



# All State Home Inspections LLC

PO Box 203  
Millsap, Texas 76066  
Bryan Thomas  
940-452-7719







# PROPERTY INSPECTION REPORT FORM

Joe Doaks <i>Name of Client</i>	11/11/2022 <i>Date of Inspection</i>
1234 Anywhere Ln, Dallas, TX 12245 <i>Address of Inspected Property</i>	
Bryan Thomas <i>Name of Inspector</i>	25257 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**All State Home Inspections, LLC**

PO Box 203  
Millsap, Texas 76066  
Phone 940-452-7719

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**PROPERTY INSPECTION REPORT**

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**Prepared For:** Joe Doaks

(Name of Client)

**Concerning:** 1234 Anywhere Ln, Dallas, TX 12245

(Address or Other Identification of Inspected Property)

PROPERTY FACES: East  
STRUCTURE WAS: Single-Story  
PROPERTY WAS: Occupied

WEATHER WAS: Sunny  
OUTSIDE TEMP: Above 60  
REPORT NUMBER: Sample Report  
INSPECTION FEE: \$0.00

PARTIES PRESENT AT INSPECTION: None

RIGHT/LEFT AND FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

# AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227-535.233** of the *Texas Real Estate Commission* by which we are regulated.

**Scope of Inspection:** This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. No intrusive, moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. *When an item is noted as deficient, not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.*

**Limitations of the inspection:** There are certain situations that arise while inspecting a home that will alter the way the home is inspected in certain areas of the inspection. Listed below are some alterations on the way the home inspection will go. All State Home Inspections choose these limitations due to potential dangers to the inspector if the inspection follows the SOP set out by TREC. All State Home Inspections want the client to know how the inspection is to be handled and any components that may not be thoroughly inspected.

***Foundations:*** Crawl space beneath a house will be inspected from the opening or access panel to the crawl space ONLY. All State Home Inspections do not go under dwellings due to risks and hazards of animals, disease, electrocution etc. The Customer has the right to choose another home inspection company that does a more comprehensive inspection of crawl spaces; but if the customer chooses All State Home Inspection to do the inspection of the home and the home has a crawl space, it is understood by the customer the scope of the inspection of a crawl space.

***Roofs:*** All State Home Inspections will not climb on a roof in several situations that include the following:

- I. The roof is wet and or slick due to moisture.
- II. Walking on the roof may damage roofing material such as clay Spanish tile roofs.
- III. The roof of a 2-story residence or if the pitch is so great, it may be dangerous to get on the roof
- IV. There are imminent dangers to accessing the roof of if the inspector feels it is unsafe to access the roof.

The roof in all cases will be inspected either from the ground or atop a ladder or both with binoculars if the inspector does not climb on the roof.

***Electrical Service Panels:*** In the process of inspecting an electrical service panel, the inspector must remove the front cover to gain access to the branch circuit wires where they connect to the breakers. This can be a hazardous activity in a dry location much less any area that has moisture and the inspector has to enter the service panel. Due to the hazard of moisture and electricity, All State Home Inspections will not enter a service panel that is located on the outside wall of a residence in the following circumstances:

- a) If there has been a recent rain and the inspector has to stand in a moist environment to gain access to the panel.
- b) It is raining at the time of the inspection. The customer may reschedule another time with All State Home Inspections on a more favorable day to inspect the electrical panel. Rescheduling or secondary trip charges may apply.
- c) If it is foggy or excessive moisture in the air.
- d) The ground has morning dew on grasses and plants where the inspector must stand to do the inspection of the panel.
- e) In Basements, the main issue is a wet or damp floor. It will be at the inspectors discretion if the electrical panel will be inspected.

**Appliances:** Any appliance that has dishes of other contents in them will not be operated. A visual inspection only will be conducted.

**Under Optional Systems**

**Swimming Pools:** All State Home Inspections does not inspect the components of a swimming pool at this time. We do inspect the electrical connections coming from the service or sub-panel and will note any safety issues that are visually observed while in the pool area.

**Private Water Wells:** All State Home Inspection does not inspect private water wells at this time.

**Private Septic/Sewer:** All State Home Inspections does not inspect private septic, sewer or aerobic systems at this time. **All State Home Inspections does offer a sewer camera inspection for an additional fee.**

**Yard Irrigation (Sprinkler Systems):** All State Home Inspection does not inspect yard irrigation systems.

**Limitation of Liability:** By signing this agreement or upon acceptance of this report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Additionally, the Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

**Dispute Resolution:** In the event a dispute arises regarding the inspection that has been performed under this agreement, the Client agrees to notify Allstate Home Inspections LLC within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and All State Home Inspections LLC, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

**Defense Costs:** In the event the purchaser files suit against All State Home Inspections LLC or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by All State Home Inspections LLC if the purchaser fails to prevail in the lawsuit.

**Exclusivity:** The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for All State Home Inspections LLC to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification.

By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them.

Customers Name (Printed) \_\_\_\_\_

*On File*

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secondary Signature (Not Required)

\_\_\_\_\_  
Date

*Bryan Thomas*

\_\_\_\_\_  
Inspectors Signature  
Professional Home Inspector TREC #25257

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

*Type of Foundation(s):* Slab on Ground

*Comments:*

**Inspector Note:**

- ✓ No evidence of excessive movement or structural failure observed at this time. Small random cracks, separations, and other similar signs indicate some movement due to type of foundation, age, consolidation, and soil and drainage characteristics.
- ✓ The foundation appears to be performing as designed at this time, in my opinion.

**Deficient Item(s): Foundation**

- ✗ The slab is popped in (Southwest Corner). These would need buttering-up / dressing-up / a "beam patch" if desired



### B. Grading and Drainage

Note: Foundation area surface and/or subsurface drains are not inspected.

*Type of Drainage:* Grade and Partial Gutters

*Comments:*

**Inspector Notes:**

- ✓ Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation and have no low spots to allow pooling next to foundation.
- ✓ Soil drainage slope appears to be away from the home in all areas, with no signs of water pooling near the slab.

### C. Roof Covering Materials

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

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I	NI	NP	D
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*Types of Roof Covering:* Composition  
*Viewed From:* Walked entire roof  
*If not inspected from roof level:* N/A

*Comments:*

**Inspector Notes:**

✓ No lifting/damaged/missing shingles or other abnormalities beyond normal wear and tear observed at this time.

**D. Roof Structures and Attics**

*Type of Framing:* Conventional  
*Viewed Attic:* From attic access to A/C decks and attic storage area(s)  
*Approximate Average Depth of Insulation:* 6-8 inches  
*Type of Insulation:* Rockwool  
*Attic Ventilation:* Gable Vents

*Comments:*

**Inspector Notes:**

✓ Performed a visual inspection. Areas where decking is not present or where the attic and attic floor is not visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.), or where physical egress may result in accidental/ incidental damage is not physically accessed but is viewed from a distance with a flashlight from an accessible area.

*Note:* There is the possibility that defects or other problems are present but not visible due to these conditions. During an inspection the attic insulation is never moved or otherwise disturbed, so anything under the insulation is not examined. Condition of attic and interior ceilings and walls seem to indicate that there are no major defects relating to the attic or roof at the time of the inspection

✓ The roof decking appears reasonably level, which indicates the present attic bracing for the roof is performing adequately at this time.

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

*Note:* Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...

*Type of Exterior Walls:* Brick

*Comments:*

**Inspector Notes:**

✓ All areas seem to be sealed against possible weather penetration of the exterior walls.

**F. Ceilings and Floors**

*Note:* Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, insulation, etc...

*Comments:*

**Inspector Notes:**

✓ No signs of water stains to indicate active or ongoing leaks.

**Deficient Item(s): Ceilings & Floors**

I=Inspected

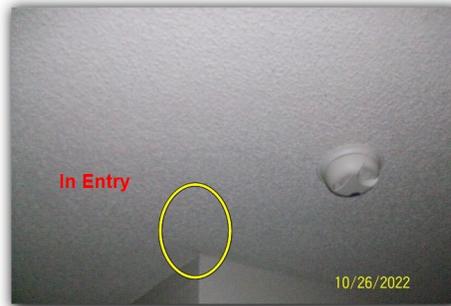
NI=Not Inspected

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I NI NP D

**X** Observed sheetrock cracks in some of the ceilings/vaulted ceilings, i.e., in the entry hall and in the garage



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

*Comments:*

**Inspector Notes:**

✓ Doors worked in reasonable manner and appear to be functioning properly.

**Deficient Item(s): Doors (Interior & Exterior)**

**X** Exterior exit doors with keyed deadbolts, can be hazardous in emergencies. Example: interior fire and cannot find key



**H. Windows**

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, solar screens, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

*Type of Windows:* Storm

*Type of Glazing:* Double Pane Thermal Seal

*Comments:*

**Inspector Notes:**

✓ All accessible windows are opening and closing properly.

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

*Comments:*

**Inspector Notes:**

**J. Fireplaces and Chimneys**

*Location/Type of Fireplace:* Wood burning, Living Room

*Comments:*

**Inspector Notes:**

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I	NI	NP	D
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- ✓ The metal/masonry firebox is a wood burner with a gas starter bar; no leaks were detected.
- ✓ The wood burning masonry unit appears to be performing as intended at the time of inspection.

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

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

Comments:  
Inspector Notes:

**L. Other**

Comments:  
Inspector Notes:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Main Panel Location: Exterior  
AFCI's Location: None in Place

Comments:  
Inspector Notes:

**Deficient Items: Service Entrance and Panels**

**X** Arc-fault circuit interrupting (AFCI) devices not observed in the panel box. AFCI's were first required in bedrooms in January 2002. Starting in January 2008, Combination AFCI's are required in all 15-20 amp non-GFCI circuits. An arc fault is an unintended arc created by current flowing through an unplanned path. AFCI's are designed to detect arcing and trip the circuit off. (See attached TREC Form OP-I)

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

**Note 1:** Lights and equipment activated by photocell switches are not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

**Note 2:** Smoke alarms are not checked when a security system is in place.

Type of Wiring: Copper  
GFCI's Located at: NONE  
Smoke Alarms Located at: Outside each separate bedroom area in the immediate vicinity

Comments:  
Inspector Notes:

**Deficient Item(s): Branch Circuits, Connected Devices and Fixtures**

**X** No Ground Fault Circuit Interrupter (GFCI's) receptacle(s) in place at the following locations: Kitchen, Kitchen Counter, Bathrooms, Dishwasher, Garage, Exterior, Rear Patio, Utility Room, Master bath. GFCI's may not have existed or may not have been required in all of these locations when the house was built. (See attached TREC Form No. OP-I)

**C. Other**

Comments:  
Inspector Notes:

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

I=Inspected

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I NI NP D

**A. Heating Equipment**

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

Type of Systems: Central Forced Air  
Energy Sources: Gas

Comments:

Inspector Notes:

- ✓ Inspection of the gas heat exchanger is beyond the scope of this inspection. Exchanger inspection requires disassembling of heating unit by Qualified Heating Specialist.
- ✓ Gas heating units responded to control and produced over 100 degrees of hot air at supply registers.

**B. Cooling Equipment**

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees because of possible damage to the compressor.

Type of Systems: Central- Forced Air System

Comments:

Inspector Notes:

- ✓ The cooling unit responded to control; supply air temperature measured 53°F and return air temperature measured 72.6°F. This is within the acceptable temperature differential range of 15 to 22 °F.
- ✓ The outside condensers are relatively level, line insulation is in relatively good condition and the shut-off boxes are within sight with the inner cover present.



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

Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:

- ✓ Consistent temperatures readings at supply registers.

**D. Other**

Comments:

Inspector Notes:

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NP=Not Present

D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

#### A. Plumbing Supply, Distribution Systems and Fixtures

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. . the pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems and on demand hot water systems are not inspected. Laundry equipment is not operated to check the drain system.

Location of water meter: Front Right Yard

Location of main water supply valve: Unable to locate

Static water pressure reading: 60-70 PSI

Number of Bathrooms: 2

Comments:

**Inspector Notes:**

- ✓ Water flowed normally.
- ✓ All fixtures were run for 1 minute to look for leaks.
- ✓ Shower(s) checked for 5-10 minutes for the possibility of leaks.
- ✓ Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.
- ✓ Refrigerator water supply lines and valves not inspected.

✗ Exterior hose faucets (some/all) are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home. ((See TREC Notice on page 2 of this report))

✗ Exterior hose faucets; all are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home. (See attached TREC Form No. OP-1)

#### B. Drains, Wastes, and Vents

**Note:** This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location Of Clean-Outs: Flower Bed South, Flower Bed West

Comments:

**Inspector Notes:**

- ✓ Water drained normally at all of the interior plumbing fixtures.

#### C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

**Inspector Notes:**

- ✓ Water heater(s) is operating and delivering hot water to all fixtures at this time.

#### D. Hydro-Massage Therapy Equipment

Pump was: N/A

GFCI Protected: N/A

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I	NI	NP	D
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Comments:

Inspector Notes:

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

Location of gas meter: South Side Of House

Type of gas distribution piping material: Galvanized Pipe

Comments:

Inspector Notes:

✓ No gas leaks detected with a gas detector at accessible flex lines.

**F. Other**

Comments:

Inspector Notes:

**V. APPLIANCES**

**A. Dishwashers**

Comments:

Inspector Notes:

✓ The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

**B. Food Waste Disposers**

Comments:

Inspector Notes:

✓ Disposer operated without excessive noise or vibration and no leaks or damages noted.

**C. Range Hood and Exhaust Systems**

Type: Recirculating

Comments:

Inspector Notes:

✓ Unit responded to controls, fan and light operated at all speeds/settings, and filters are in place.

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

Type of Cooking Appliance: Gas Cooktop/Double Gas

Comments:

Inspector Notes:

✓ Burners/elements are properly responding.

✓ The upper oven produced a reading of 350°F at a 350°F setting in BAKE mode. The lower oven produced a reading of 350°F at a 350°F setting in BAKE mode This is within the acceptable range of ±25°F.

**E. Microwave Ovens**

Note: Microwave ovens are not checked for radiation leakage.

Comments:

Inspector Notes:

✓ The unit responded to control and passed the water heat test.

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I	NI	NP	D
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     **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Types Present:* Exhaust Fan/Exhaust Fan  
  
*Comments:*  
**Inspector Notes:**  
 ✓ Exhaust fans responded to control without excessive noise or vibration and vents terminated to the exterior.

     **G. Garage Door Operators**  
*Comments:*  
**Inspector Notes:**  
 ✓ Opener(s) did respond to control, did open and close the garage door(s), and did auto-reverse as designed.

     **H. Dryer Exhaust Systems**  
 Note: Laundry equipment is not moved to check vents.  
  
*Comments:*  
**Inspector Notes:**  
 ✓ Dryer appears to be properly vented to the exterior.

     **I. Other**  
*Comments:*  
**Inspector Notes:**

**VI. OPTIONAL SYSTEMS**

     **A. Landscape Irrigation (Sprinkler) Systems**  
*Backflow Preventer In Place:* Unable to Locate  
*Number of Zones:* Unknown

*Comments:*  
**Inspector Notes:**

     **B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*Type of Construction:* N/A

*Comments:*  
**Inspector Notes:**

     **C. Outbuildings**  
*Comments:*  
**Inspector Notes:**

     **D. Private Water Wells (A coliform analysis is recommended)**  
*Type of Pump:* N/A  
*Type of Storage Equipment:* N/A

*Comments:*  
**Inspector Notes:**

     **E. Private Sewage Disposal Systems**  
*Type of System:* N/A  
*Location of Drain Field:*

*Comments:*  
**Inspector Notes:**

**I=Inspected**

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**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**F. Other Built-in Appliances**

*Comments:*

**Inspector Notes:**

**G. Other**

We do not inspect: whole house attic fans, stand alone refrigerators, mini-refrigerators, icemakers, wine coolers or wine cellars, washer/dryers, cabinets.

*Comments:*

**Inspector Notes:**

## SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

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### FOUNDATIONS

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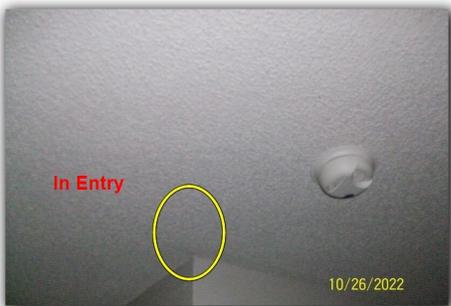
- X The slab is popped in (Southwest Corner). These would need buttering-up / dressing-up / a “beam patch” if desired



### CEILINGS AND FLOORS

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- X Observed sheetrock cracks in some of the ceilings/vaulted ceilings, i.e., in the entry hall and in the garage



### DOORS (INTERIOR AND EXTERIOR)

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- X Exterior exit doors with keyed deadbolts, can be hazardous in emergencies. Example: interior fire and cannot find key



## SERVICE ENTRANCE AND PANELS

- X** Arc-fault circuit interrupting (AFCI) devices not observed in the panel box. AFCI's were first required in bedrooms in January 2002. Starting in January 2008, Combination AFCI's are required in all 15-20 amp non-GFCI circuits. An arc fault is an unintended arc created by current flowing through an unplanned path. AFCI's are designed to detect arcing and trip the circuit off. (See attached TREC Form OP-I)

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- X** No Ground Fault Circuit Interrupter (GFCI's) receptacle(s) in place at the following locations: Kitchen, Kitchen Counter, Bathrooms, Dishwasher, Garage, Exterior, Rear Patio, Utility Room, Master bath. GFCI's may not have existed or may not have been required in all of these locations when the house was built. (See attached TREC Form No. OP-I)

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- X** Exterior hose faucets; all are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home. (See attached TREC Form No. OP-I)