



Detect and Inspect LLC



PROPERTY ADDRESS:

36 Oak Creek Ridge Drive , Longview, Texas 75605

House | 2251 sqft | 3 bedrooms | 2 bathrooms | Year Built 1995



INSPECTED BY:

Tim Hastings



COMPANY:

Detect and Inspect LLC



Lindale , Texas 75771



9039449323



tim@detectandinspect.net



Scan for Web
Report



PROPERTY INSPECTION REPORT FORM

Lisa Martin	2nd Sep, 2023
<i>Name of Client</i>	<i>Date of Inspection</i>
Tim Hastings	25687
<i>Name of Inspector</i>	<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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

The foundation appears to be performing the function intended.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are possible to occur. The inspector's 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.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.



B. Grading and Drainage

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments:

Buyer Note: The number one enemy of a house is water. The more you can do to keep water away from the home the better experience you will have with upkeep and maintenance.



Suggestion to keep trees and vegetation at least one foot away for structure.

The landscape may require a trench, drain or improved landscaping if water stands or puddles after heavy rain. I am unable to determine due to no rain at the time of inspection.

High soil levels/flower/planting beds were observed at the foundation walls. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle

Viewed From: Ground, Ladder, Roof Top

Comments:

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I	NI	NP	D
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Normal wear. Roof does have small areas of damage and poor workmanship. Skylight could us some paint to prevent further rust. Vent should be six inches above the roof. Vent barley meets this requirement. All roof penetrations should be kept in good repair of painting and caulking as part of an annual maintenance program



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I	NI	NP	D				



Skylight condition. Observed rust and missing fastener. Suggest correction, DIY project or qualified professional



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I	NI	NP	D				

The gutters and down spouts were observed to be in need of cleaning. Excess debris can hide possible defects.



Downspouts and gutters were observed to be damaged. Damage, gutters and downspouts result in restricted flow.



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

Satellite dish fasteners should be sealed DIY project or qualified professional



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D. Roof Structures and Attics

Viewed From: Ladder, Other (see comments)

Approximate Average Depth of Insulation: 8 inch, 10 inch

Comments:

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I	NI	NP	D	I	NI	NP	D	I	NI	NP	D	I	NI	NP	D



Unable to determine IC rating for canned lights. IC ratings allow insulation to be next to the canned lights. If the canned light is not IC rated insulation must be removed at least 3 inches from each canned light. IC rating will be labeled inside the canister. Consider using LED lighting because they do not carry as much heat as a Incandescent or halogen bulb. Usually canisters with openings or slits are not IC rated and the openings all for heat to disapeate.



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E. Walls (Interior and Exterior)

Comments:

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

Wall penetrations should be sealed to keep out water, pest and insects. DIY PROJECT: Suggest sealing all exterior wall penetrations and adding to a yearly maintenance program.



Exterior wall is:
Yearly maintenance of caulking and paint is suggested and as needed.



I=Inspected

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I	NI	NP	D
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I observed crack(s) at the interior sheet rock walls; appears to have been caused from some minor settlement and or thermal expansion. Cracks should be monitored and if there is any noticeable changes have a professional builder further evaluate. This was noted but not limited to the following areas:
Recommendation: Recommend monitoring.



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

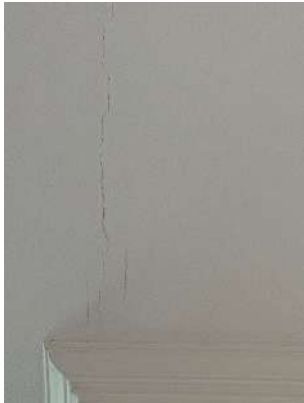


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F. Ceilings and Floors

Comments:

Trim and celing separation noted in various areas. Maybe due to expansion and should be corrected by a qualified professional of a DIY project.



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



Normal wear and tear on flooring
 Laundry floor covering has multiple rips and tears. Consider repair or replacement as deemed necessary



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



Garage floor has moisture cracks throughout. This is not foundational issue suggest monitoring.

Front bedroom ceiling has cracks in drywall and drywall, tape, separated suggest repair from qualified professional or DIY project.



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G. Doors (Interior and Exterior)

Comments:

Exterior Doors;
Threshold

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

Glazing
Weather striping
Caulking x
Handles and locks:



Interior Doors;
Threshold
Glazing
Weather striping
Caulking X
Handles and locks:
Garage home entrance door:
Self Closing Hinges: Yes: or No: X

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

At the time of construction self closing hinges were not a requirement as a 2012 self closing hinges became a requirement for all garage entry into the home tours This is a safety feature, and should be considered



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H. Windows

Comments:

Caulking: X
 Clear
 Hazed X
 Screens in place X
 Screens missing
 Screen Damage X observed multiple damaged screens at more than one window



Caulking:
 Clear
 Hazed x
 Open and closes
 Safety Glazing
 Egress:
 Locks x
 Due to permanent locks, egress is compromised
 Window show signs of condensation possible seal damage

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I	NI	NP	D
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Front windows have broken seal condensation within the windows. Suggest correction by qualified window expert



Lintels (metal strips) above doors and windows are showing signs of rust. Recommended to keep lintels painted and free of rust. At the time of inspection this is NOT a major deficiency
DIY PROJECT: Suggest painting all lintels and adding to a yearly maintenance program.



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I	NI	NP	D
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South east side windows show signs of broken seals, condensation lines within the window panes condensation was not showing at the time of inspection, however, previous lines show possible broken seals. Suggest correction from a window expert



Back porch window is covered due to unskilled golfers like me!



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

I	NI	NP	D
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Unable to open windows due to permanent locking mechanism. Possible egress issue.



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

Comments:

Attic ladder is not installed per manufacturing requirements suggest adding proper fasteners and proper locations



The folding attic stairway in the garage was observed to not be marked/identified fire rated. Garages are consider high fire risk areas. The gypsum board between attached garages and living space serves as fire barrier. When openings are created in the gypsum board for installation items such as folding stairways, fire retardant components rated for this application should be used.

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Comments:

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I	NI	NP	D
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All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use, and not less than annually



Missing, spark, arrestor on chimney, suggest correction by qualified chimney sweep or roofing contractor. Chimney cap (concrete cap) is deteriorated and allows for water to flood the the attic. Correct must be made prior to rain and snow season. See attic pictures for previous water damage areas around the chimney.



I=Inspected

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I	NI	NP	D
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Chimney Flashing conditions



Signs of previous water damage, unable to determine moisture content due to location. Damage is due to deteriorated chimney cap. Suggest immediate repair and replacement to chimney cap.



Fireplace flue is not part of a regular inspection. Gas log fireplace was not lit and pilot light was not on. Suggest further evaluation from a certified chimney sweep.



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



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K. Porches, Balconies, Decks, and Carports

Comments:

Unable to determine concrete condition due to back porch being covered with outdoor carpet



Monitor grouting to keep from water erosion



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

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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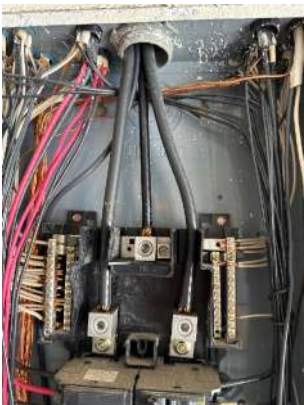
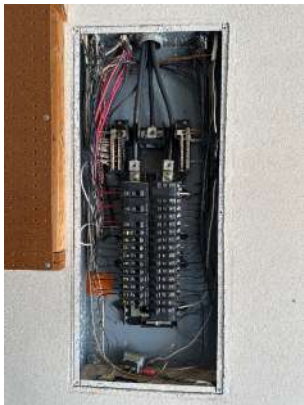
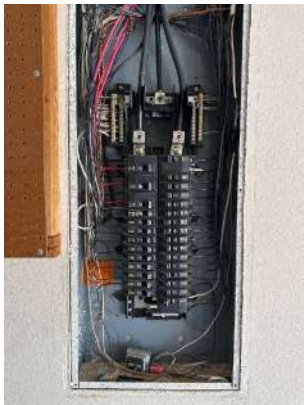
A. Service Entrance and Panels

Comments:

Service panel amperage is 200 amps. Unable to determine ground connection. NOTE Service panel disconnect is on the outside of the home.



White wire is being used as a hot wire and is not properly marked. This is for the water heater in the attic. Suggest correction from a licensed electrician.



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



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

ARC-FAULT CIRCUIT INTERRUPTER. A device intended to provide protection from the effects of arc-faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc-fault is detected.

Arc Faults breakers are upgraded features and many circuits do not have this safety feature because they were not required. Today arc faults are on almost all circuits in a home. Please consider having this upgrade installed.

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

No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. AFCI breakers provide fire protection by opening the circuit when an arcing fault is detected. All 15- and 20-amp 120-volt circuits for dining rooms, living rooms, bedrooms, sun rooms, closets, hallways, or similar areas must be AFCI-protected.

GFCI protection not present in: (areas with an X)

kitchen/bar x

Baths

Garage X (one is installed but does not work)

Outside

Attic X

Laundry X

therapy tub X

Pool/spa

Doc/boat house

basement/room in flood zone.

Suggest new GFCI receptacles or have GFCI breakers installed for the outlets missing GFCI protection listed above.



GFCI protection was not present at all the required locations of this home. Recommend licensed electrician correct deficiency.

N.E.C 210.8(A)(1) through (10) shall have ground-fault circuit interrupter protection at the following location:

- Kitchen
- Bathrooms
- Garages
- Outdoors
- Crawl spaces at or below grade
- Laundry
- Attic receptacles supplying power to electrical equipment

Recommendation Contact a qualified electrical contractor.

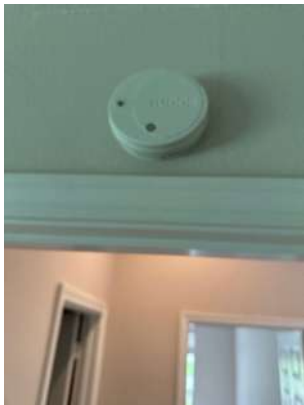
All outside receptacles should be GFCI protected and protected with Water proof coverings

Receptacle or breaker must be GFCI protected. Suggest correction from a qualified licensed professional.

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

Receptacle or breaker must be GFCI protected. Suggest correction from a qualified licensed professional.

Inadequate smoke alarm coverage was observed. It is recommended additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances.
Recommendation Contact a handyman or DIY project.



Garage receptacles do not have GFCI protection. The one GFCI receptacle located in the garage did not work at the time of inspection. At the time of construction GFCI might not have been a requirement. To meet today's standards GFCI is required at all garage receptacle to include receptacles in the ceiling for garage door openers. Recommend GFCI breakers or receptacles to be installed by a qualified licensed professional

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I	NI	NP	D				



Outdoor porch lights and ceiling fan show rust and corrosion. Needs improvement. DIY project or by a qualified, professional



Missing cover plate in hallway closet



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D=Deficient

I NI NP D

Doorbell button is broken on both doors suggest DIY project or by qualified professional



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C. Other

Comments:

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Furnace

Energy Sources:

Natural Gas

Comments:

Heating equipment should be serviced once a year before use to maintain safe and economic operations.

Filter size 20 x 25 x 2

Flex pipe is not allowed to go inside air handler. Straight pipe is required to come out of the unit. Gas pipe is missing a drip leg (sediment trap) after the shut off valve. The sediment trap keeps debris and moisture from going into the unit. Suggest further evaluation and correction from a qualified professional



Make: Comfort maker or international comfort,
Year: 2018

I=Inspected

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D=Deficient

I	NI	NP	D
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Gas: yes
Drip Leg missing
Electric:
No automatic kill-switch in attic
Filter Size: 20 x 25 x 2



Drip legs or sediment traps (the technical term) are supposed to be installed as close as possible to the inlet of every appliance (as required). The general rule of thumb is any appliance that will fire while unattended (water heater, furnace, pool heater, etc), needs to have one installed. Additionally, every appliance is to have its own manual shut off valve with in six feet of the appliance.



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B. Cooling Equipment

Type of Systems: Central Air

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Suggest further inspection, cleaning service prior to closing
3.5 ton
14 seer
2018
Comfort maker.
410 A Coolant type



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NP=Not Present

D=Deficient

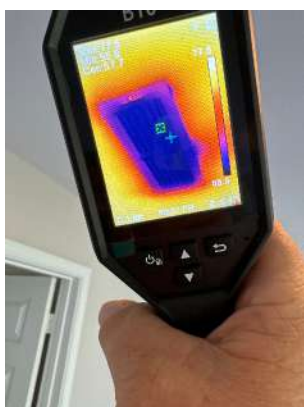
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The Delta T is often used as a metric to quickly judge the performance of air conditioners.

Note: All numbers are approximate. A licensed HVAC technician can probe vents for an accurate numbers. Delta T should be within the range of 15-22 degrees. Numbers above or below the range should be further evaluated by a licensed HVAC technician.

My rating from IR camera is 20. well within the limits.



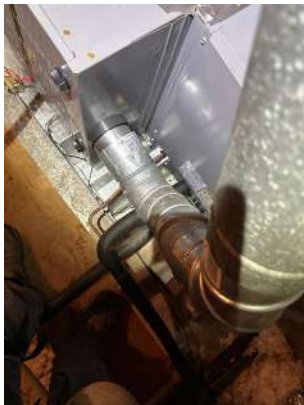
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C. Duct Systems, Chases, and Vents

Comments:

Ducks should be supported and not laying on rafters. Working as intended.

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



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D. Other

Comments:

Location in:
 Hallway X
 Living Room X
 Bed Room
 Current setting 74
 Heat
 AC X
 Temp
 Auto Fan X
 Manual Fan
 Type: Honeywell

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D



IV. PLUMBING SYSTEMS



A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Frontyard

Location of main water supply valve: Backyard

Static water pressure reading: Other (see comments)

Type of supply piping material: PVC, Steel Cast Iron

Comments:

Current Static Water Pressure is: 90

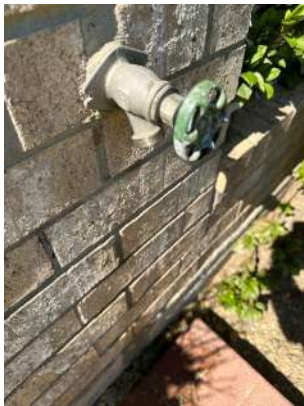
Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high.

Hose bib at front and side of house leaks suggest correction by qualified professional. Side hose bib is loose and handle is broken. suggest correction by qualified professional.



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I	NI	NP	D				

Hose bibs did not have anti-siphon device



Water meter and shut off



Standard water hot water is at or below 120 degrees. High water temperature can cause scalding and bodily harm, especially to children.



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I	NI	NP	D				

Bathroom tub drain plug was not properly attached. Suggest DIY or qualified professional for correction



All fixtures working as intended



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I	NI	NP	D				

Whirlpool bath: Light switch in closet works the whirlpool bath. Unable to gain access to motor or electrical outlet to check for GFCI or proper bonding on electrical motor



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Air handler condensation pipe. TPR valve, and water tank discharge.



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

Sewer, drain inspection, and clean out location. Not properly covered Suggest correction to keep rain water or backwash going into city sewer or back up into the house.



Kitchen drain working as intended



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C. Water Heating Equipment

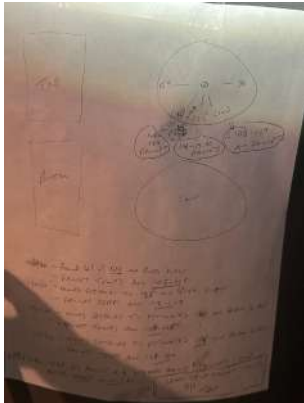
Energy Sources: Electric

Capacity: 50

Comments:

Make: Rheem
 Year: 2016
 Gallons: 50
 Electric: X
 Gas:
 Drip Leg:
 Expansion Tank: no
 Main Shut off: Yes

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



Improper installation of a temperature pressure relief valve can result in serious safety and property damage. Proper positioning is essential to ensure that the valve discharges in an area with adequate gravity flow for the purpose of removing heat buildup from water; otherwise, high pressure may build up within the system and lead to bursting pipes or tanks. Additionally, installation of these valves must meet local plumbing codes and industry standards, such as conforming to the pressure rating on each item as well as making sure piping away from the valve and its associated piping are clear of obstruction. Temperatures should not exceed preset levels. It's important for these components to be installed correctly according to factory specifications. The exit tube is restricted at the joints. In the case of using PEX for a discharge tube the fittings need to be 3/4 in which would require the tubing to be one size larger 1 in. to ensure a 3/4 continious flow. Suggest correction from a qualified plumber.



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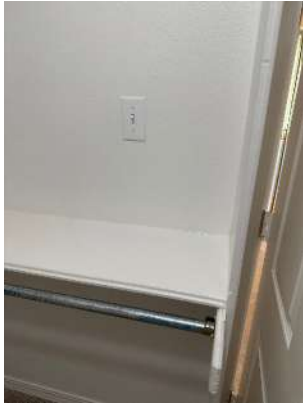
I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

Light switch in bedroom closet operates whirlpool bath. Missing access panel unable to tell if motor is grounded or GFCI protected.


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E. Gas Distribution Systems and Gas Appliance

Location of gas meter: Right side

Type of gas distribution piping PVC, Steel material:

Comments:

Steel gas line into the house must be bonded. Suggest further evaluation and correction from a licensed professional . Bonding was not required at the time of construction. Per today's standards bonding is required. The smaller wire is a trace wire


☐ ☒ ☒ ☐

F. Other

Comments:

V. APPLIANCES

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

Working as intended



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waster Disposers

Comments:

Working as intended on the day of inspection



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

I NI NP D

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:



☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Appears to be working as intended



Make: whirlpool
Gas:
Shutoff Value:
Electric: X
Anti Tip:
Temperature Test: 350 good

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☐ ☒ ☒ ☐

E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathrooms have heater exhaust fans all is one working as intended



☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:

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

Remove door locking mechanism to ensure accidental damage when lifting the door. Considered a safety item.
Garage door is working as intended the day of inspection



Garage door did not have required safety stickers in place. Safety stickers at the sensors were not install.

Garage door did not automatically reverse potential crushing situation. Garage door should since something in the Way and reverse. Suggest correction by qualified overhead door, professional.



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

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

Yearly maintenance/cleaning of dryer vents are needed to keep lint from buildup and dryer efficiency. Dryer fires are one of the main reasons for house fires in the US.
Flexible dryer vent is abandoned. New vent is installed properly.


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I. Other

Comments:

VI. OPTIONAL SYSTEMS

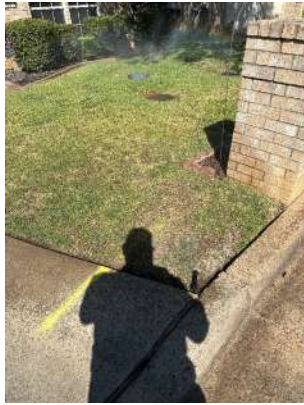
☒ ☐ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:



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



Report Identification: 36 Oak Creek Ridge Drive , Longview, Texas 75605

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