



ADVANCED PROPERTY INSPECTORS PLLC

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TREC REI 7-6



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Inspector

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## 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Buyer

*Occupancy:* Utilities Off, Unoccupied

*Style:* Traditional

*Temperature (approximate):* 96 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Cloudy, Hot, Humid

*All utilities are off:*

All utilities are off at the time of the inspection. The inspection will only be a visible inspection of all the required components.

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I=Inspected

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I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Note: The heavy foliage growing on, over or around the exterior walls/foundation of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the inspectors visual observation of the foundation.

**Foundation Needs Further Evaluation**

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

In my opinion, this foundation is showing signs of movement that exceeds normal tolerances.

**1: Crack in the foundation wall**

👉 Recommendation

The inspector noted a crack in the foundation wall on the east side of the building.

Recommendation: Contact a qualified professional.



**2: Floor Slopes and/or Unevenness**

👉 Recommendation

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Kitchen

Floor slopes and/or unlevelness were observed.

Recommendation: Contact a foundation contractor.

**3: Interior Drywall Cracks**

➡Recommendation

Interior drywall cracks and/or stress indicators.

Recommendation: Contact a foundation contractor.

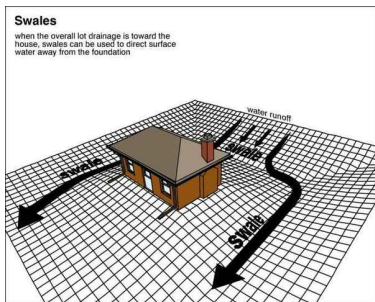


**B. Grading and Drainage**

Comments:

International Residential Code for One & Two Family Dwellings  
R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).



**1: Poor to Negative Site Drainage**

➡Recommendation

Poor to negative site drainage was observed. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

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Recommendation: Contact a qualified professional.

**2: High vegetation**

🚫 Recommendation

Overgrown vegetation too close to the foundation wall. Recommend cutting and removing all high grass in contact with the foundation wall.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt

*Viewed From:* Roof

*You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof:*

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

*Comments:*

**1: Roofing Material Reaching End Life Expectancy.**

🚫 Recommendation

The roofing material appears to be reaching the end of its serviceable life expectancy.

Recommendation: Contact a qualified roofing professional.

**2: Delamination**

🚫 Recommendation

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation: Contact a qualified roofing professional.

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**3: Hole**

**Recommendation**

There is a hole in the roof covering. Recommend a qualified roof contractor repair or replace the roof covering to prevent moisture, rodent, and insect intrusion.

Recommendation: Contact a qualified roofing professional.



**4: Tiles Cracked/Broken**

**Recommendation**

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation: Contact a qualified roofing professional.

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**D. Roof Structures and Attics**

*Viewed From:* Ladder

*Comments:*

Unable to determine insulation R-Value

Unable to Determine R-Value

**1: Damaged or Missing Insulation**

🔴 Recommendation

The attic insulation appears to either be missing or damaged in one or more places.

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Cracks - Major**

🔴 Recommendation



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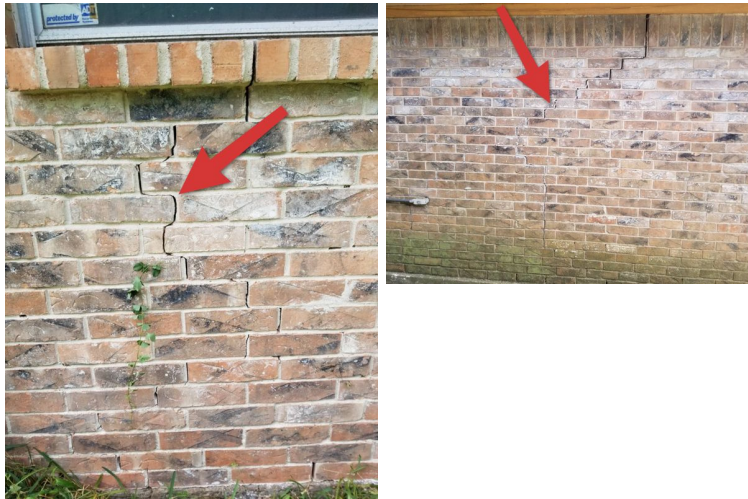
NP=Not Present

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Major cracking observed in the exterior wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation: Contact a qualified structural engineer.



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### 2: Hole In The Wall

🚩Recommendation

Large hole in the wall located behind the front door.

Recommendation: Contact a qualified professional.



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### 3: Wall damage

🚩Recommendation

Wall damage observed on the wall in the main hallway

Recommendation: Contact a qualified professional.

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#### 4: Caulking Improvements Needed

👉 Recommendation

Caulking improvements are needed in one or more place on the interior walls.

Recommendation: Contact a qualified professional.



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#### 5: Tape Joints

👉 Recommendation

Cracks in the tape joints observed in one or more bedrooms.

Recommendation: Contact a qualified professional.

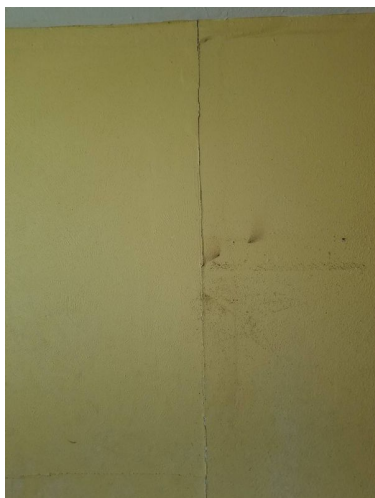
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**F. Ceilings and Floors**

*Comments:*

**1: Flooring - Severe Wear**

🔴 Recommendation

Floors have severe surface wear in many areas. Recommend a qualified flooring contractor evaluate & remedy.

[Here is a DIY article](#) that outlines how to refinish wood floors yourself.

Recommendation: Contact a qualified professional.



**2: Caulking Improvements Needed**

🔴 Recommendation

Caulking improvements are need around the light fixture in 1st bedroom closet.

Recommendation: Contact a qualified professional.

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**3: Worn Ceiling Finish**

🚫 Recommendation

Ceiling finish is chipped or worn away in one or more places. Recommend repainting ceiling to help protect and preserved ceiling material.

Recommendation: Contact a qualified professional.



**4: Water Intrusion**

🚫 Recommendation

Floors in the primary bedroom show signs of water intrusion.

Recommendation: Contact a qualified professional.

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

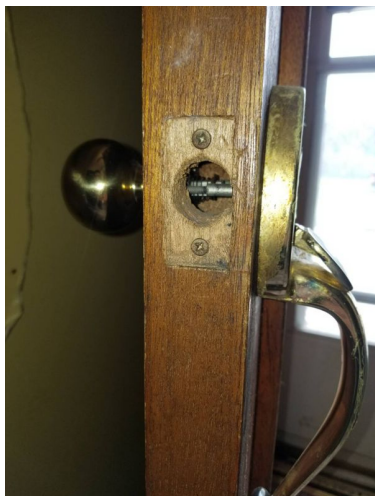
*Comments:*

**1: Door Doesn't Latch**

🔴 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.



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**2: Paint/Refinish Needed**

🔴 Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation: Recommended DIY Project

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**3: Missing Door Knob**

🔴 Recommendation

The door knob is missing to the main hallway door.

Recommendation: Contact a qualified professional.



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**4: Noticeable Gap**

🔴 Recommendation

Noticeable Gap in screen door. Door doesn't appear to sit square in the frame. Recommend having a handyman repair door.

Recommendation: Contact a qualified professional.

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**5: Self Closing Henge**

🔴Recommendation

The self closing henge on the front screen door is not connect to the door frame.

Recommendation: Contact a qualified professional.



**6: Broken Glass Panle on Front Door**

🔴Recommendation

Broken glass panle on the front door was observed. This is a safety hazard and should be replace immediately.

Recommendation: Contact a qualified professional.

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**H. Windows**

*Comments:*

**1: Missing Screen(s)**

🚫 Recommendation

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



**2: Caulking Improvements Needed**

🚫 Recommendation

Caulking/sealing improvements are needed around one more more windows. Recommend repairing. Caulking helps keep moisture and insects out of the home.

Recommendation: Contact a qualified professional.



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**3: Large Separation**

👉 Recommendation

Large separation observed at one or more windows.

Recommendation: Contact a qualified professional.



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

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

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

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I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

Box Rating and/or Main Disconnect Rating: 125 amps

Box Location: North Exterior Wall

Cabinet Manufacturer: Murray

Branch Circuit Wire Type: Aluminum

The electrical service was turned off to the structure at the time of this inspection. I will not be able to check the operation of the branch circuits, outlets, fixtures and associated components at this time. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are found they will be listed within their related section.

Notice: Aluminum wiring was observed at the time of inspection. Due to the known defects of single strand aluminum wiring, it is recommended to have an electrician fully evaluate the system and repairs made if necessary.

Note: When D (D=Deficient) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire electrical system.

Note: The panel box was observed to have a large amount of dirt/debris. It is recommended to have the panel box cleaned to prevent future damage.

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

Panel Box



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Dirt/Debris



Ground Electrode Rod

**1: Tree Limbs**

🚫 Recommendation

Tree limbs are too close or are touching the service entrance conductors. Recommend trimming all trees they come in contact with the service entrance conductors.

Recommendation: Contact a qualified lawn care professional.



**2: Anti-oxidant Gel**

🚫 Recommendation

There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.

Recommendation: Contact a qualified electrical contractor.

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I NI NP D



**3: Unable to Locate Electrical Bond Connection For Gas Piping**

➔Recommendation

I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.

Recommendation: Contact a qualified electrical contractor.

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

*Type of Wiring:* Copper, Knob & Tube, Aluminum

*Comments:*

**1: Carbon Monoxide Detector Missing**

➔Recommendation

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

**2: No GFCI Protection**

➔Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

**3: No AFCI Protection**

➔Recommendation

None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

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I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.

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**4: Smoke Detector Cover Missing**

➔Recommendation

One or more smoke detectors is missing it's cover.

Note: The smoke detectors in place at the time of inspection are older. It is recommended to replace the older smoke alarms for reasons of safety.

Recommendation: Contact a qualified professional.



**5: Doorbell Chime Cover Missing.**

➔Recommendation

The doorbell chime cover was observed to be missing.

Recommendation: Contact a qualified professional.



C. Other

Comments:

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I NI NP D

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

**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Gas

*Comments:*

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Note: When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

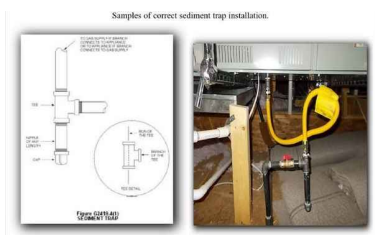


**1: Gas Supply Sediment Trap**

➔ Recommendation

The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Recommendation: Contact a qualified plumbing contractor.



**B. Cooling Equipment**

*Type of Systems:* Electric, Central Air Conditioner

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I NI NP D

*Comments:*

Note: The electrical service was turned off to the structure at the time of this inspection. I was unable to check the electrical operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Note: When D (D = Deficient) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:



**1: System Requires Cleaning**

🔴Recommendation

The outdoor unit of the air conditioning system requires cleaning.

Recommendation: Contact a qualified HVAC professional.

**2: Rust**

🔴Recommendation

The outside condenser has an excessive amount of rust and/or deterioration. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified HVAC professional.

**3: Thermostat cover is damaged and/or missing.**

🔴Recommendation

The thermostat cover is damaged and/or missing.

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I	NI	NP	D
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Recommendation: Contact a qualified HVAC professional.



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

*Comments:*

The HVAC duct system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

**1: Ducts Not Properly Suspended**

**➔Recommendation**

The duct work in the attic area does not appear to be properly suspended and separated to help prevent condensation from developing. It is recommended to separate and suspend the duct work with supports in minimum intervals of 4-feet that have a minimum width of 1.5-inches.

Recommendation: Contact a qualified professional.



**2: Attic Ductwork Damaged**

**➔Recommendation**

Some of the attic area ductwork was observed to be damaged. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified HVAC professional.



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**3: Visible Dust and/or Mildew on Air Registers**

**➔Recommendation**

There is visible dust and/or mildew on the air registers. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system cleaned for air quality purposes.

Recommendation: Contact a qualified HVAC professional.

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**D. Other**

*Comments:*

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#### IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Exterior

*Location of Main Water Supply Valve :* Unable to Determine

*Static Water Pressure Reading:* 0

*Type of Supply Piping Material:* Cast Iron

*Comments:*

The water was turned off to the structure at the time of this inspection. I will not be able to check the operation of the water fixtures and associated components that use water due this limitation. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are found they will be listed within their related section.

The buyer should have the plumbing system checked by a Qualified Licensed Plumber. The observations made to support the rendering of this opinion are listed but not limited to the following:

**1: Bathtub Drain Is Clogged.**

🔴Recommendation

Evidence of standing water observed in the bathtub. The drain appears to be clogged.

Recommendation: Contact a qualified plumbing contractor.



**2: Faucet Handle Damaged.**

🔴Recommendation

The faucet handle is damaged or broken.

Recommendation: Contact a qualified plumbing contractor.



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

*Type of Drain Piping Material:* Cast Iron

*Comments:*

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Due to the amount of foundation movement, the plumbing lines below the slab should be tested for leaks or breaks. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations, such as option or warranty periods.

**1: Visible Rust or Corrosion**

 Recommendation

The plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the plumbing system is recommended.

Recommendation: Contact a qualified plumbing contractor.

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**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 50 Gallons

*Comments:*

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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The water heater and associated components need to be checked and serviced by a Qualified / Licensed Plumber. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Note: I was unable to locate the exterior termination point for the temperature and pressure relief (TPR) valve discharge pipe.

**1: No Shut Off Valve**

🚫 Recommendation

There is no shut off valve on the cold water supply line to the water heater. It is suggested that one be installed the next time the water heater is replaced.

Recommendation: Contact a qualified plumbing contractor.



**2: No Drain Pan**

🚫 Recommendation

There is no drain pan installed under the water heater.

Recommendation: Contact a qualified plumbing contractor.

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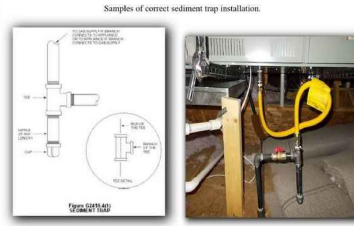


**3: No Sediment Trap**

**Recommendation**

The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Recommendation: Contact a qualified plumbing contractor.



- D. Hydro-Massage Therapy Equipment**

*Comments:*

- E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Unable to Determine

*Type of Gas Distribution Piping Material:* Cast Iron

*Comments:*

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of any of the gas components at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

**B. Food Waste Disposers**

*Comments:*

**1: Disposer Reached End of Life Expectancy.**

🟡Recommendation

The disposer appears to have reached the end of its serviceable life expectancy.

Recommendation: Contact a qualified plumbing contractor.



**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Comments:*

**1: Cooktop Reached End of Life Expectancy**

🟡Recommendation

The cooktop appears to have reached the end of its serviceable life expectancy.

Recommendation: Contact a qualified appliance repair professional.



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**2: Oven Reached End of Life Expectancy.**

🟡Recommendation

The oven appears to have reached the end of its serviceable life expectancy.

Recommendation: Contact a qualified appliance repair professional.

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**E. Microwave Ovens**  
*Comments:*

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

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

The electrical service was turned off to the structure at the time of this inspection. I will not be able to check the operation of the garage door operator at this time.

**H. Dryer Exhaust Systems**  
*Comments:*

**1: No Dryer Vent**

**🚫 Recommendation**

Dryer did not have visible venting to the exterior at time of inspection. This can cause a reduction in air flow and affect dryer performance. Recommend a qualified HVAC contractor or handyman install venting to the exterior.

Recommendation: Contact a qualified HVAC professional.