



Texas Professional Inspections, LLC

979-777-9401  
texasproinspections.com

TEXAS PROFESSIONAL INSPECTIONS

(979) 777-9401

[admin@texasproinspections.com](mailto:admin@texasproinspections.com)

<http://www.texasproinspections.com>



## TPI HOME INSPECTION REPORT COPY

1234 Main St.  
College Station, TX 77845

Buyer Name  
08/02/2020 9:00AM



Inspector  
**Steve Jolly**  
TREC #7002  
(979) 777-9401  
[admin@texasproinspections.com](mailto:admin@texasproinspections.com)



Agent  
Agent Name  
555-555-5555  
[agent@spectora.com](mailto:agent@spectora.com)



# PROPERTY INSPECTION REPORT

Prepared For:Buyer Name

(Name of Client)

Concerning:1234 Main St. College Station TX 77845

(Address or Other Identification of Inspected Property)

By:Steve Jolly - TREC #7002

(Name and License Number of Inspector)

08/02/2020 9:00AM

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **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 require 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.

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**

#### *Inspection Information:*

**NOTICE: This report is paid for by and prepared for the client named above and is not transferable.**

#### **Directional References Are Made From Facing Front Entry**

**Pictures:** The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified.

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

*Occupancy:* Vacant

*Weather Conditions:* Cloudy

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

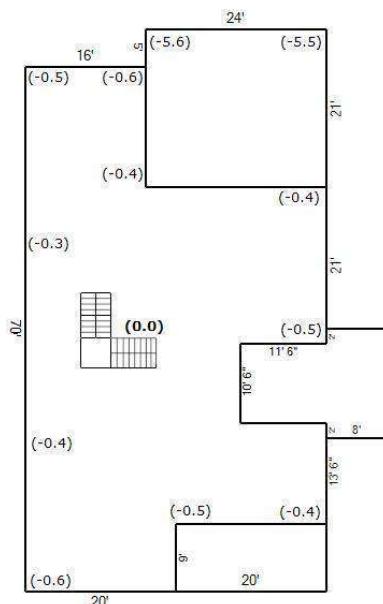
*Comments:*

**Inspection Notes** The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

***Future performance of the structure cannot be predicted or warranted.***

*Elevation Survey:*

Elevation measurements can be useful, but should not be relied on as a definitive statement of foundation condition. Elevation is measured against a benchmark "0" set in the middle of the structure and indicated at lower (-) or higher (+) than the benchmark. Measurements are in inches.

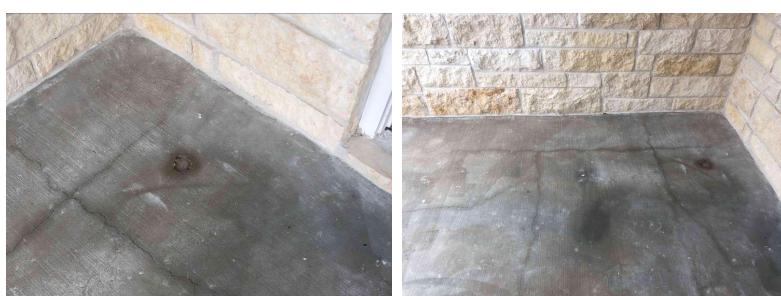


*Foundation Opinion:* Performing as intended -

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little affects of movement.

*Discrepancy Noted::*

Surface cracks and voids noted at front porch. These appear to be the result of curing, however, these areas should be monitored



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**B. Grading and Drainage**

*Comments:*

**Maintenance** Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

*Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.*

*Observations:* Underground drainage systems should be monitored to ensure efficient drainage

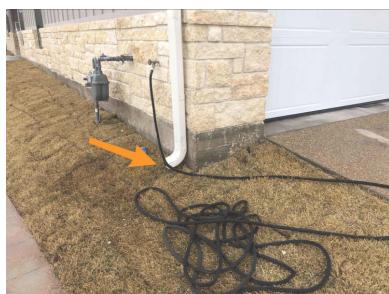


**1: Erosion At Downspouts**

**Deficiency**

Splash blocks or extensions should be installed to the gutter system downspouts where needed to prevent erosion adjacent to the foundation.

Recommendation: Contact a qualified lawn care professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* 30--40 year composition shingle

*Viewed From:* Ground due to rain

*Comments:*

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

*Performance Opinion:* Good condition -

**Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition.**

**D. Roof Structure & Attic**

*Viewed From:* Floored Attic Space

**I NI NP D**

*Approximate Average Depth of Insulation: 12+*

*Comments:*

**Notes** Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

**Maintenance** Keep attic ventilation openings clean and covers secure.

*Accessible areas of attics are inspected. Power ventilation fans are not tested.*

*Observations:* Framing performing, Floored storage area, Limited visibility



**1: Missing Attic Insulation**

**⊖ Deficiency**

Over Rear Bedroom

Gaps in the insulation can cause condensation and heat loss. Add / replace insulation as necessary for adequate thermal protection

Recommendation: Contact a qualified insulation contractor.



**2: Utility Obstructions**

**⊖ Deficiency**

Gas and AC drain pipes, and electrical wires crossing the attic walkway floor need to be covered for protection or relocated.

**I NI NP D**

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

*Comments:*

Walls are inspected for proper installation and deficiencies related to performance or water penetration. Cosmetic damage is generally not reported.

**1: Broken /Cracked Siding**

**Deficiency**

Various Locations

All damaged / cracked siding should be repaired or replaced and any cracks sealed to keep the integrity of the weather envelope provided by exterior wall coverings.

Recommendation: Contact a qualified siding specialist.



**2: Paint Covering Needs Improvement**

**Maintenance Item**

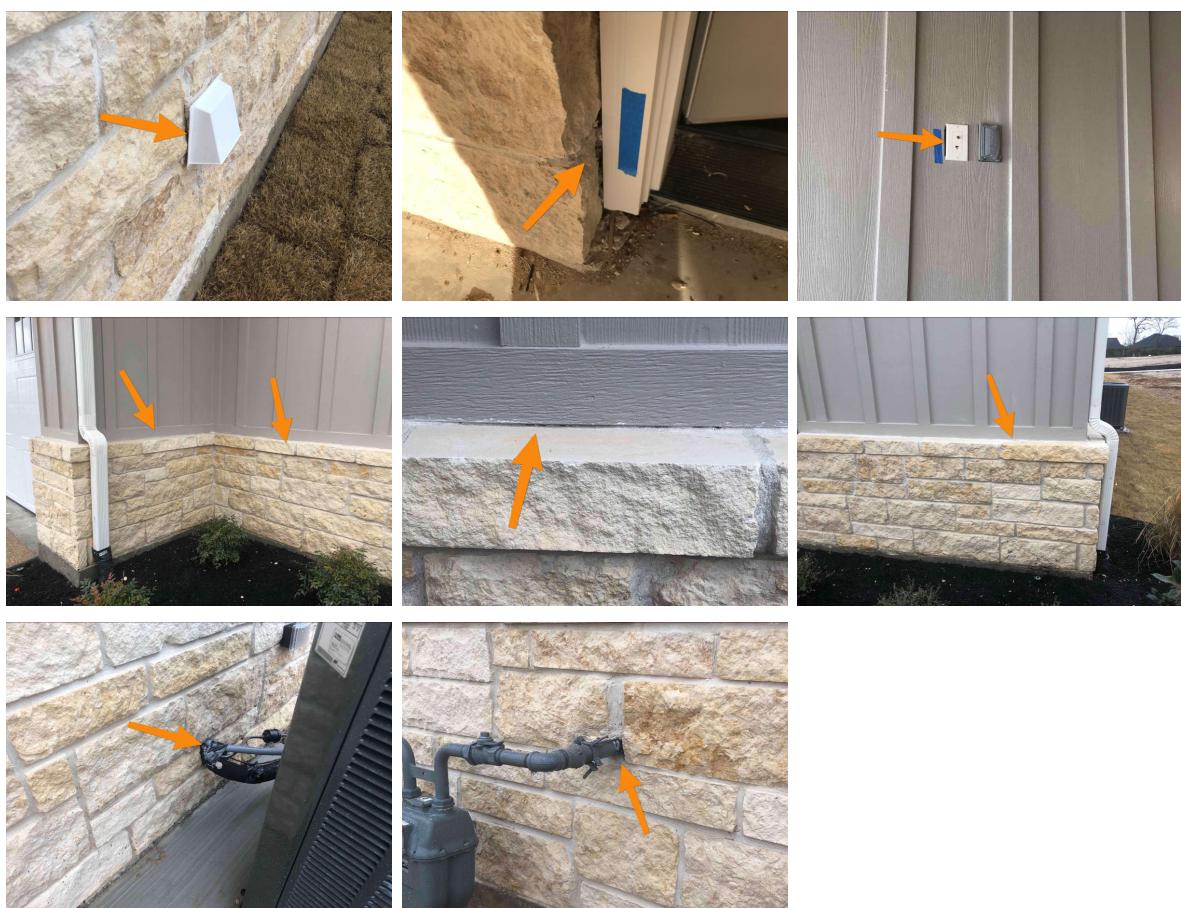
Exterior paint is incomplete in several areas.

Recommendation: Contact a qualified painting contractor.

**I NI NP D****3: Gaps At Exterior Wall****⊖ Deficiency**

Seal all gaps at joints and utility penetrations to prevent moisture and pest intrusion.

Recommendation: Contact a qualified professional.

**4: Voids In Masonry Mortar Joints****⊖ Deficiency**

Various Locations

**I NI NP D**

Mortar is less durable than brick, and can be maintained by "repointing." To repoint, chip the old mortar out to a depth of -inch to -inch. Then dampen the joints with water, and repack with new mortar.

Recommendation: Contact a qualified masonry professional.



## 5: Interior Unfinished Work /Cosmetic Repairs

### ● Deficiency

Unfinished work, painting and cosmetic repairs or touch ups are needed.

Recommendation: Contact a qualified professional.



Master Shower

Cracked crown molding

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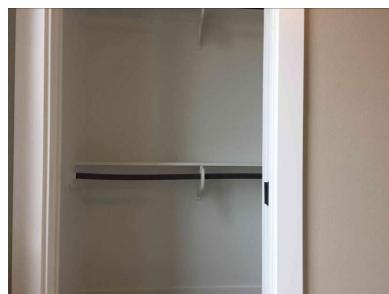
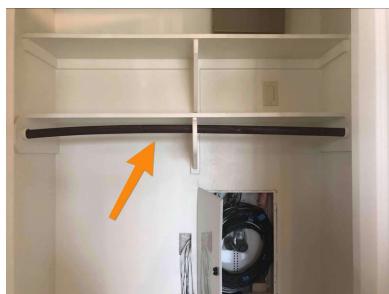


## 6: Warped Closet Dowel Rods

⊖ Deficiency

Front Entry Closet, 2nd Floor Closet

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

### 1: Cosmetic repair needed at floor covering.

⊖ Deficiency

Living Room

Flooring has been over cut at floor receptacle.

Recommendation: Contact a qualified professional.



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

*Comments:*

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

**Change of Occupancy** Client should consider replacing exterior door locks.

**1: Cabinet hinges not properly installed.**

**Deficiency**

A few cabinet doors need hinge adjustment to properly function.

Recommendation: Recommended DIY Project



**2: Door Doesn't Latch**

**Deficiency**

Laundry Room Ironing Board Closet

Latch is missing.

Recommendation: Contact a qualified handyman.



**3: Weatherstripping Missing**

**Deficiency**

Attic Entry, Front Entry

No weatherstripping is installed at the door frame.

Recommendation: Recommended DIY Project

**I NI NP D****4: Self Closing Hinges Need Adjustment**

Self closing hinges do not provide enough tension to fully close the door.

Recommendation: Contact a qualified professional.

**5: Door handle trim installed out of square.**

Front Entry, Attic Access Door

Recommendation: Contact a qualified professional.



**H. Windows**

*Comments:*

**Inspection Notes** A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.



**I    NI    NP    D****1: Latch Not Properly Installed**

Maintenance Item

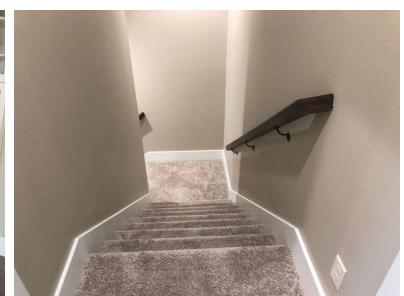
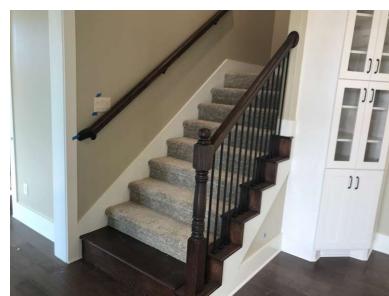
1st Floor Rear Bedroom

Window latches needed to prevent unwanted entry and proper function.

Recommendation: Contact a qualified professional.

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

A proper and secure handrail should be provided for all interior stairs. Stairs and balcony railings should have openings no greater than 4 inches. To prevent a trip hazard, stairs should have a consistent rise and run. Doors should open to a landing, not into a stairwell.

    **J. Fireplaces and Chimneys***Comments:*

Combustible materials should have adequate clearance from the firebox opening. Firebox material will degrade from normal use.

*Inspector does not verify the integrity of the flue, perform a chimney smoke test, or determine the adequacy of the draft.*

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

**Notes** Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

**Change of Occupancy** Accessory structures may have been installed for specific purposes and may need to be altered or removed.

**I NI NP D**

**Maintenance** Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.



*Discrepancy noted::*

Stain has not been applied to exposed patio structure.



## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

**Notes** Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

**Change of Occupancy** Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

**Inspection Notes** Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.



*Observations:* 200 amp, Located on exterior

*Sub-Panel:* Located in garage

*Note:* :

Sub-panel in garage was inaccessible at time of inspection due to appoxy floor coating installation.

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

*Type of Wiring:* Copper

*Comments:*

**Notes** The majority of branch circuit wiring is inaccessible.

**Change of Occupancy** Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

**Inspection Notes** A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g.,TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

**1: Exposed Ends & Splices**

● **Deficiency**

Attic Space

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.

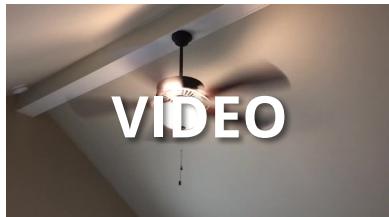
**I NI NP D**

Attic Under AC Cabinet Plenum

**2: Ceiling Fan Out Of Balance****Deficiency**

Ceiling fan wobbles when operating. Check for loose fan blades and install balancing kit if necessary.

Recommendation: Contact a qualified professional.

**3: Ungrounded Receptacle****Deficiency**

Left Of Fireplace

Check for proper wiring of the electrical receptacle.

Recommendation: Contact a qualified electrical contractor.



### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Gas

*Comments:*

The inspection of the heating system is limited to the response of the system at the thermostat, a visual observation of the equipment, and the removal of any normal access panels.

*Observations:* Good Condition, Performing as intended

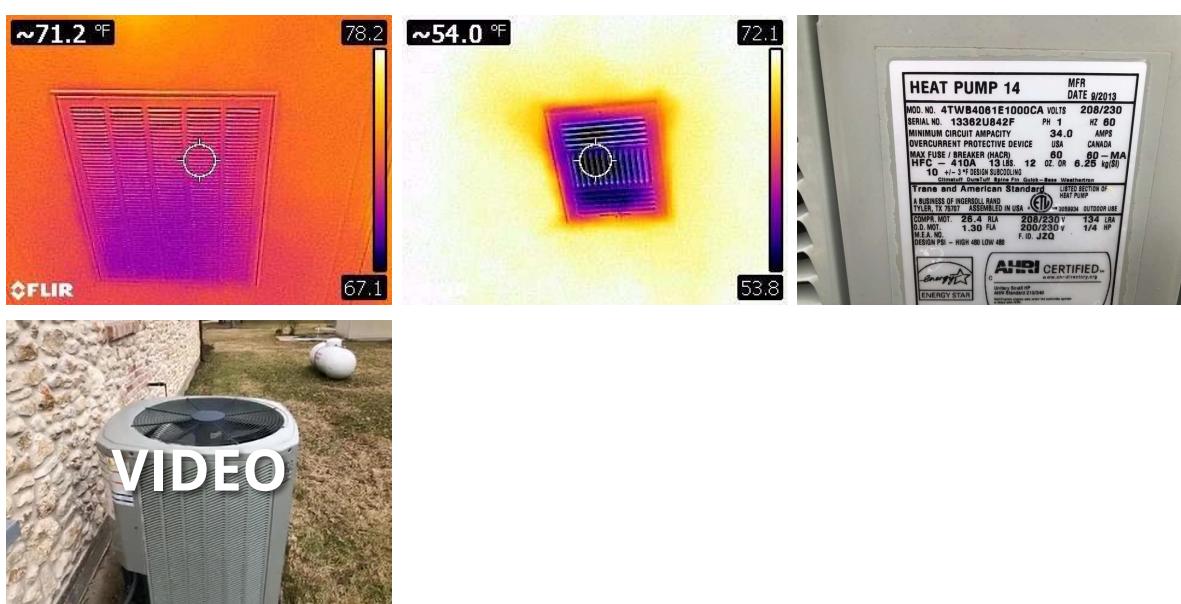


**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Comments:*

Installation and access to the system are checked. Temperature readings are taken to gauge proper operation of systems. Refrigerant pressure levels are not checked. Cooling systems are not operated when outside temperature is below 60 degrees.



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

*Comments:*

**Notes** Balancing air flow of the conditioned air to the various parts of the building is the goal of a distribution system. This is usually accomplished with the use of different duct sizes and duct placement.

*Installation and condition of visible ducts are checked. Sizing, efficiency, or adequacy of the duct system is not verified.*

#### 1: Excessive Bends In Flexible Ducts

**I NI NP D****⊖ Deficiency**

Various Locations

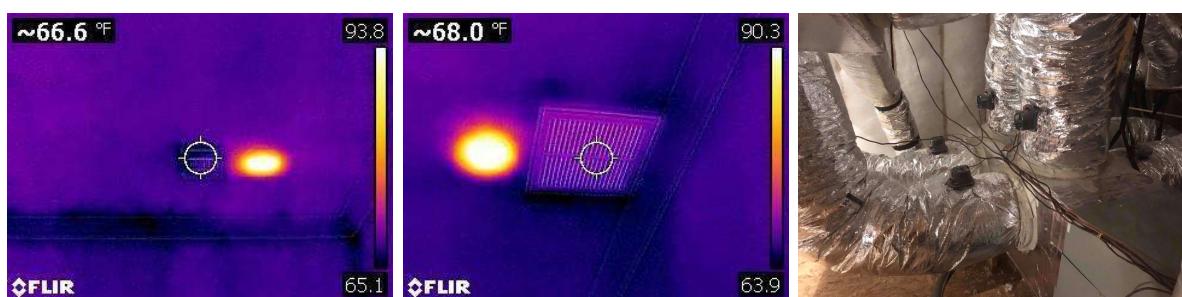
Flexible air ducts should have no sharp bends and be supported every 4 feet.

Recommendation: Contact your builder.

**2: No air flow in zoned bedroom****⊖ Deficiency**

First floor front bedroom did not show any temperature differential when heating system was active.  
Zone control should be evaluated further by installer.

Recommendation: Contact a qualified professional.



## IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Back Yard

*Location of main water supply valve:* Meter, Garage



*Static water pressure reading:* 60-70 psi

*Comments:*

**Change of Occupancy** Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

*Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.*

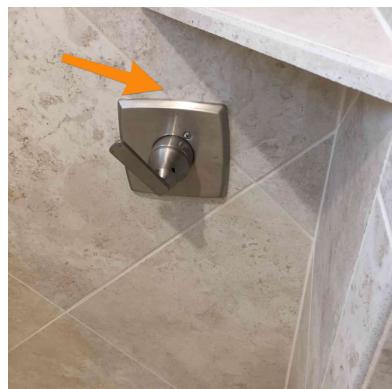
**1: Tub - Seal Wall Penetrations**

**Deficiency**

Master Bath

Tub/shower plumbing penetrations need to be sealed.

Recommendation: Contact a handyman or DIY project



**2: Shower door binds and operates with excessive noise.**

**Deficiency**

Master Bathroom

**I NI NP D**

Recommendation: Contact a qualified professional.

**3: Flexible gas pipe routed across walkway in attic.****⊖ Deficiency**

Gas piping should be installed in a manor to prevent damage to pipe and tripping hazard.

Recommendation: Contact a qualified professional.

    **B. Drains, Wastes, & Vents***Comments:*

**Notes** Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

**Change of Occupancy** Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

**Maintenance** Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

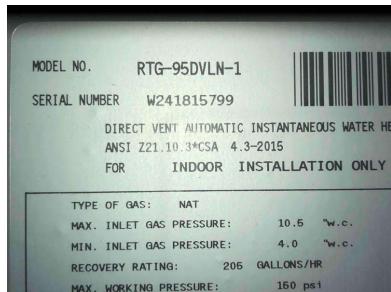
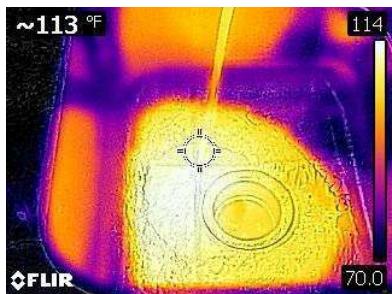
*Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.*

    **C. Water Heating Equipment***Energy Sources:* Gas*Capacity:* Tankless*Comments:*

Water heater lifespans largely depend on maintenance.

**Inspection Notes** Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

**Change of Occupancy** Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

**I    NI    NP    D**

*Observations:* New, Performing as intended

- D. Hydro-Massage Therapy Equipment**

*Comments:*

*Description:* Operating as intended -

Hydro-massage tubs should have an access to inspect and service the plumbing and motor. The motor should be on a dedicated electrical circuit with GFCI protection.

**Change of Occupancy**

Client should operate the tub with a cleaning solution (check manufacturer recommendations) to remove debris before use. Op



## V. APPLIANCES

*Standards:*

General provisions. The inspector is not required to:  
 operate or determine the condition of other auxiliary components of inspected items;  
 test for microwave oven radiation leaks;  
 inspect self-cleaning functions;  
 disassemble appliances;  
 determine the adequacy of venting systems; or  
 determine proper routing and lengths of duct systems.

**Dishwashers.** The inspector shall report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting;  
 rusted, missing or damaged components;  
 the presence of active water leaks; and  
 the absence of backflow prevention.

**Food waste disposers.** The inspector shall report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting;  
 missing or damaged components; and  
 the presence of active water leaks.

**Range hoods and exhaust systems .** The inspector shall report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting;  
 missing or damaged components;  
 ducts that do not terminate outside the building, if the unit is not of a re-circulating type or configuration; and  
 improper duct material.

**Electric or gas ranges, cooktops, and ovens .** The inspector shall report as Deficient:  
 inoperative units;  
 missing or damaged components;  
 combustible material within thirty inches above the cook top burners;  
 absence of an anti-tip device, if applicable;  
 gas leaks;  
 the absence of a gas shutoff valve within six feet of the appliance;  
 the absence of a gas appliance connector or one that exceeds six feet in length;  
 gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings; and  
 deficiencies in:  
 thermostat accuracy (within 25 degrees at a setting of 350 F);  
 mounting and performance;  
 gas shut-off valves;  
 access to a gas shutoff valves that prohibits full operation; and  
 gas appliance connector materials.

**Microwave ovens.** The inspector shall inspect built-in units and report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting; and  
 missing or damaged components.

**Mechanical exhaust systems and bathroom heaters.** The inspector shall report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting;  
 missing or damaged components;

**I    NI    NP    D**

ducts that do not terminate outside the building; and  
 a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

**Garage door operators.** The inspector shall report as Deficient:  
 inoperative units;  
 deficiencies in performance or mounting;  
 missing or damaged components;  
 installed photoelectric sensors located more than six inches above the garage floor; and  
 door locks or side ropes that have not been removed or disabled.

**Dryer exhaust systems.** The inspector shall report as Deficient:  
 missing or damaged components;  
 the absence of a dryer exhaust system when provisions are present for a dryer;  
 ducts that do not terminate to the outside of the building;  
 screened terminations; and  
 ducts that are not made of metal with a smooth interior finish.

**A. Dishwashers**

*Comments:*

**Notes** Dishwasher are tested for basic function and components are inspected. The dishwasher drain should be routed to provide an air-gap to assure separation of the supply water from the waste water.

**Inspection Notes** Due to their hidden nature, we do not review appliance water supply or hookups.



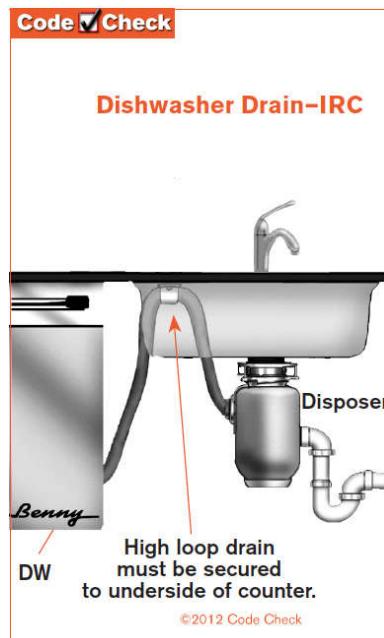
**1: No Air Gap**

 **Deficiency**

The dishwasher discharge (drain) line needs to be elevated above the inlet to disposal or drain pipe so that it has an air gap to prevent debris and gray water from draining down line from disposal or drain pipe and back into dishwasher.

Recommendation: Recommended DIY Project



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**B. Food Waste Disposers**

*Comments:*

Disposers are tested for basic function. Installation and components are inspected - including splash guard, grinding components, and exterior casing.



**C. Range Hood and Exhaust Systems**

*Comments:*

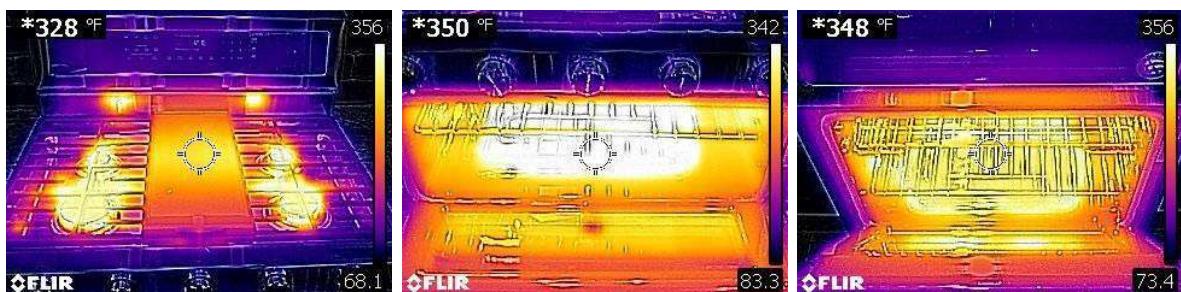
Range hoods are tested for basic function. Fan, ducting, and light components are inspected.



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

*Comments:*

Oven self-cleaning operation and timers are not tested.

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**E. Microwave Ovens**

*Comments:*

Microwave operability and components are inspected.



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

*Comments:*

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

**G. Garage Door Operators**

*Comments:*

Garage door opener controls should be out of reach of children. Manual locks should be disabled. Safety reversing features should be functional.



**H. Dryer Exhaust Systems**

*Comments:*

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building, and should be equipped with a back-draft damper. Permanent exhaust system should be constructed of rigid metal ducts with smooth interior surfaces. Screens should not be installed at the duct termination. Plastic ducts should never be used.

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## **VI. OPTIONAL SYSTEMS**

*Standards:*

An inspector is not required to inspect the components or systems described under this section. If an inspector agrees to inspect a component or system described under this section, the general provisions under 535.227 of this title and the provisions and requirements of this section applicable to that component or system apply.

**Landscape irrigation (sprinkler) systems.**

The inspector shall:

manually operate all zones or stations on the system through the controller;  
report as Deficient:

the absence of a rain or moisture sensor,  
inoperative zone valves;

surface water leaks;

the absence of a backflow prevention device;

the absence of shut-off valves between the water meter and backflow device;

deficiencies in the performance and mounting of the controller;

missing or damaged components; and

deficiencies in the performance of the water emission devices; such as, sprayer heads, rotary sprinkler heads, bubblers or drip lines.

The inspector is not required to inspect:

for effective coverage of the irrigation system;

the 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.

**Swimming pools, spas, hot tubs, and equipment.**

The inspector shall:

report the type of construction;

report as Deficient:

the presence of a single blockable main drain (potential entrapment hazard);

a pump motor, blower, or other electrical equipment that lacks bonding;

the absence of or deficiencies in safety barriers;

water leaks in above-ground pipes and equipment;

the absence or failure in performance of ground-fault circuit interrupter protection devices; and  
deficiencies in:

surfaces;

tiles, coping, and decks;

slides, steps, diving boards, handrails, and other equipment;

drains, skimmers, and valves;

filters, gauges, pumps, motors, controls, and sweeps;

lighting fixtures; and

the pool heater that these standards of practice require to be reported for the heating system.

The inspector is not required to:

disassemble filters or dismantle or otherwise open any components or lines;

operate valves;

uncover or excavate any lines or concealed components of the system;

fill the pool, spa, or hot tub with water;

inspect any system that has been winterized, shut down, or otherwise secured;

determine the presence of sub-surface water tables;

determine the effectiveness of entrapment covers;

determine the presence of pool shell or sub-surface leaks; or

inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

**Outbuildings.**

The inspector shall report as Deficient the absence or failure in performance of ground-fault circuit

**I NI NP D**

interrupter protection devices in grade-level portions of unfinished accessory buildings used for storage or work areas, boathouses, and boat hoists; and

The inspector shall report as Deficient deficiencies in the structural, electrical, plumbing, heating, ventilation, and cooling systems that these standards of practice require to be reported for the principal building.

**Private water wells.**

The inspector shall:

operate at least two fixtures simultaneously;

recommend or arrange to have performed coliform testing;

report:

the type of pump and storage equipment;

the proximity of any known septic system;

report as Deficient deficiencies in:

water pressure and flow and performance of pressure switches;

the condition of accessible equipment and components; and

the well head, including improper site drainage and clearances.

The inspector is not required to:

open, uncover, or remove the pump, heads, screens, lines, or other components of the system;

determine the reliability of the water supply or source; or

locate or verify underground water leaks.

**Private sewage disposal (septic) systems.**

The inspector shall:

report:

the type of system;

the location of the drain or distribution field;

the proximity of any known water wells, underground cisterns, water supply lines, bodies of water, sharp slopes or breaks, easement lines, property lines, soil absorption systems, swimming pools, or sprinkler systems;

report as Deficient:

visual or olfactory evidence of effluent seepage or flow at the surface of the ground;

inoperative aerators or dosing pumps; and

deficiencies in:

accessible components;

functional flow;

site drainage and clearances around or adjacent to the system; and

the aerobic discharge system.

The inspector is not required to:

excavate or uncover the system or its components;

determine the size, adequacy, or efficiency of the system; or

determine the type of construction used.

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

*Comments:*

Lawn sprinkler systems are inspected in manual mode only. The underground pipes are not visible and not checked for leaks. Coverage of the yard is not determined.

*Note::*

Lawn sprinkler system was not inspected due to temperatures approaching freezing. Client should verify with builder functionality before purchase.

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

**C. Outbuildings**

*Comments:*

**I    NI    NP    D**

**D. Private Water Wells**

**E. Private Sewage Disposal (Septic) Systems**

**F. Other**

*Comments:*