

Property Inspection Report



Inspection Report
11827 Moorcreek Dr Houston TX 77070
Prepared for: Jane Doe
Agent: Wyatt Earp

Inspected by Clifton Frost
Clerestory Home Inspection
Texas Inspection License # 24897
16 S Summer Star Ct
Spring TX 77380
Phone: 832-212-5335
Email: clif@clerestoryinspection.com

Date of Inspection: 12/15/2023
Age: 39 Size: 3400
Weather: 68 degrees cloudy

PROPERTY INSPECTION REPORT FORM

Jane Doe

Name of Client

12/15/2023

Date of Inspection

11827 Moorcreek Dr, Houston, TX 77070

Address of Inspected Property

Clifton Frost

Name of Inspector

24897

*TREC License #**Name of Sponsor (if applicable)**TREC License #***PURPOSE OF INSPECTION**

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

Examples of such hazardous conditions include:

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

X			
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 A. Foundations

Type of Foundation(s):

Slab

Comments:

The inspection of the foundation is visual and limited to the exposed areas of the foundation. High soils, dense vegetation in close proximity to the house, furnishings, and floor coverings are limitations. The inspection takes into consideration visible cracks in the foundation and what they mean, doors and windows out of square, stress cracks in the walls as they relate to the foundation, cracks that have transferred up into floor tiles, and general observations of slopes in the floor and other structural attachments dependent on the slab.

It is the opinion of this inspector, the foundation is **performing** its intended function. Future performance can not be predicted.

X			
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 B. Grading and Drainage

Comments:

Marginal site drainage was observed at the left side of the house. Standing water close to a foundation beam may adversely affect foundation performance. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

X			
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 C. Roof Covering Materials

Type(s) of Roof Covering:

Composition asphalt shingles

Viewed From:

Roof

Ground

Comments:

The inspector makes every effort to find areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. This inspector is not a roofing expert. Client should have roofing company inspect the roof for further evaluation if the client so chooses.

No deficiencies observed at the time of inspection.

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I	NI	NP	D
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X			
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D. Roof Structure and Attics

Viewed From:

Attic

Approximate Average Depth of Insulation:

10 inches

Comments:

Areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, mechanical equipment and duct work restricting access and the view of certain areas.

No deficiencies observed at the time of inspection.

Attic is ventilated with soffit vents and ridge vents.

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E. Walls (Interior and Exterior)

Wall Materials:

Comments:

Walls are inspected for structural performance and water penetration. Minor cracks and flaws considered to be cosmetic are not typically noted. Many cracks in drywall and plaster are minor and normal. They are often caused by shrinking and swelling of wood as it dries during the winter and absorbs humidity during the summer.

Note: There is evidence of recent interior patching and prior finish repairs. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure.

Caulk separation observed in some areas.

Damaged trim boards and observed on the back side (see photos).

I=Inspected

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I	NI	NP	D
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Garage



Garage



Garage



Caulk separation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Caulk separation near garage

X			
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F. Ceilings and Floors

Ceiling and Floor Materials:

Comments:

The ceilings and floors are inspected for structural performance and water penetration. Minor cracks and flaws considered to be cosmetic are not normally noted.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

No deficiencies noted at the time of inspection.

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G. Doors (Interior and Exterior)

Comments:

Doorstop missing in hall to back door.

Attic door is not Weatherstrip.

Door knob to garage is loose.

Sliding door is missing screen.

Door jamb to garage is damaged near the floor.

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H. Windows

Window Types:

Comments:

I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture. A limited visual survey of the general condition of accessible windows will be performed and if any deficiencies are observed, they will be listed in this section.

Evidence of lost seals can change from day to day, hour to hour and climate to climate. The sun may shine directly on an insulated window and cause moisture to develop between the two panes of glass. As the sun passes by and no longer shines on the window, the moisture dissipates leaving no trace of the lost seal. Windows are checked in a non-exhaustive manner for obvious fogging.

Screen is loose on front side. Two screens are missing on front side.



Loose screen

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I. Stairways (Interior and Exterior)

Comments:

Spacing between balusters is greater than 4-inches. This is a child safety issue.

Baluster is loose see photo.

I=Inspected

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I NI NP D



Loose banister



Baluster spacing 5"

☐ ☐ ☐ ☒

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

The fireplace is inspected from the interior and exterior of the home at ground level. Testing of the fireplace goes beyond the scope of this inspection. Please be advised that the examination of the flue is extremely limited, the only way for a comprehensive examination of the flue integrity and draft is by a qualified and fully equipped chimney sweep.

Damper does not have a damper clamp installed to keep damper in the OPENED position. When gas logs are in use, the fuel is going through the combustion process. The by-product from combustion is carbon monoxide (CO), which is colorless and odorless gas. If the damper is not open, the carbon monoxide cannot be exhausted up and out like it should, but instead will be drawn into the living area in which homeowners can get very sick and, in extreme cases, may die.

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K. Porches, Balconies, Decks, and Carports

Comments:

No deficiencies found at the time of inspection.

I=Inspected

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I	NI	NP	D
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Materials:

Comments:

Concrete flat work is misaligned creating a trip hazzard. This was observed in the back yard.

Magnetic catches to louvers in dining room were observed to be broken.



Trip hazard in back yard



Damaged louver catches

II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

Materials and Amp Rating:

Comments:

Service to home is overhead.

The wiring in the panel box that is located in the laundry room was not inspected because it was not accessible at the time of inspection.

Breaker panel does not have a clear servicing space of 36-inches in the laundry room.

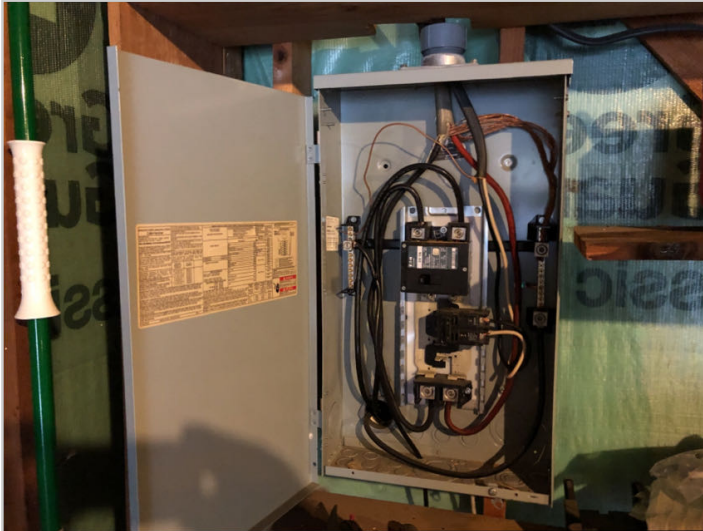
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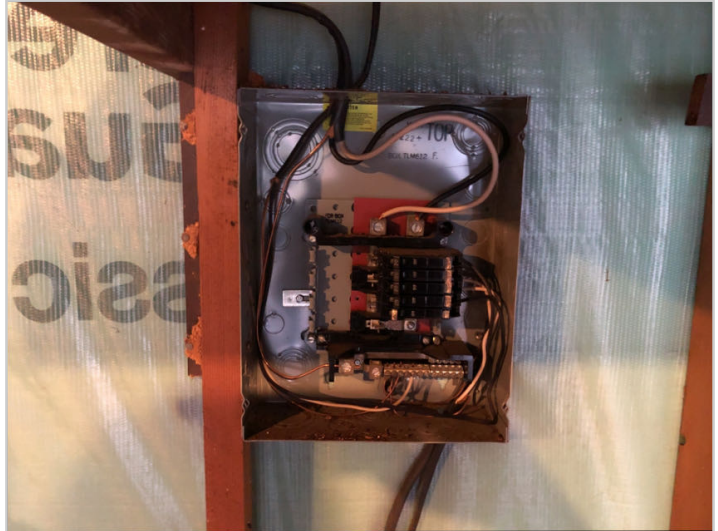
NP=Not Present

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Left side in garage



Right side in garage

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

Type of Wiring:

Copper

Comments:

The house was occupied and not all plugs/electrical were inspected because of furnishings, personal effects, and storage.

Smoke alarms sounded when tested. Pressing the test button does not verify the effectiveness of the sensor. Smoke alarms have a limited service life of about 10 years.

I was unable to verify what the two switches on the left side of the garage operated.

I was unable to verify what the two switches at the den back door operated.

Home does not have arc-fault circuit protection in all the appropriate locations. Arcing faults are a major cause of electrical fires. Arc-fault circuit interrupters (AFCI) detect arcing faults and quickly shut off electricity. AFCIs are almost always incorporated into circuit breakers. Although arc-fault circuit interrupters may not have been required at the time the home was built it is recommended to improve. Required locations for arc-fault protection: kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area.

Home does not have Ground-Fault Circuit Interrupter (GFCI) protection in all the appropriate locations. GFCIs quickly shuts off electricity to protect people from shocks. Although Ground-Fault Circuit Interrupter protection may not have the same requirements at the time the home was built it is recommended to improve.

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Required locations; bathrooms; garage and accessory building receptacles; outdoor receptacles; crawl space receptacles and lighting outlets; basement receptacles; receptacles that serve kitchen countertops; receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; laundry area receptacles; indoor damp and wet location receptacles; kitchen dishwasher receptacle; and electrically heated floor. THE PRIMARY BATHROOM IS GFCI PROTECTED. ONE GFCI PLUG EXISTED ON THE EXTERIOR OF THE GARAGE THAT FAILED TO WORK WHEN TESTED.

Home does not have Tamper Resistant plugs in all appropriate locations. Tamper resistant plugs protect children. Modern standards require receptacles less than five and a half feet above the floor to be tamper resistant.

Home does not have Carbon Monoxide (CO) alarms in all the appropriate areas. When gas appliances are installed in the home or a garage is attached, carbon monoxide alarms are installed to detect harmful levels of CO which may result in sickness or death. Combination smoke/CO alarms are an option but not recommended because the service life of the CO alarm is less than the service life of the smoke alarm. Smoke alarms have a service life of about 10 years and CO alarms 6. Although CO alarms may not have been required at the time the home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. A CO alarm should be located in the immediate vicinity of bedrooms connected to house electrical system and should have battery backup.

Home does not have smoke alarms installed in all the appropriate locations. This is a fire/safety issue. Current building standards require smoke alarms to be (1) inside every bedroom, (2) outside bedrooms in the immediate vicinity of the bedrooms, (3) at least one smoke alarm on each story, including basements but not including attics and crawl spaces, and (4) within 3 feet of every bathroom. HOME HAD TWO SMOKE ALARMS AT FRONT AND BACK ENTRIES.

The ceiling fan in the bedroom 2 did not function at the time of inspection.

Exposed bulb observed in bedrooms 2, 3, and 4 closets. Light bulbs in this location are required to be protected with a globe in order to protect bulb from damage and occupants from injury.

Gas distribution system is not electrically bonded. This is a safety issue.

Some light bulbs did not turn on or missing. Recommend replacing bulb to ensure an underlying electrical problem doesn't exist. Four bulbs did not turn on in the eating area, two bulbs in the den, and light fixture in bathroom four.

Electrical outlets at various areas in the home were improperly secured and moved when plugs were inserted. This was observed in the bar area.

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Exposed bulb in closet

X	X		
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C. Other

Comments:

Intercom turned on in the kitchen, but the system was not inspected for functionality in all rooms.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Ducted central forced-air

Energy Sources:

Gas

Comments:

The heat exchanger which is the central and most critical part of the hot air furnace could not be 100% checked for defects without partial disassembly, specialized tools and knowledge. A limited survey will be performed and if any deficiencies are observed, they will be listed in this section. Recommend servicing annually by a licensed and qualified Heating Ventilation and Air Conditioning technician.

The type of fuel-fired heating system is .

The equipment responded to operating controls at the thermostat when placed in

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heat mode. There were no deficiencies detected at the time of the inspection.

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B. Cooling Equipment

Type of Systems:

Ducted central forced-air

Comments:

Checking for proper refrigerant charge or testing for leaks is outside the scope of the home inspection.

Recommend an annual tune-up by a qualified licensed HVAC (Heating Ventilation and Air Conditioning) technician.

Evidence of past secondary condensate discharge (**rusting/stains**) in pan. No current discharge observed. Secondary condensate drainage is a back-up when the primary system fails. If condensate is observed in pan and /or discharging from secondary drains, an HVAC professional needs to be contacted.

Air conditioner 1 was cooling 18 degrees when tested at the supply register and the air return. This falls **within** the acceptable limits of 15-22 degrees.

Air conditioner 2 was cooling 18 degrees when tested at the supply register and the air return. This falls **within** the acceptable limits of 15-22 degrees.

Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



Damaged insulation on AC line. Left side



Right side

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C. Duct Systems, Chases, and Vents

Comments:

Duct systems are inspected for general condition, damage, and missing insulation. Air filters and air registers are also inspected. No deficiencies observed at the time of the inspection.

Note: The primary purpose of the air filter is to keep dust build up from occurring on the AC coils and the fan. Dirty air filters can starve the airflow to the system affecting peak performance. Routine replacement per manufactures specifications is recommended.



Dirty air filter 20x25 in kitchen



Second air return

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

Front of property

Location of Main Water Supply Valve:

Front of property

Comments:

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I	NI	NP	D
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Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, expressed or implied, as to future performance of any item, system or component.

Note: The home has galvanized steel water distribution pipes. The galvanized steel pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage and will need to be replaced.

Static water pressure was 60 psi. This falls **within** the acceptable limits of 40-80 psi.

Homeowner's water shut-off valve is located on the right side exterior of home.

Water softener was observed on property. Inspecting the water softener is not part of the scope of this inspection.

The hose bib on the left side was covered for the winter and was not inspected.

Mechanical drain stop did not operate at sink in bathroom four.

Faucet in bathroom four had slow flow.

Hose bibs do not have back-flow prevention. Unsanitary water can be pulled back through a garden hose and or sprinkler when the supply water has negative pressure. This will contaminating the household water system.

Kitchen faucet had slow flow.

Aerator was missing at half bath faucet.

Mechanical drain stop in half bath was observed to be in operable.

Damaged drain stop at tub in the Jack and Jill bathroom.

I=Inspected

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Water meter and shutoff



Static water pressure 60 psi



Damaged drain stop

X			
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B. Drains, Wastes, Vents

Type of Drain Piping Material:

ABS

Observations:

Drains are tested by running normal amount of water from associated fixtures. Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation problems. Problems with the plumbing waste pipes under the slab can only be detected by

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I	NI	NP	D
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an under slab plumbing leak test.

No deficiencies observed at the time of the inspection.

X			
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C. Water Heating Equipment

Energy Source:

Gas

Capacity:

N/A Tankless Water Heater

Comments:

Water heaters are inspected for general physical condition, obvious leakage, proper operation, appropriate location and proper clearance. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas line and gas shut-off valves are also inspected. No deficiencies observed at the time of inspection.

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D. Hydro-Massage Therapy Equipment

Comments:

			X
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

Backside of garage

Type of Gas Distribution Piping Material:

Black steel

Comments:

The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish.

Gas distribution system is not electrically bonded.

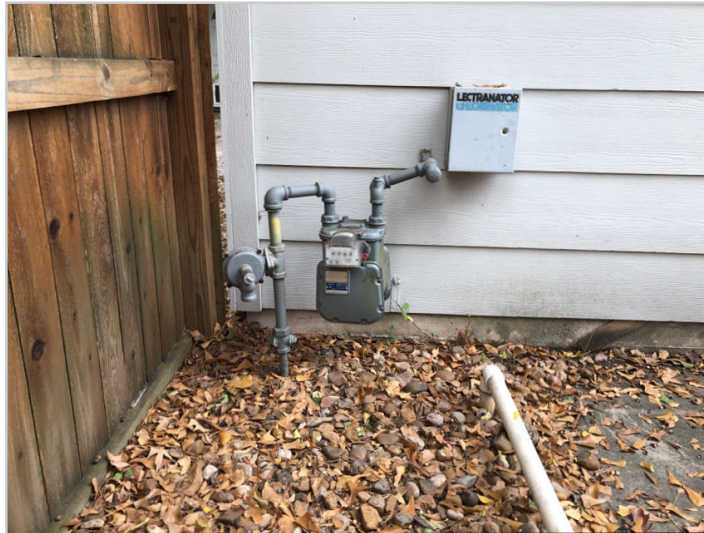
I=Inspected

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I	NI	NP	D
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Gas meter and shutoff valve

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F. Other

Materials:
Comments:

V. APPLIANCES

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

Comments:

I did not run dishwasher because dishes were present.

Drain hose was not attached to counter top to form a high loop. This is to prevent drain waste from entering the dishwasher.

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

Comments:

The garbage disposal is inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components. No deficiencies observed at the time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

Vent hoods and exhaust systems are inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe

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is inspected. No deficiencies observed at the time of inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

The oven temperature was 356 degrees when set at 350 degrees. This falls within the acceptable limits of (+ or -) 25 degrees.

The lower oven was not tested because of stored contents.

One of the burners on the cooktop did not ignite when tested.

Oven light did not work.

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E. Microwave Ovens

Comments:

Unattached microwaves are not inspected.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Shower area in primary bathroom does not have an exhaust fan to expel unwanted moisture from the home.

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G. Garage Door Operators

Door Type:

Comments:

Garage door locking mechanism is not disabled with installation of door operator. If lock is accidentally engaged, damage will occur when garage door opener is activated. Recommend installing a bolt or padlock to temporarily disable.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct. No deficiencies noted at the time of inspection.

The dryer vent was found to be clear at the time of inspection.

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 I. Other

Comments:

Trash compactor was not tested due to storage items.

VI. OPTIONAL SYSTEMS

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 A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

In-ground gunite and plaster

Comments:

Filter gauge reading is 18 psi. Reading should be between 15-22 psi (30 or more psi filter not operating efficiently)

Main drain was not visible at the time of inspection.

Pool surface has been resurfaced once in 30 years per homeowner.

Part of the pool inspection could not be done because the pool cover was on at the time of inspection.

*Gate to pool area swings in and is not self closing. Gates must swing outward and be self-closing and self-latching.**Pool cover is below water line.**Sliding door to pool area did not meet all the safety requirements; handle latch or bar, a sliding pin lock and alarm.**Door leading to pool area did not meet all the safety requirements; Self-closing and latching, bolting device and alarm.*

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I NI NP D



Pool cover



Pool pressure 18 psi

☐ ☐ ☒ ☐

C. Outbuildings

Materials:
Comments:

☐ ☐ ☒ ☐

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☒ ☐

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☒ ☐

F. Other Built-in Appliances

Comments:

☐ ☐ ☒ ☐

G. Other

Comments: