A+ HOME INSPECTIONS
Structural & Mechanical

1234 Anywhere Street
Houston, TX 77000

Prepared for: John Doe

Inspector: David Rogers T.R.E.C.: #5048

Date: 02/13/2023

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PROPERTY INSPECTION REPORT FORM

John Doe *Name of Client*	02/13/2023 *Date of Inspection*
1234 Anywhere Street, Houston, TX 77000 *Address of Inspected Property*	
David Rogers *Name of Inspector*	5048 *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

This report provided by the Company contains the good faith opinion of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

I. *That all defects have been found or that company will pay for repair of undisclosed defects.*
II. *That any of the items inspected are designed or constructed in good and workmanlike manner.*
III. *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
IV. *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and report. The condition of the property is based on the client's own value system, not the inspectors.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:
Texas Real Estate Commission Property Inspection Report Form REI 7-6 (Revised 8/9/21)

Note:
General information and or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:
A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

☑ Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection:	☑ Buyer	☑ Selling Agent	☐ Listing Agent	☐ Occupant
Building Status:	☑ Vacant	☐ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Fair	☐ Cloudy	☐ Rain	63 Outside Temp.
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: New Construction

Inaccessible or obstructed areas:

☑ Sub Flooring
☐ Floors Covered
☑ Walls/Ceilings Covered or Freshly Painted
☐ Behind/Under Furniture and/or Stored Items
☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Plumbing Areas - Only Visible Plumbing Inspected
☐ Siding Over Older Existing Siding
☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

TREC Form No. OP-I

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Note: *It is not within the scope of this inspection to enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to foundation performance.*

Foundation Performance Opinion:

☑ **The dwelling did not exhibit any evidence of major foundation deformities caused from excessive foundation settlement at the time of inspection.**

Most of the greater Houston area soil is an expansive type clay. Therefore, proper care of the soil under your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) or to contract (when dry) at alarming rates. This requires that an even and rather constant level of moisture be maintained around the entire house. Defects in the foundation occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry.

Trees and vegetation in close proximity around the dwelling can also have adverse effects on the soils supporting the slab footings and adjacent flatwork. Large trees and dense vegetation can draw excessive amounts of moisture from the soils around and under the slab. In addition to water absorption, the root systems can cause differential movement under the slab and surrounding flatwork.

Foundation Performance Note: *Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors 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. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

Foundation Deficiencies:

☑ **Exposed buckle nails observed at the following locations: front wall front guest bedroom at the interior corner.**

☑ **Honeycomb observed at the perimeter of the slab at the following locations: rear patio surface.**

☑ **Corner fracture or corner missing observed at the following locations: right rear corner breakfast room, right rear corner master bedroom.**

☑ **Spalling of the slab surface observed at the following locations: garage front wall, garage rear wall.**

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I	NI	NP	D

Honeycomb rear patio slab

Corner missing right rear breakfast room slab

Exposed buckle nail front guest bed at corner

Corner missing right rear master bedroom slab

Concrete spall front garage stem wall

Concrete spall slab rear garage wall

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Note: *It is not within the scope of this inspection to inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or performance of underground or surface drainage systems.*

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

I	NI	NP	D

Grading and Drainage Deficiencies:

☑ **Evidence of standing or ponding water at the following locations: rear yard along the rear fence at several places, left dwelling.**

☑ **High soil levels observed at the following locations: right dwelling.**

☑ **Leaves and debris observed at the gutters.**

☑ **Standing water observed in the gutters at the following locations: right garage gutter.**

Evidence of ponding water left dwelling

Standing water right garage gutter

Debris gutters

High soils right dwelling

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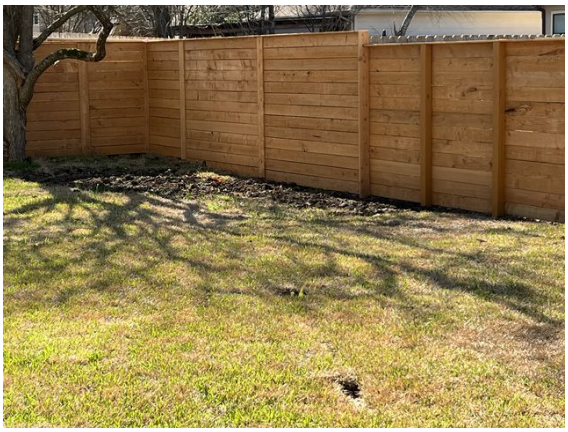
I	NI	NP	D

Evidence of ponding water rear yard



Evidence of ponding water rear yard

Note: *Drainage piping installed below grade at the front exterior. It was not determinable at the time of inspection if the drain line is clear and functioning properly.*

Suggested Grading and Drainage Maintenance: *Grading around the dwelling should slope away from the structure, 6 inches per 10 feet. Excess runoff should drain to adjacent right-of-ways, swales or culverts. Allowing excess runoff to collect and stand around the dwelling will effect the soil conditions around the structure which may result in differential movement.*

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

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

Types of Roof Covering: Composition Shingles

Viewed From: Ground Level and Ladder Level

Comments:

Note: *It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.*

Roof Performance Opinion:

☑ **The roof covering is experiencing normal wear.**

Roof Covering Deficiencies:

☑ **Raised shingle tabs or debris under the shingle tabs at the following locations: rear slope at the range hood vent roof jack.**

☑ **Damaged shingles observed at the following locations: ear slope at the range hood vent roof jack, left slope at the front bathroom exhaust fan roof jack.**

☑ **Foot traffic damage observed at the roof covering at the following locations: front porch roof left slope.**

☑ **Shingles observed cupping at the roof covering at the right slope, rear roof slope and front**

valley. Shingle tabs that do not properly lay down and seal over time are more susceptible to moisture intrusion and wind damage under certain weather conditions.

☑ **Kickout flashing missing at the following locations: garage right roof slope at the front dining room wall.**

☑ **Kickout flashings not caulked at the roof eaves**

☑ **Caulk face nailed roof jacks where missing at the following locations: bathroom fan roof jacks, right slope clover roof jack.**

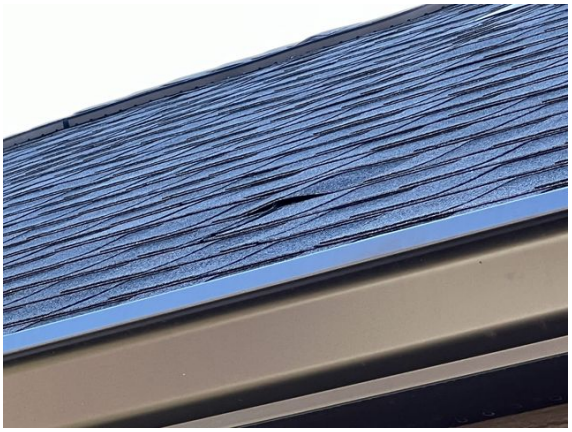
☑ **Shingles not properly installed of the sides of the roof jacks at the following locations: rear roof slope.**

☑ **Roof jacks improperly installed at the following locations: both water heater vents.**

☑ **Construction debris observed at the roof covering.**

Raised shingle surface, cracked tap range hood

Cupping shingles right roof slope



Cupping shingles right roof slope

Cupping shingles front roof slope

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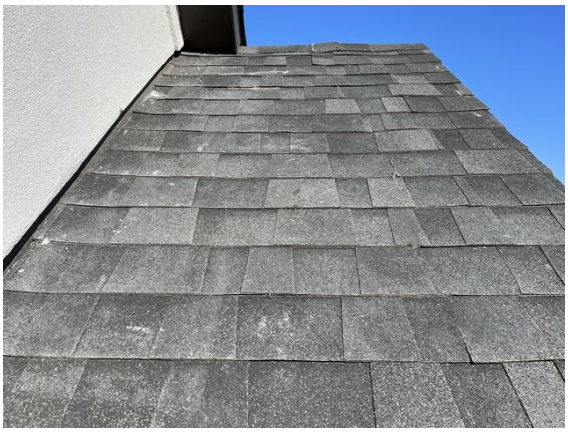
I	NI	NP	D

Kickout flashing not caulked at stucco



Foot traffic damage shingles front porch roof

Kickout flashing missing garage roof at wall

Construction debris left roof slope

Construction debris left roof slope

Improper shingle installation furnace roof jack

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

I	NI	NP	D

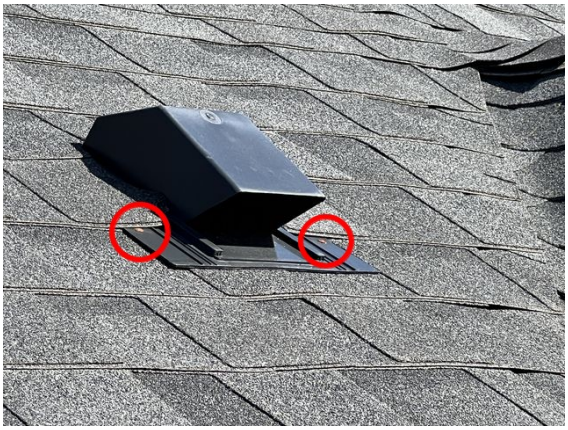
Improper shingle installation furnace roof jack

Cupping shingles rear roof slope

Shingles not installed over sides rear roof jack

Caulk face nailed roof jacks

Damaged shingle tab left slope roof jack



Caulk face nailed roof jacks

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

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I	NI	NP	D

Viewed From: *Attic Decking*

Approximate Average Depth of Insulation Attic Floor: 9"

Approximate Average Depth of Insulation Attic Walls: 4"

Insulation Type: Loose Fill

Comments:

Note: *It is not within the scope of this inspection to enter attics and unfinished spaces where access is less than 22" x 30", head room less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations.*

Insulation Deficiencies:

☑ **Inadequate insulation depth at the attic floor. An insulation depth that will provide an R-30 to R-38 at the attic floor will improve the efficiency of the dwelling. There was not an insulation specification sheet installed at the attic to verify product R values.**

☑ **Redistribute insulation where missing or moved at the attic floor.**

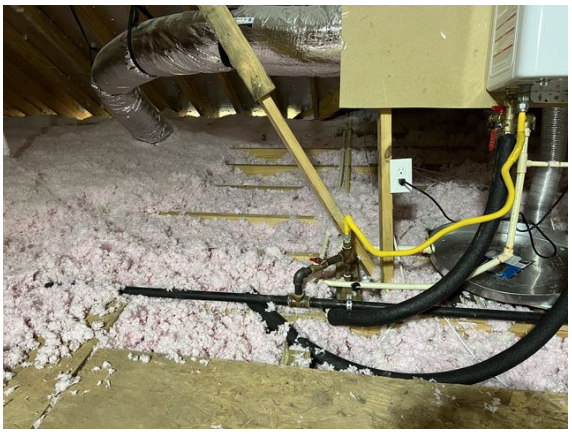
☑ **Insulation batts improperly installed. Craft paper side should face the conditioned space at the attic walls.**

Redistribute insulation where moved at attic

Redistribute insulation where moved at attic

Insulation batts installed improperly attic walls

Insulation batts installed improperly attic walls



Redistribute insulation where moved at attic

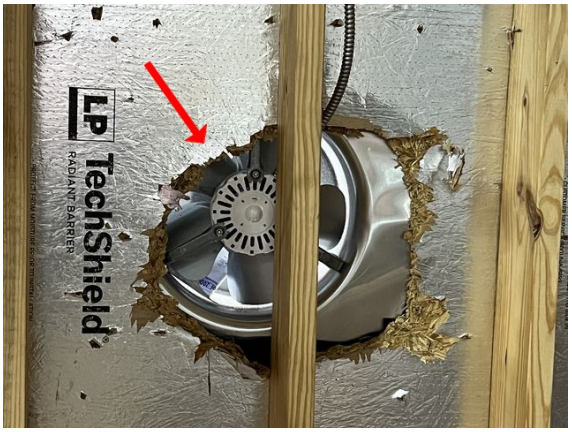
Redistribute insulation where moved at attic

Ventilation Deficiencies:

☑ **Ventilation baffles missing at the eaves of the attic to prevent loose fill insulation from blocking the soffit vents.**

☑ **Mechanical attic ventilation devices not properly positioned above the roof decking opening at the following locations: left roof slope.**

☑ **Debris in the mechanical attic vent fan at the following locations: left attic slope.**



Attic mechanical fan not positioned over hole

Debris in the attic mechanical fan

Ventilation baffles missing at attic soffits

Note: *Attic electric power ventilation devices were not accessible at the time of inspection, were not operated and could not be inspected for proper performance.*

Attic Framing Deficiencies:

No indications of defects observed at the time of inspection.

Attic Access Deficiencies:

☑ **Disappearing attic access ladder frame is not poly sealed at the attic structure.**

☑ **Disappearing attic access ladder frame is improperly secured to the framed opening. Refer to manufacturers specifications for proper fasteners.**

☑ **Disappearing attic access ladder is not properly trimmed. Gaps are present at the ladder joints when extended.**

☑ **Service access flooring to the equipment in the attic is not properly secured.**

☑ **Service access flooring thickness is undersized at the attic.**

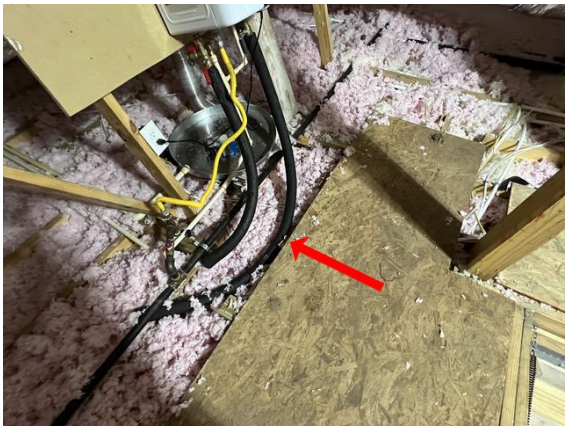
☑ **Gaps in the service access flooring to the equipment in the attic observed at the following locations: water heater and furnaces.**

☑ **Service access flooring to the equipment should be unobstructed.**

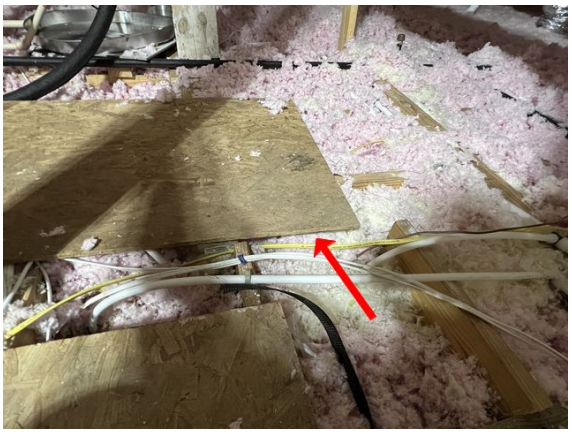
Attic ladder not properly trimmed

Improper fasteners at attic ladder frame

Attic ladder not poly sealed at ceiling joists

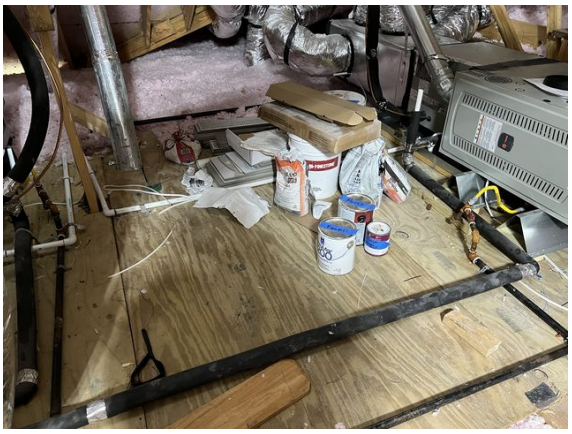


Gaps attic decking at water heater



Attic deck undersized at water heater

Gaps attic deck at furnaces



Attic deck not clear of obstructions

Loose attic decking at several locations

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

Comments:

Note: *It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.*

Interior Wall Deficiencies:

☑ **Cracks in the drywall observed at the following locations: family room at the fireplace gas valve.**

☑ **Holes in the drywall observed at the following locations: dryer vent pipe at the utility room.**

☑ **Cabinet doors binding at the following locations: kitchen sink left door at the dishwasher, kitchen upper cabinet right of the double ovens, master bathroom right sink right door.**

☑ **Clothes rods not secured rear guest bedroom closet.**

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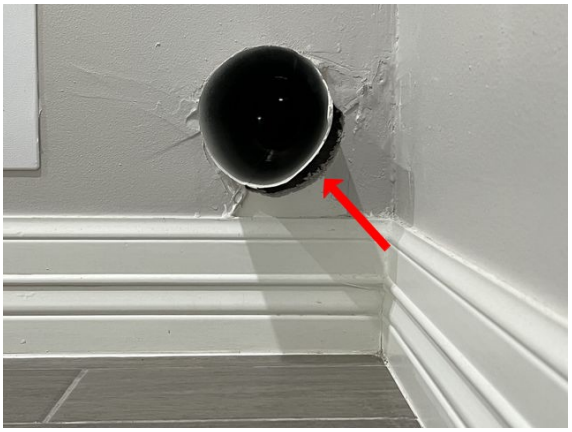
I	NI	NP	D

Kitchen cabinet door binding at dishwasher

Kitchen cabinet door binding at oven



Hole drywall at dryer vent pipe

Drywall cracks at fireplace gas valve

Clothes rods not secured rear guest bed closet

Master bathroom cabinet door binding

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I	NI	NP	D

Backsplash tile missing at receptacle

Backsplash tile missing at GFCI receptacle

Exterior Wall Materials:

☐ *Brick* ☐ *Stone* ☑ *Wood* ☑ *Stucco Veneer* ☐ *Composite Siding*
☐ *Vinyl* ☐ *Aluminum* ☐ *Asbestos* ☑ *Cement Board* ☐ *Other:*

Exterior Wall Deficiencies:

☑ **Seal around penetrations at the exterior walls where missing or deteriorated at the following locations: ground conductor left garage, ground conductor left garage, sprinkler conduit front garage.**

☑ **Vertical trim caulking missing or deteriorated at the following locations: roof eave fascia where terminated at the stucco veneer.**

☑ **Z-flashing drainage plane is covered with caulk above the windows.**

☑ **No drainage plane observed at the base of the stucco veneer overhangs at the following locations: front porch entry arch, rear patio beams. The absence of a drainage plane can cause moisture to become entrapped behind the stucco veneer and cause deterioration to the substrate.**

☑ **Z-flashing not visible at the stucco veneer above the front entry arched window.**

☑ **Z-flashing not properly installed above the doors at the following locations: front entry door, rear patio door, double car garage door, golf cart garage door, left garage door.**

☑ **Stucco brick cap not sealed along the top above the garage doors.**

☑ **Stucco installed with less than 2" of clearance of the flatwork or slab surface at the following locations: front porch walls, front porch columns, rear patio columns.**

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I	NI	NP	D

Stucco clearance front porch columns

Stucco clearance front porch walls

No z-flashing above front entry door

Z-flash drainage plane caulked above windows

Z-flashing missing above entry arched window

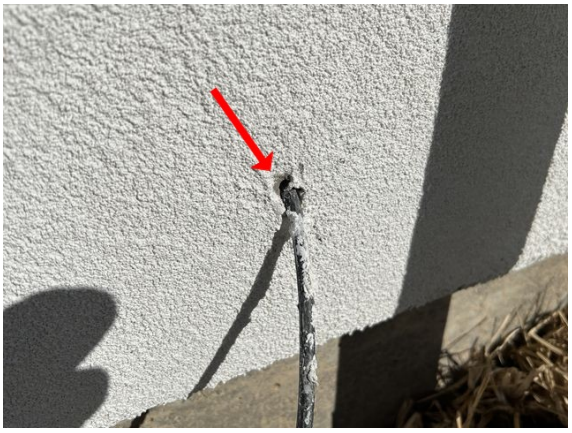
Z-flashing missing above garage door

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

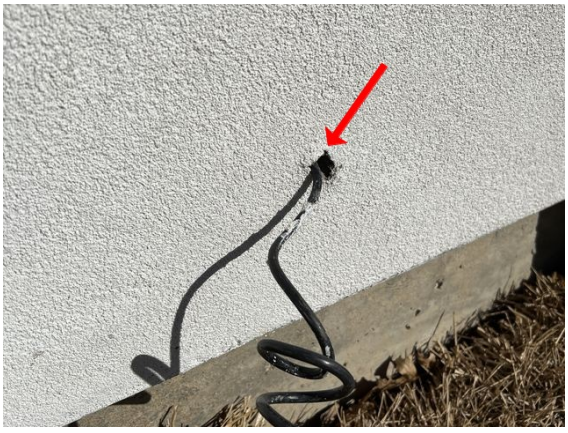
I	NI	NP	D

Z-flashing missing above rear patio door

Z-flashing missing above left garage door

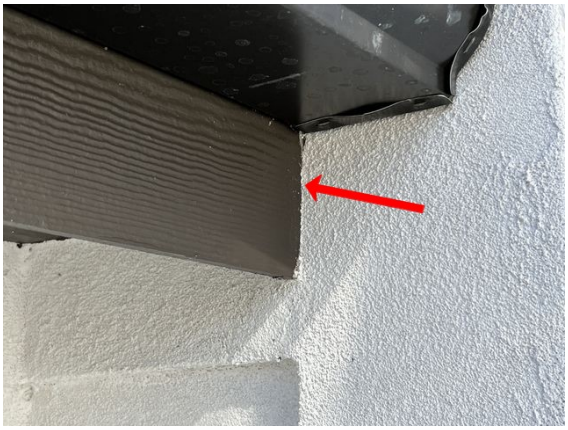


Seal penetration grounding conductor



Seal penetration grounding conductor

Seal penetration sprinkler conduit



Caulk fascia at stucco

Brick not sealed above garage door

No drainage plane at rear patio beams

No drainage plane front porch arch

Stucco clearance base rear patio columns

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Note: *It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.*

Ceiling Deficiencies:

No indications of defects observed at the time of inspection.

Floor Deficiencies:

No indications of defects observed at the time of inspection.

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

Comments:

Note: *It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.*

Interior Door Deficiencies:

☑ **Doors do not properly latch at the following locations: guest bedroom hallway closet, master bedroom.**

☑ **Doors misaligned or binding at the door jamb at the following locations: kitchen pantry, office closet.**

☑ **Door drags the finish floor at the following locations: rear guest bedroom closet, rear guest bedroom door.**

☑ **Privacy lock not functioning properly at the following locations: office half bathroom door.**

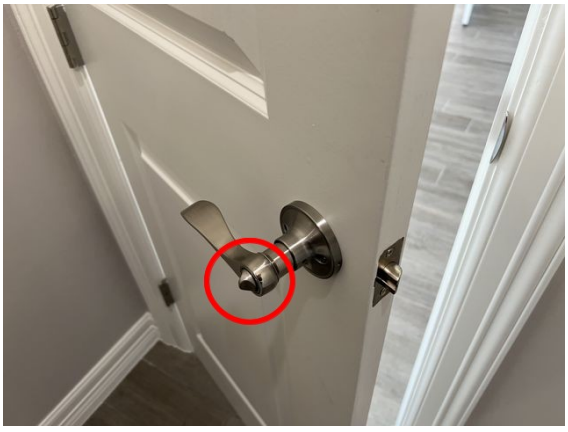
☑ **Door hinge fasteners missing at the following locations: office door.**

Door binding kitchen pantry

Door drags floor rear guest bed closet

Door not latch guest bed hallway closet

Hinge fasteners missing office door



Door binding office closet

Door not latching master bedroom

Privacy lock not working office bathroom door

Door drags floor rear guest bedroom

Exterior Doors Deficiencies:

☑ **Door casing not caulked at the threshold at the following locations: left garage door.**

☑ **Door lock and latch are not properly aligned at the following locations: garage entry door**

Threshold not caulked left garage door

Lock and latch not aligned garage entry door

Garage Doors Deficiencies:

Type of Door(s): ☑ *Metal* ☐ *Wood* ☐ *Fiberglass*

☑ **Garage door jambs end cuts not properly painted to protect from weathering.**

☑ **Garage door jambs not tight with the side stem walls.**

Garage door jamb end cuts not properly painted

Gaps garage door jamb and slab stem walls

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Note: *Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.*

Window Deficiencies:

☑ **Window drainage ports missing covers at the following locations: front entry windows, dining room, office, master bathroom, master commode, master closet, master bedroom, family room breakfast room, rear guest bedroom, front guest bedroom, garage.**

Drain port covers missing at several windows

Drain port covers missing at several windows

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

Comments:

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

Comments:

Note: *It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.*

Type of Fireplace: *Factory Built*

Flue penetration accessible at the attic: *No*

Gas Valve Location: *Left*

Gas Key Present: *Yes*

Fireplace Deficiencies

No indications of defects observed at the time of inspection.

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

Comments:

Note: *It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.*

Porches, Balconies, Decks, and Carports Deficiencies:

No indications of defects observed at the time of inspection.

II. ELECTRICAL SYSTEMS

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

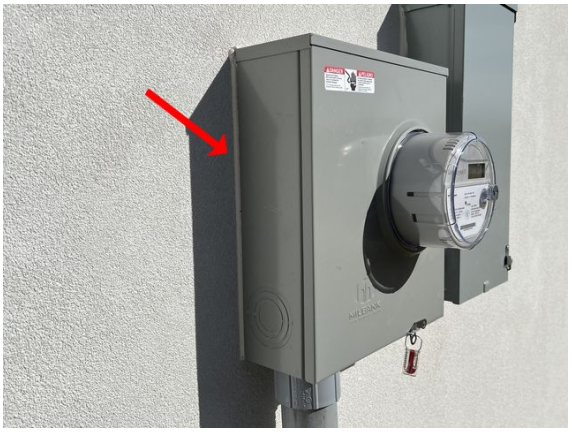
Comments:

Note: *It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; operate overcurrent devices.*

Service-Entrance Type: *Below Ground*

Service-Entrance Deficiencies:

☑ **Proper clearance not installed at the meter enclosure and exterior veneer. Min 1/4" clearance is required between electrical enclosures and the supporting wall on exterior installations. The meter enclosure should not be caulked blocking the required air space at the exterior veneer.**



Required air space caulked at meter cabinet

Service Equipment Disconnecting Means Enclosure: *Midwest Enclosure*

Service Equipment Main Breaker Installed: *200 Amps*

Service Equipment Disconnecting Means Deficiencies:

☑ **Proper clearance not installed at the service equipment disconnecting means panelboard enclosure and exterior veneer. Min 1/4" clearance required in wet/damp locations. The panel cabinet should not be caulked at the exterior veneer.**

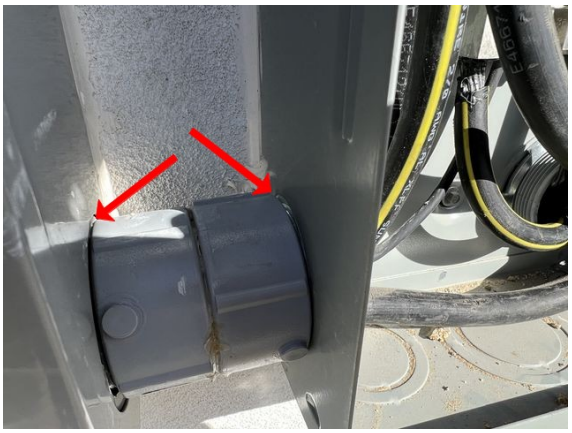
☑ **The service equipment disconnecting means panelboard enclosure is not properly labeled.**

☑ **The service equipment disconnecting means panelboard conduit is not tight at the enclosure. Rain water can enter the panelboard.**

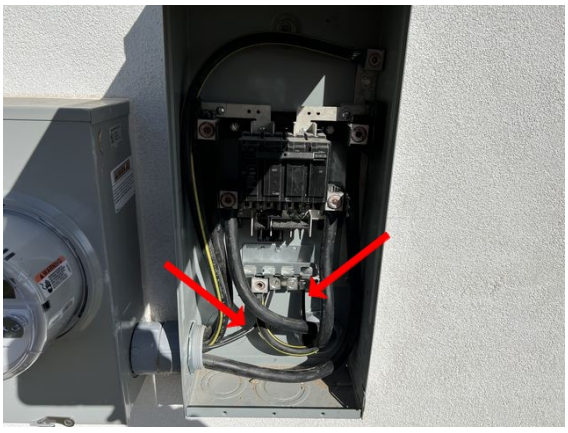
☑ **The black insulated conductor used for grounding and or bonding should be marked green.**

Required air space caulked at panelboard

Label missing dead front cover



Service conduit not tight, water entry possible



Black sheathed grounds not marked green

Service-Entrance Equipment Grounding and Bonding:

Grounding and Bonding Deficiencies:

☑ **The grounding electrodes should be driven to below top surface of the soil.**

☑ **The metal gas distribution pipe entering the building should be bonded to the electrical system. The metal gas pipe is not bonded or could not be verified at the time of inspection.**

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

I	NI	NP	D

Ground rods not driven below grade

Branch Circuit Distribution Panelboard: *Eaton Load Center*

Branch Circuit Distribution Panelboard Disconnect (at Service Panelboard): *200 amps*

Branch Circuit Distribution Panelboard Deficiencies:

☑ **The branch circuit distribution panelboard service conduit is missing the lug nut.**

☑ **The branch circuit conductors are bundled and not individually secured to the branch circuit distribution panelboard enclosure.**

☑ **The exposed service lugs are missing covers at the branch circuit distribution panelboard enclosure.**

☑ **No bushing installed at the branch circuit conductors entry at the bottom of the branch circuit distribution panelboard enclosure.**

☑ **Debris observed at the interior of the branch circuit distribution panelboard enclosure.**

☑ **Improper sized circuit breaker installed, 20 amp breaker on 14 gauge wire. Labeled dining lights.**

☑ **The black insulated conductor used for grounding and or bonding should be marked green.**

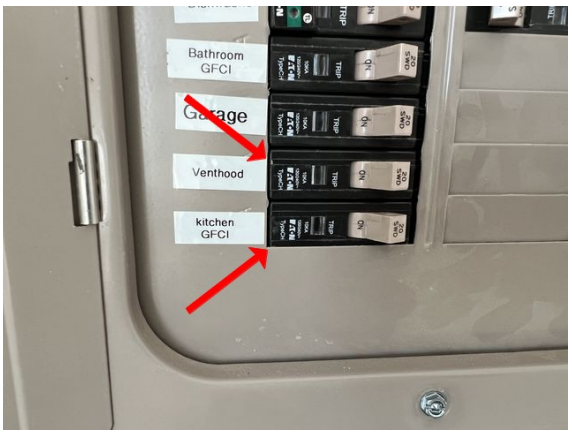
☑ **The grounding bus bars are not interconnected at the service equipment disconnecting means panelboard enclosure. The panelboard should not be used as a conductor.**

☑ **Neutral and grounding terminals are in common at the branch circuit distribution panelboard enclosure. The bonding screw is installed at the neutral terminal bar which should be isolated from the branch circuit distribution panelboard enclosure cabinet.**

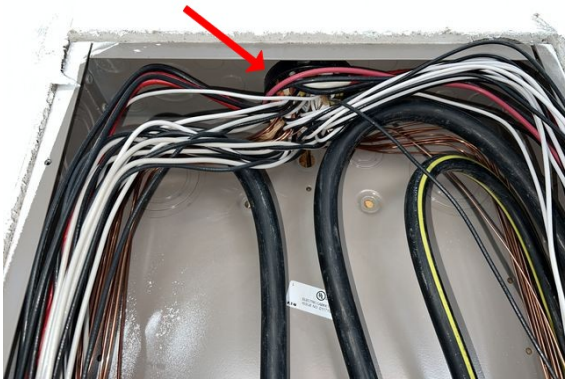
☑ **Combination arc fault breakers are not installed at the following locations: kitchen vent hood, kitchen GFCI.**

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

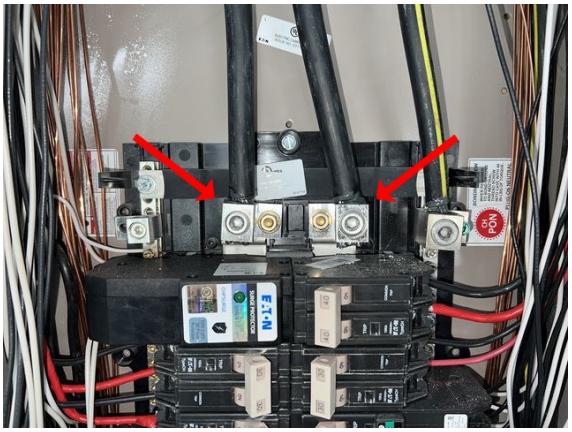
I	NI	NP	D



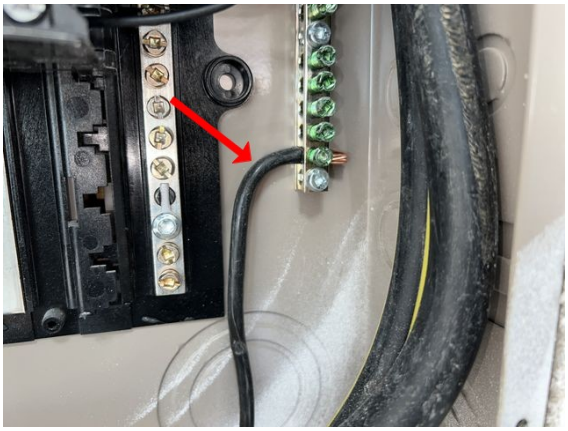
Arc fault breakers missing kitchen



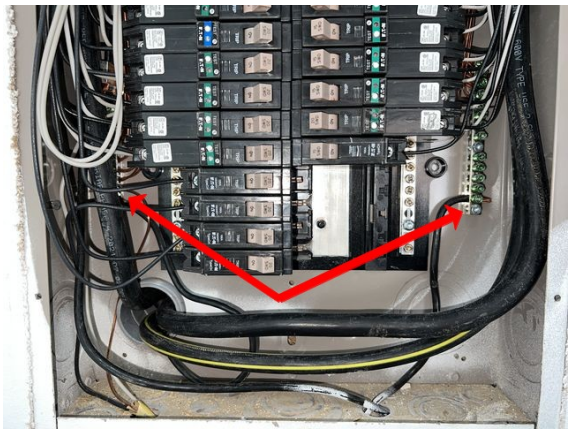
Branch circuits bundled top panelboard



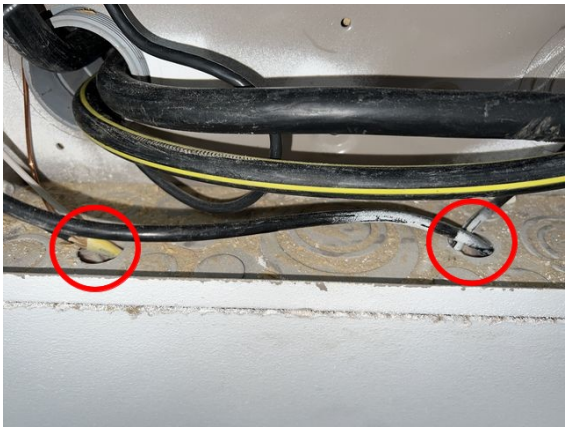
Service lug covers missing



Black sheathed grounds not marked green

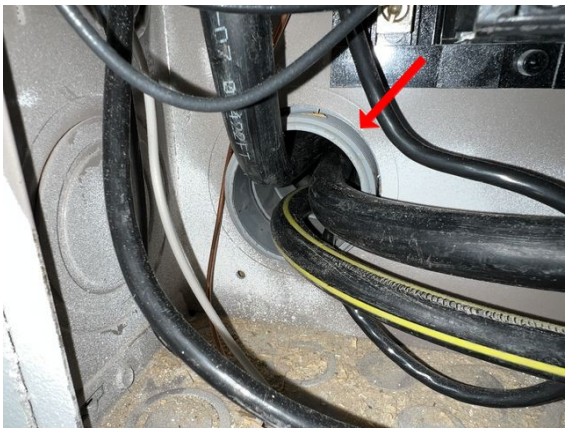


Ground bars not interconnected panel

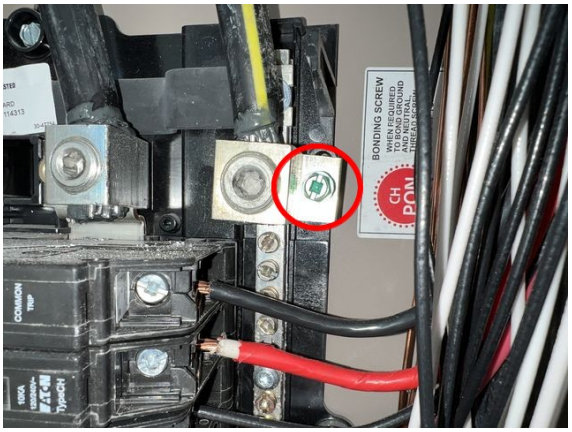


Bushings missing bottom panelboard

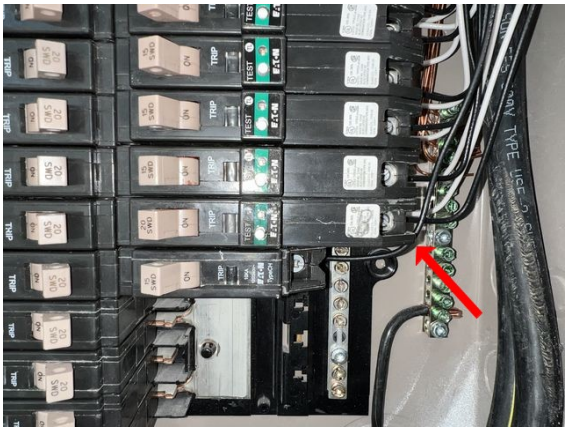
Debris bottom panelboard



Service conduit lug missing



Bond screw not removed from neutral bar



20 amp circuit breaker on 14 gauge wire

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

Type of Wiring: *Copper Wiring*

Comments:

Note: *It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.*

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

Branch Circuit Deficiencies:

☑ **No Ground Fault Circuit Interrupter protection present at the following locations: utility room dryer circuit breaker, utility room washing machine receptacle, utility room ironing board receptacle, kitchen dishwasher, master bathroom TV receptacle, attic receptacles.**

☑ **The electrical fixture boxes should be flush mounted with the face of combustible materials or installed with box extenders at the following locations: kitchen cooktop. This is a possible fire hazard.**

☑ **The electrical fixture boxes should not be recessed more than 1/4" deep at the following locations: kitchen backsplash outlets.**

☑ **Proper clearance not installed at the A/C disconnect and left exterior veneer. Min 1/4" clearance is required between electrical enclosures and the supporting wall on exterior installations. The A/C disconnect should not be caulked blocking the required air space at the exterior veneer.**

☑ **Receptacle installed at the right side of the kitchen island is under an overhang that extends more than 6".**

☑ **Label all GFCI protected outlets where missing at the following locations: kitchen, utility room, garage, master bathroom receptacle under the vanity.**

☑ **Light bulb not installed at the following locations: utility room ironing board.**

☑ **Motion light fixtures not responding at the front and rear dwelling.**

☑ **Conduit missing on electrical Romex wiring at the following locations: under the kitchen sink.**

Receptacle under island overhang > 6"

Conduit missing kitchen sink wiring

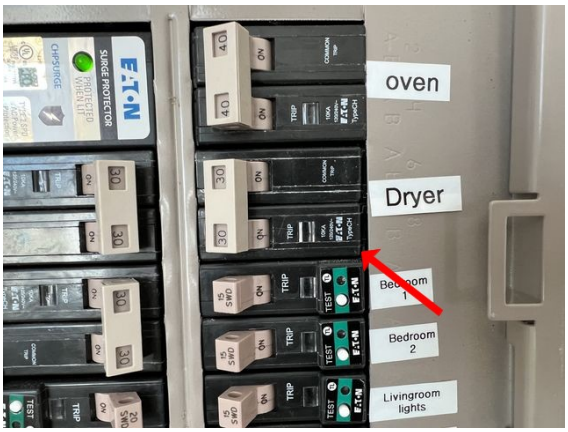
Spark rings missing kitchen backsplash outlets

Spark ring missing kitchen cooktop

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

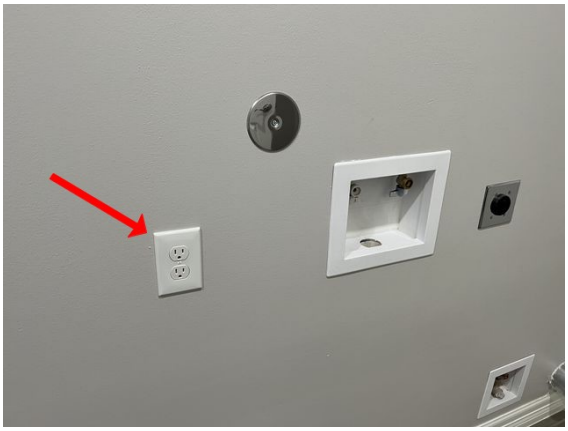
I	NI	NP	D

Required air space caulked at A/C disconnects



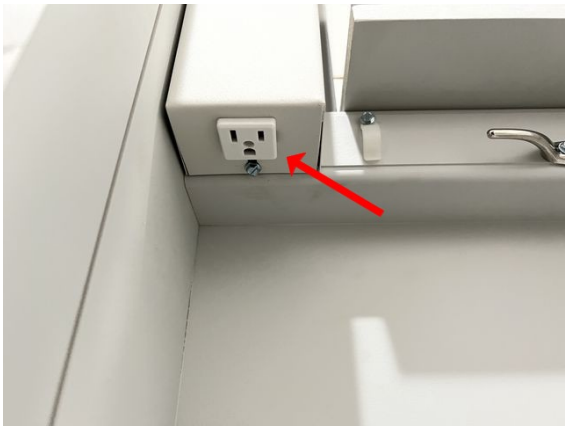
Dryer circuit breaker not GFCI protected

Dishwasher circuit breaker

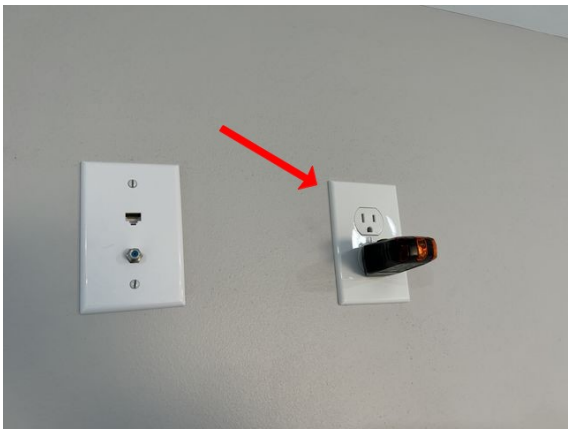


Washing machine receptacle not GFCI

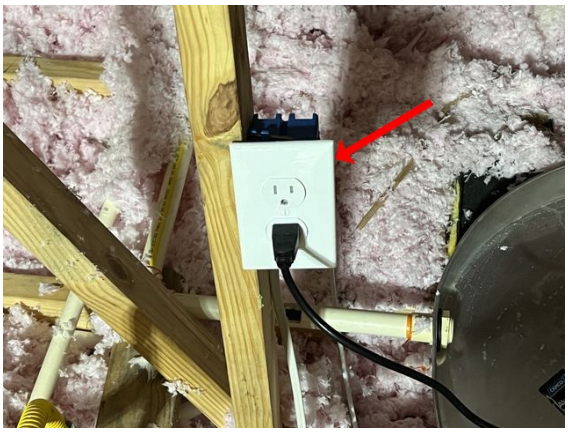
Light missing ironing board fixture



Ironing board receptacle not GFCI



Master bathroom TV receptacle not GFCI



Attic receptacles not GFCI

Smoke and Fire Alarms Deficiencies:

Note: *The dwelling smoke and or carbon monoxide detectors are manually tested. The test verifies that the siren is working and audible. The test button does not verify if the smoke and or carbon monoxide sensors are functioning properly. The age of the device can affect the function of the sensors and the age of each device is not verified. Refer to manufacturers specifications for recommendations on when the devices should be replaced. Deficiencies, if any, are notated below.*

☑ **Carbon monoxide alarm not installed at the exterior of the rear guest bedroom. An approved carbon monoxide alarm shall be installed outside of the each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.**

Smoke alarm not CO exterior rear bed

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

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

I	NI	NP	D

Type of Systems: *Central*

Energy Sources: *Gas*

Comments:

Note: *The visual inspection of the heating equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

Temperature Differential:

When tested the air temperature differential observed between air supply and air return was 44 degrees at the left dwelling furnace and 40 degrees at the right dwelling furnace. (30-60 degrees normal range)

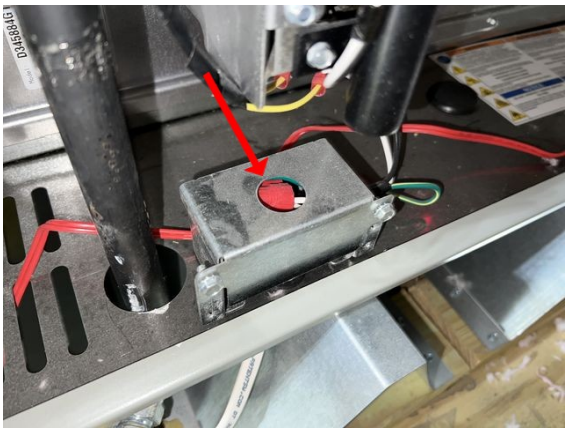
Heating Equipment Deficiencies:

☑ **The furnace vent pipe does not extend the proper distance above roof covering. The roof pitch is approximately 10/12. The IRC vent chart requires the bottom opening of the vent pipe be installed at least 2.5 feet above the roof surface.**

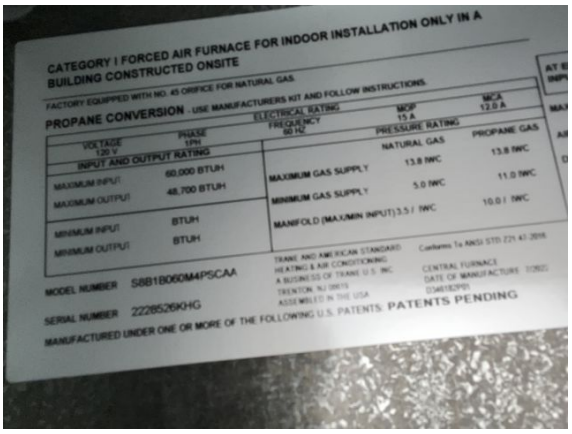
☑ **Remove insulation and or debris from inside both furnace cabinets.**

☑ **The furnace junction box knockouts are not properly covered inside both furnace cabinets.**

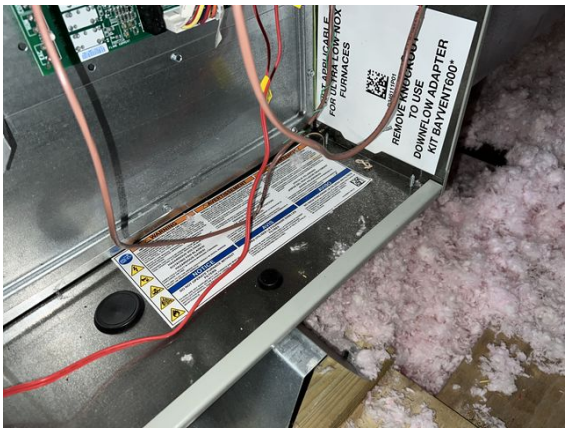
Furnace vent pipes too short for roof slope



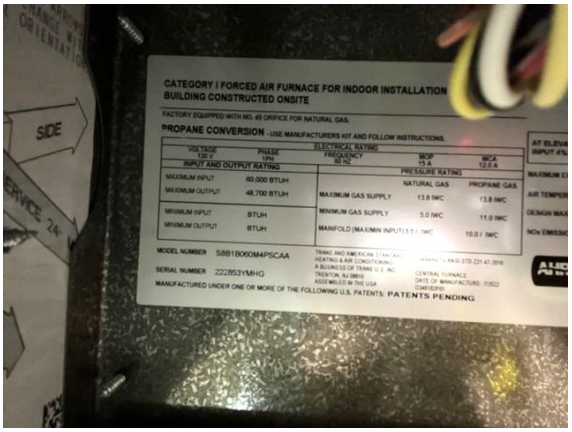
Knockout not covered furnace junction box



Left furnace labeling

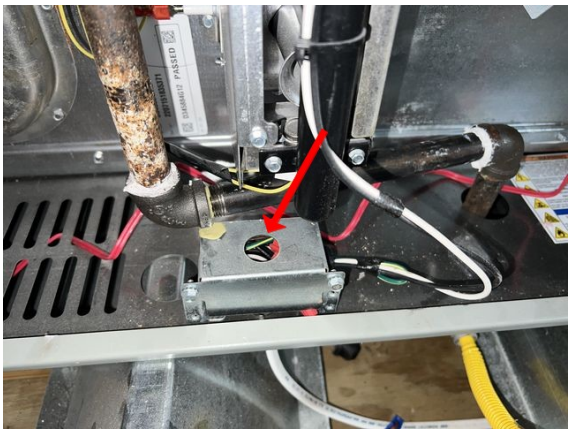


Debris inside left furnace cabinet



Right furnace labeling

Debris inside right furnace cabinet



Knockout not covered furnace junction box

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: *Central*

Comments:

Note: *The visual inspection of the cooling equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the cooling equipment is based on the*

performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Temperature Differential:

When tested the air temperature differential noted between air supply and air return was 18 degrees left dwelling (3 ton unit) and 20 degrees right dwelling (3 ton unit). (14-20 degree normal range)

Cooling Equipment Deficiencies:

☑ **Insulation/debris observed at both A/C auxiliary condensate drain pans.**

☑ **Penetrations not properly sealed at both evaporator cabinets in the attic. Condensation can form and drip into the auxiliary drain pan if not properly sealed.**

☑ **The A/C auxiliary drain lines are not installed at a conspicuous location at the left exterior of the dwelling.**

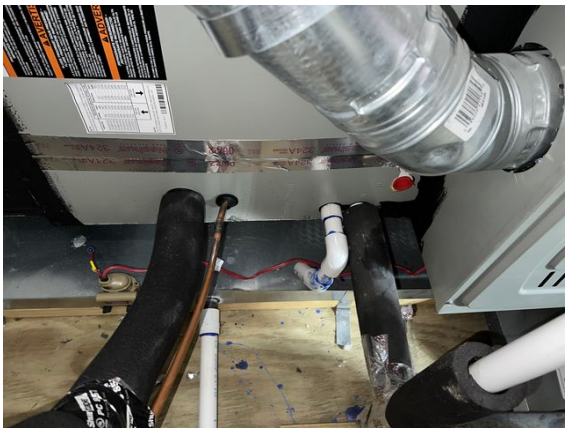
A/C condensing unit labeling

A/C condensing unit labeling

Debris left A/C drain pan

Debris right A/C drain pan

Penetrations not sealed left evaporator



Penetrations not sealed right evaporator

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

Comments:

Note: *The visual inspection of the duct system, chases, and vents does not include internal parts that require dissembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.*

Type of Ducting: *Flexible Duct*

Duct System, Chases, and Vents Deficiencies:

☑ **Separate ductwork where touching at attic to prevent thermal bridging. Thermal bridging causes condensation to form between the duct lines and can drip into the attic.**

☑ **No fresh air intake installed at either of the A/C returns. Fresh air intake should be installed at one of the units. Refer to code for fresh air requirements.**

Separate ductwork where touching at attic

Separate ductwork where touching at attic

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

I	NI	NP	D

No fresh air intake at A/C return

No fresh air intake at A/C return

IV. PLUMBING SYSTEMS

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

Location of water meter: *Front Exterior*

Location of main water supply valve: Front Garage Wall

Static water pressure reading: *72 psi*

Type of supply piping material: *PEX*

Bonding Clamp Location: *N/A*

Comments:

Note: *It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

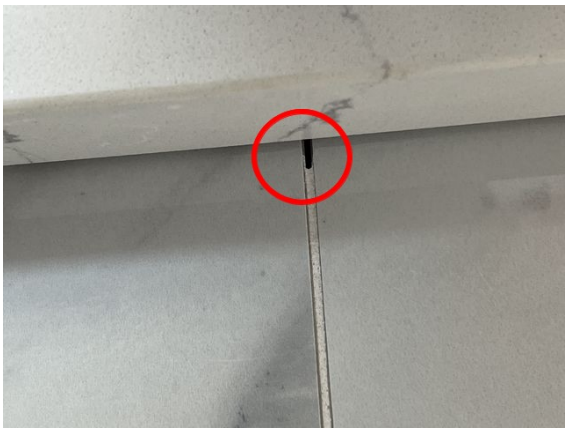
Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

☑ **Exposed water lines at the attic are not properly insulated.**

☑ **Tile grout observed missing under the shower seat at the master bathroom.**

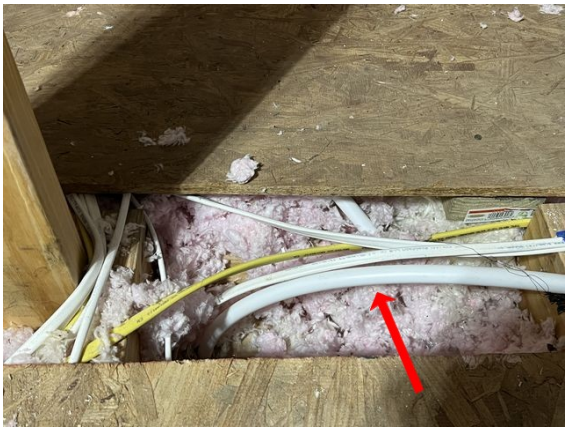
☑ **Caulk the shower enclosure where missing or deteriorated at the following locations: master bathroom, front guest bathroom.**

Caulk master shower enclosure



Tile grout missing under master shower seat

Caulk front guest bathroom shower enclosure



Exposed waterlines not insulated at attic

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Type of drain piping material: *PVC Pipe*

Comments:

Note: *It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

Note: *Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations: rear guest bathtub, master bathtub.*

Drains, Wastes and Vents Deficiencies:

☑ **The bathroom sink drain stopper is not functioning properly or improperly installed at the following fixtures: front guest bathroom.**

☑ **Debris observed in the shower drain line at the following locations: master bathroom.**

Debris master shower drain line

Sink stopper not working front guest bathroom

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: *Gas*

Capacity: *Tankless*

Comments:

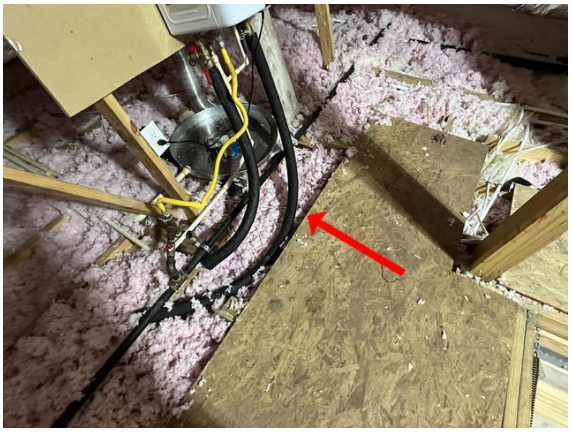
Note: *The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.*

Water Heater Equipment Deficiencies:

☑ **No water shut-off valve installed at the water heater cold water supply line.**

☑ **The emergency drain pan is not properly positioned under the water heater.**

☑ **The water heater service platform is inadequate. A minimum 30"x 30" service platform is required at the firebox.**

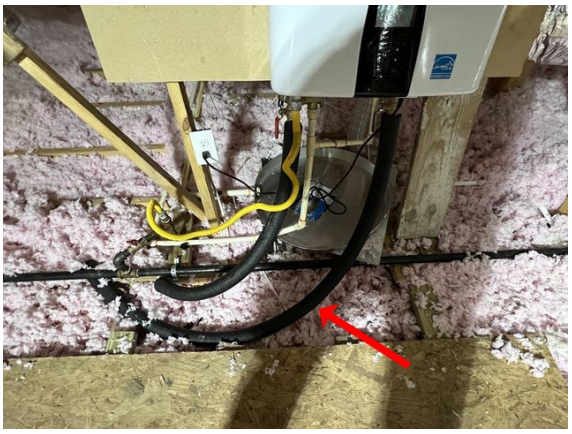


Service platform inadequate front water heater

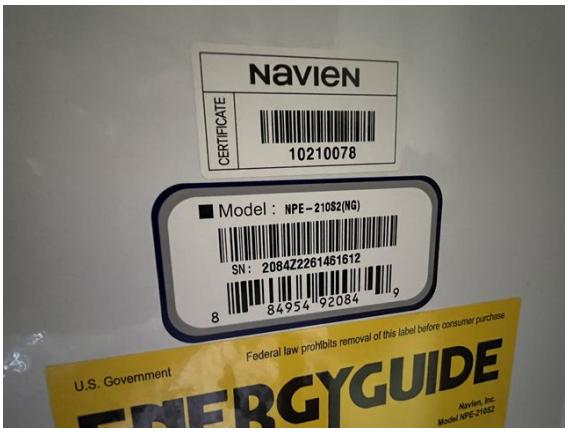
Water heater pan not position under the unit

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

I	NI	NP	D



No shut off valve at the cold water supply



Water heater labeling

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

Comments:

Note: *The inspector is not required to determine the adequacy of self-draining features of circulation systems.*

Hydro-Massage Therapy Equipment Deficiencies:

No indications of defects observed at the time of inspection.

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

Location of gas meter: *Left Exterior*

Type of gas distribution piping material: *Black Iron*

Bonding Clamp Location: *Not properly bonded or could not be verified*

Comments:

Note: *It is not within the scope of this inspection to inspect for sacrificial anode bonding or for its existence; pressurize or test gas system, drip legs or shut-off valves;.operate gas line shut-off valves; or light or ignite pilot flames.*

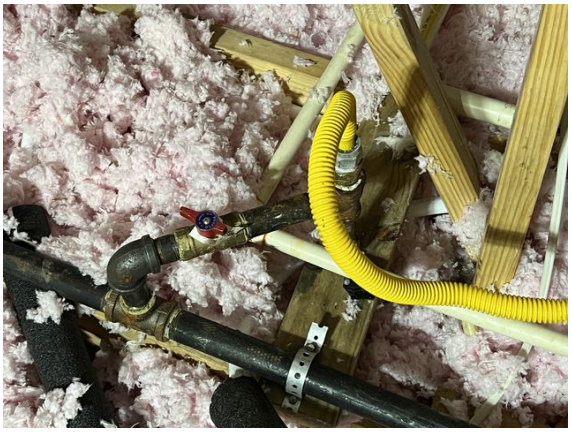
Gas Supply, Distribution Systems and Fixtures Deficiencies:

☑ **The gas lines are rusted at the following locations: rear patio gas pipe, left exterior at the meter, left furnace at the attic, right furnace at the attic.**

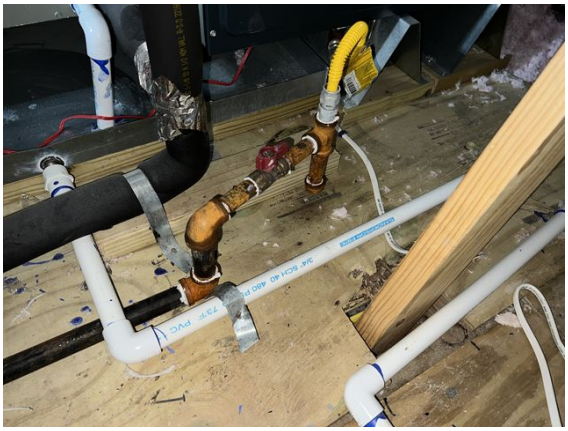
☑ **Gas odor observed at the water heater in the attic during the inspection. Recommend the plumber be contacted to check for possible leaks.**

Gas pipe rusted rear patio

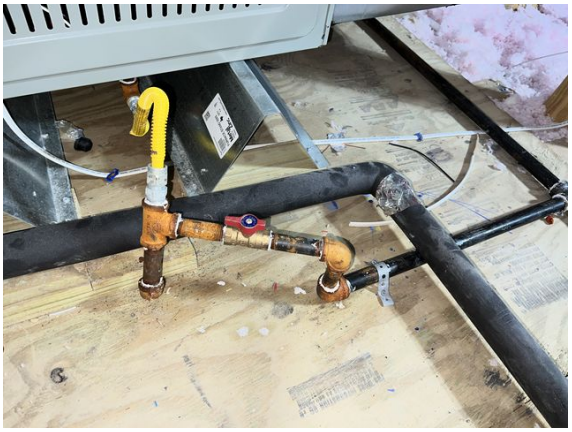
Gas pipe rusted at meter



Gas odor at the water heater in the attic



Gas pipe rusted left furnace in attic



gap pipe rusted right water heater in attic

V. APPLIANCES

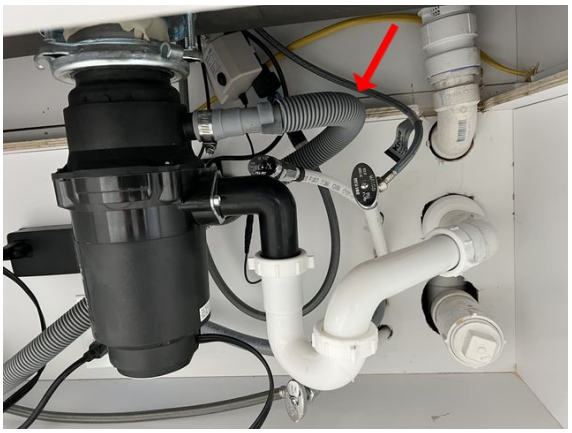
☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

Note: *The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.*

Dishwasher Deficiencies:

☑ **No loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.**



No loop dishwasher drain line

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

Comments:

Food Waste Disposal Deficiencies:

☑ **Disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.**

Disposal clamp not locked into place

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Note: *The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

Range Exhaust Vent Deficiencies:

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

I	NI	NP	D	

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

Note: *The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.*

Ranges, Cooktops, and Ovens Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Note: *Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

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

Comments:

Note: *The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

Note: *The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

Garage Door Operator(s) Deficiencies:

☑ **Photoelectric sensors are not properly installed at the base of the garage door. The sensors should not be installed more than 6 inches above the garage floor.**

Garage sensors too high above floor

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

I	NI	NP	D	

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Note: *The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

Dryer Vents Deficiencies:

No indications of defects observed at the time of inspection.

VI. OPTIONAL SYSTEMS

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

Comments:

Note: *The lawn and garden sprinkler system is inspected in manual or service mode only. The inspector is not required to inspect for effective coverage of the irrigation system; automatic function of the controller; the effectiveness of the sensors, such as rain, moisture, wind, flow or freeze sensors; or sizing and effectiveness of backflow prevention device; anything buried, hidden, latent or concealed; operate shut-off valves.*

Programmable Timer Type and Location: *Rainbird - Front Garage Wall*

Anti-siphon Device Location: *Front Exterior*

Number of Zones Installed: *7*

Rain Gauge Installed: *Yes*

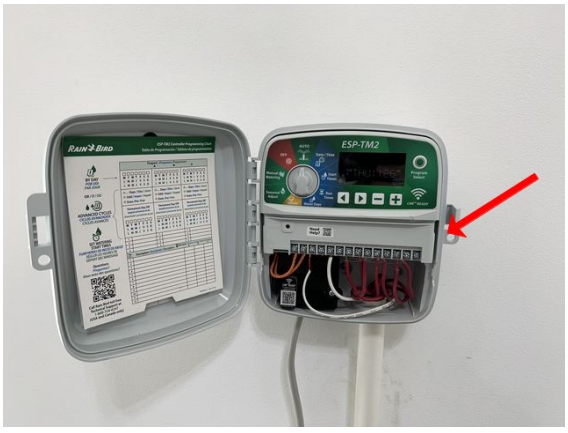
Shut-off Valve Installed: *Not present or could not be verified*

Lawn and Garden Sprinkler System Deficiencies:

☑ **The sprinkler system is not installed with a shut-off valve between the water meter and anti-siphon device or could not be located at the time of inspection.**

☑ **The sprinkler controller interior cover is missing.**

Sprinkler system winterized, not operated



Sprinkler interior cover panel missing

Note: *The sprinkler system was winterized at the time of inspection. The sprinkler system was not inspected for performance. Only visible deficiencies are notated above if applicable.*

A+ HOME INSPECTIONS
Structural & Mechanical

INVOICE

Client: John Doe

Mail Payments to:

A+ Home Inspections
6786 Cutten Parkway
Houston, TX 77069

Electronic Payments to:

Zelle Payment to 832-265-8238
Venmo Payment to @David-Rogers-202

INVOICE NUMBER	Inspection Report Sample
INVOICE DATE	02/13/2023
LOCATION	1234 Anywhere Street Houston, TX 77000
REALTOR	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	$0.00
	TAX	$0.00
	TOTAL	$0.00
	BALANCE DUE	**$0.00**

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