receptacle could be reversed to relive stress on the dryer power cord.



1. Dryer vent tube is not properly installed and sealed at the termination cover. Lint likely to collect in the wall cavity.

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☐ ☑ ☐ ☐ **I. Other**

Comments:

***Notice**: Water softeners, ice making equipment, refrigerators, wine coolers, water filtration systems, intercom/radio systems, steamers, instant hot water machines or dispensers, trash compactors, whole house vacuum systems, and de-humidifiers are not part of this inspection and **were not inspected** if present.*

VI. OPTIONAL SYSTEMS

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

Comments:

Note: Sprinkler system was operated in Manual mode only.
Note: Sprinkler system was checked for operation only. Spray head coverage was not verified.
Rain Sensor location: Left
Back Flow Valve location: **Left Front Yard**
Shut-off valve installed between the water meter and back flow device: Yes
Note: Drip type zones are present but could not be fully evaluated.

Recommend further evaluation by an Irrigation Specialist.

1. The sprinkler system spray heads should be adjusted/relocated so they do not directly spray onto the structure (doors and windows in particular), mechanical/electrical systems, pool equipment, porches/decks/sidewalks, etc. Allowing the sprinkler system to continuously spray on these areas can cause damage to the structure or equipment. **Numerous spray heads**.
2. Some spray heads require vertical alignment so that they extend straight up providing more efficient coverage.
3. Some spray heads require spray pattern adjustment.
4. Some sprinkler water supply lines are exposed. Recommend burying.

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

I	NI	NP	D



Backflow Valve:
1. Back flow shut-off valve is not fully insulated.



☐ ☑ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☑ ☑ ☐ **C. Outbuildings**
Comments:
Not inspected if present

☐ ☑ ☑ ☐ **D. Private Water Wells (A coliform analysis is recommended)**
Type of Pump:
Type of Storage Equipment:
Comments:
Not inspected if present.

☐ ☑ ☑ ☐ **E. Private Sewage Disposal Systems**
Type of System:
Location of Drain Field:
Comments:
Not inspected if present.

☐ ☑ ☐ ☐ **F. Other Built-in Appliances**
Comments:

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

I	NI	NP	D	
☐	☑	☐	☐	**G. Other** *Comments*: