



# Your Inspection Report

11111 Sample Street  
Houston, TX 55555

**PREPARED FOR:**  
JAMES & TRISHIA BUYER

**INSPECTION DATE:**  
Friday, July 4, 2014

**PREPARED BY:**  
Greg Bryan License 3608



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# SUMMARY OF DEFICIENCIES

11111 Sample Street, Houston, TX July 4, 2014

Report No. 2466

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The "Summary of Deficiencies" is provided to save time for those wanting to get to the "Bottom Line" of their inspection report. This Summary only lists the deficiencies observed at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or a negotiating list during the purchase process.

We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Composition shingles**

**Condition:** • Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.

**Condition:** • Missing, loose and/or torn roofing shingles are observed. Evaluate and remedy as needed.

### **SLOPED ROOF FLASHINGS \ Flashings**

**Condition:** • Lead vent sleeves are deteriorated which may allow for water penetration between the lead vent sleeves and the plumbing vent(s).

## Exterior

### **ROOF DRAINAGE \ Gutters**

**Condition:** • Replacement of any missing "kick-outs" at the base of the gutter downspouts is recommended to direct water away from the foundation.

### **WALLS \ Trim**

**Condition:** • Wood rot is observed on the garage siding trim: replacement is recommended.

### **WALLS \ Wood siding**

**Condition:** • Water damaged siding panels are observed at the left exterior wall beneath the upper window: evaluate and remedy as needed.

### **WALLS \ Stucco and EIFS**

**Condition:** • Stress cracks are observed on the exterior veneer which may allow for water intrusion: evaluate and remedy as needed. .

### **WALLS \ Brick, stone and concrete**

**Condition:** • Significant rusting is observed on the metal brick lintels above the right side windows: evaluation by a qualified brick mason is recommended to determine the best method of remedy.

**Condition:** • Hairline cracks are observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement.

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**Location:** Chimney

## DOORS \ Doors and frames

**Condition:** • Surface rusting is observed on the garage side entry door: remedy as needed.

## IRRIGATION / SPRINKLER SYSTEM \ Observations

**Condition:** • Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for details of these observations.

## Structure

### FOUNDATIONS \ Performance opinion

**Condition:** • Exposed "post-tension" cable tendons at the foundation parameter facing are exposed due to spalling concrete off of the cable ends. The exposed cables should be evaluated for excessive rusting then cleaned and sealed to prevent rusting and deterioration.

**Condition:** • Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.

### ROOF FRAMING \ Rafters/trusses

**Condition:** • Purlin bracing (rafter support) appears inadequate. Installation of purlin bracing every 6'-8' is recommended to prevent structural sagging of the rafter framing.

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • There is evidence of overheating inside the breaker box at the main service disconnect (hazard): evaluate and remedy as needed.

### DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • Wire splices are not installed in a sealed junction box for safety at the kitchen cooktop and under the oven.

## Heating

### GAS FURNACE \ Gas piping

**Condition:** • The gas branch line routed into the furnace casing is flex line; current building standards require hard piping extend outside the furnace casing and then attach the flex line to the hard pipe outside the furnace.

### CHIMNEY AND VENT \ Metal cap

**Condition:** • Surface rusting is observed on the metal chimney cap: evaluate and seal as needed.

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## Cooling & Heat Pump

### AIR CONDITIONING \ Compressor

**Condition:** • The unit indicates under-performing and a full service is recommended by a qualified HVAC Company.

### AIR CONDITIONING \ Condensate system

**Condition:** • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • Insulation is fallen and/or displaced at areas of the attic walls: replace as needed.

### ATTIC/ROOF \ Pull-down stairs/ladder

**Condition:** • [Not insulated](#)

## Plumbing

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**Condition:** • The combustion vent pipe is displaced at the top of the unit preventing proper venting to the exterior of the structure (hazard): remedy as needed.

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

**Condition:** • Water ports on the tub walls are damaged or missing: remedy as needed.

### POOL / SPA / HOT TUB \ General

**Condition:** • Please refer to the attached "Premium Report" for details of all observed deficiencies.

## Interior

### WALLS \ Plaster or drywall

**Condition:** • Water damaged drywall on the upper right bedroom closet wall indicates possible water penetration from the roofing vent (stain is located behind the Hall Bathroom commode): evaluate and remedy as needed.

### WINDOWS \ General

**Condition:** • Detached window guide springs will affect performance of the window operation.

**Location:** Breakfast area and Master Bedroom

### DOORS \ Hardware

**Condition:** • Replacement of all missing and/or damaged door stops is needed.

### APPLIANCES \ Dishwasher

**Condition:** • The dishwasher drain line is "crimped" which may reduce water flow.

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## APPLIANCES \ Waste disposal

**Condition:** • The rubber splash-guard in the sink is missing: replace.

## APPLIANCES \ Dryer

**Condition:** • Cleaning of the dryer vent is recommended (maintenance) to ensure unrestricted air flow for proper and safe performance of the dryer.

## Pool and Spa

### General

• The skimmer box opening "flapper doors" are missing: replace.

### HEATER \ Gas

**Condition:** • The base of the pool furnace is rusted out: full service is needed prior to operation.

### ELECTRICAL \ Wiring

**Condition:** • There is no external ground wire attached to the circulation pump motor as designed for safety.

### GENERAL \ Surrounding deck/concrete

**Condition:** • The parameter drainage grates at the Swimming Pool decking are damaged and/or full of debris.

## Irrigation

### SYSTEM \ Vacuum Break

**Condition:** • There is a split in the vacuum breaker casement. Due to the split and subsequent water leaking, the system could not be operated. Replacement of the valve is recommended and full evaluation of the system is needed.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

[Home Improvement - ballpark costs](#)



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## Description

**Types of Roof Covering:** • Composition shingles

**Viewed From:** • Walking the roof surface

## Limitations

**General:** • Note: The roof fastening method is not verified. The Inspector reasonably determines that actions of the inspector to determine the method of fastening may cause damage to the roofing shingles. Note: This Inspection is not intended to replace any verification for insurability by any homeowner's insurance company. Insurance companies have their own standards and requirements which may differ from acceptable building standards which govern our inspection. For insurability, your homeowners insurance provider should have the opportunity to evaluate the roof covering prior to closing.

**General:** • Note: The roof fastening method is not verified. The Inspector reasonably determines that actions of the inspector to determine the method of fastening may cause damage to the roofing shingles. This Inspection is not intended to replace any verification for insurability by any homeowner's insurance company. Insurance companies have their own standards and requirements which may differ from acceptable building standards which govern our inspection. For insurability, your homeowners insurance provider should have the opportunity to evaluate the roof covering prior to closing.

**General:** • Note: Leak testing is not performed under the scope of this inspection (visual inspection only). If leak testing is desired, consult with a qualified roofing contractor.

## Deficiencies and Notes

### SLOPED ROOFING \ Composition shingles

1. **Condition:** • Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.



1. *Lifted nail heads*

2. **Condition:** • Missing, loose and/or torn roofing shingles are observed. Evaluate and remedy as needed.

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*2. Missing, loose and/or torn roofing shingles...*

## **SLOPED ROOF FLASHINGS \ Flashings**

**3. Condition:** • Lead vent sleeves are deteriorated which may allow for water penetration between the lead vent sleeves and the plumbing vent(s).



*3. Lead vent sleeves are deteriorated which ma...*

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## Description

**General:** • General view of exterior of home.



4. General view of exterior of home.

**Garage:** • Garage door opener(s) are installed and functioning properly.

## Limitations

**General:** • Inspector does not determine effectiveness, outlet or condition of any below grade downspout extension(s) or drainage system(s).

## Deficiencies and Notes

### ROOF DRAINAGE \ Gutters

4. **Condition:** • Replacement of any missing "kick-outs" at the base of the gutter downspouts is recommended to direct water away from the foundation.



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5. Replacement of any missing "kick-outs" at...

## WALLS \ Trim

5. **Condition:** • Wood rot is observed on the garage siding trim: replacement is recommended.

## WALLS \ Wood siding

6. **Condition:** • Water damaged siding panels are observed at the left exterior wall beneath the upper window: evaluate and remedy as needed.



6. Water damage

## WALLS \ Stucco and EIFS

7. **Condition:** • Stress cracks are observed on the exterior veneer which may allow for water intrusion: evaluate and remedy as needed. .

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7. Cracked siding



8. Cracked siding

**8. Condition:** • Note: If there are EIFS (Exterior Insulated Finish System) or Stucco veneers attached to the home, they are visually inspected only. Moisture or intrusive testing was not performed. This product (EIFS) can trap penetrating moisture and should be periodically inspected and maintained by a qualified contractor.

## WALLS \ Brick, stone and concrete

**9. Condition:** • Significant rusting is observed on the metal brick lintels above the right side windows: evaluation by a qualified brick mason is recommended to determine the best method of remedy.



9. Rusted lintel(s)

**10. Condition:** • Hairline cracks are observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement.

**Location:** Chimney

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10. Hairline cracks are observed in the masonry...

## DOORS \ Doors and frames

11. **Condition:** • Surface rusting is observed on the garage side entry door: remedy as needed.



11. Rusted door facing

## IRRIGATION / SPRINKLER SYSTEM \ Observations

12. **Condition:** • Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for details of these observations.

## Description

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

**Foundation Performance Opinion:** • Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report.

**Viewed From:** • Roof framing/attic viewed from attic

## Limitations

**Attic/roof space:** • Accessible attic spaces were entered for inspection.

## Deficiencies and Notes

### FOUNDATIONS \ Performance opinion

**13. Condition:** • Exposed "post-tension" cable tendons at the foundation parameter facing are exposed due to spalling concrete off of the cable ends. The exposed cables should be evaluated for excessive rusting then cleaned and sealed to prevent rusting and deterioration.



**12.** Exposed "post-tension" cable tendons at the...

**14. Condition:** • Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.



# STRUCTURE

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13. Corner(s) of the concrete foundation have...

## ROOF FRAMING \ Rafters/trusses

15. **Condition:** • Purlin bracing (rafter support) appears inadequate. Installation of purlin bracing every 6'-8' is recommended to prevent structural sagging of the rafter framing.



## Description

**Type of Wiring:** • Service Wires: Copper • Branch Wires: Copper

**Service entrance cable and location:** • [Underground - not visible](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers -exterior wall](#)

## Limitations

**General:** • The landscape lighting was not inspected and is not covered by this report.

**General:** • The smoke detectors were not tested due to possible linkage to the house security system.

**General:** • Note: Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.

**General:** • Note: Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.

## Deficiencies and Notes

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**16. Condition:** • There is evidence of overheating inside the breaker box at the main service disconnect (hazard): evaluate and remedy as needed.



14. Overheating

### DISTRIBUTION SYSTEM \ Junction boxes

**17. Condition:** • Wire splices are not installed in a sealed junction box for safety at the kitchen cooktop and under the oven.

# ELECTRICAL

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15. Open splices



16. Open splices

# HEATING

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## Description

**Type of Systems:** • Furnace

**Energy Sources:** • Gas

**Furnace manufacturer:** • Trane

## Limitations

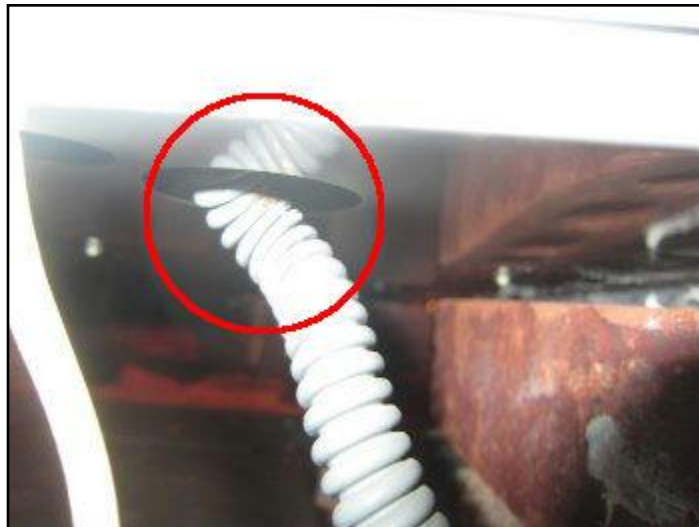
**Inspection prevented/limited by:** • Note: The ductwork interiors are not inspected for cleanliness or condition which requires specialized equipment and partial disassembly of the system (beyond the scope of this inspection).

**Heat exchanger:** • Note: Furnace covers are not removed and the unit is not disassembled for internal inspection of the component per TREC regulations.

## Deficiencies and Notes

### GAS FURNACE \ Gas piping

**18. Condition:** • The gas branch line routed into the furnace casing is flex line; current building standards require hard piping extend outside the furnace casing and then attach the flex line to the hard pipe outside the furnace.



17. The gas branch line routed into the furnace...

### GAS FURNACE \ Heat exchanger

**19. Condition:** • Note: The furnace(s) is functioning as intended at this time and cycled properly on the "cool down" cycle.

### CHIMNEY AND VENT \ Metal cap

**20. Condition:** • Surface rusting is observed on the metal chimney cap: evaluate and seal as needed.

# HEATING

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**18.** *Surface rusting is observed on the metal...*

# COOLING & HEAT PUMP

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## Description

**Type of Systems:** • Central air

**Supply temperature:** • 70°

**Return temperature:** • 80°

**Temperature difference:** • 10° • This suggests performance issues. Service may be needed.

## Deficiencies and Notes

### AIR CONDITIONING \ Compressor

**21. Condition:** • The unit indicates under-performing and a full service is recommended by a qualified HVAC Company.

### AIR CONDITIONING \ Condensate system

**22. Condition:** • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.



19. Rusting in the evaporator condensate...



# INSULATION AND VENTILATION

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## Description

**General:** • General view of attic insulation.



20. General view of attic insulation.

**Approximate Average Depth of Insulation:** • 12 inches

**Attic/roof ventilation:** • [Roof and soffit vents](#)

## Limitations

**Attic inspection performed:** • Accessible areas of the attic spaces were entered for inspection

## Deficiencies and Notes

### ATTIC/ROOF \ Insulation

**23. Condition:** • Insulation is fallen and/or displaced at areas of the attic walls: replace as needed.

# INSULATION AND VENTILATION

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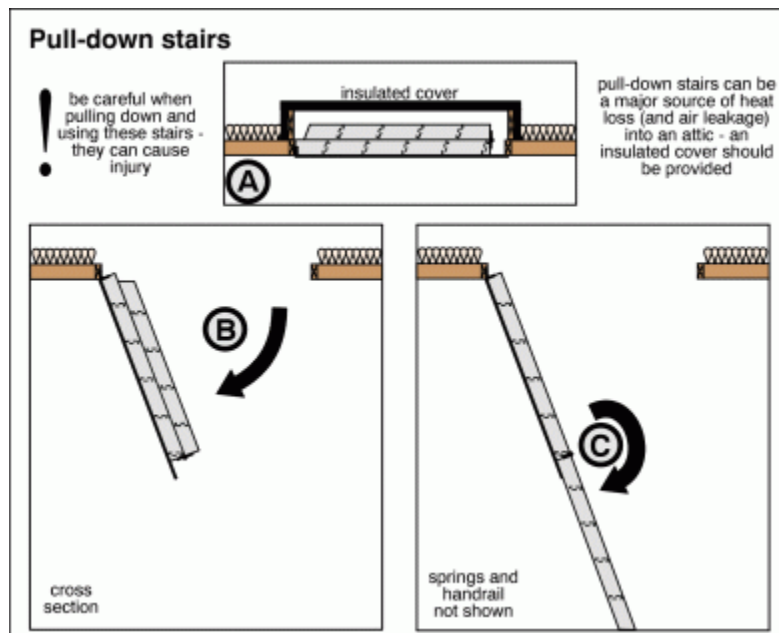
REFERENCE



21. Insulation is fallen and/or displaced at...

## ATTIC/ROOF \ Pull-down stairs/ladder

24. Condition: • [Not insulated](#)



[Click on image to enlarge.](#)

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**22.** *Not insulated*

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## Description

**Location of water meter:** • Front near street  
**Location of Main water supply valve:** • Exterior wall  
**Static water pressure reading:** • 56-60psi  
**Water Heating Energy Source:** • Gas  
**Water Heating Capacity:** • 40 gallons  
**Swimming Pools Type of Construction:** • In Ground Pool  
**Private Water Wells Type of Pump:** • Not Present  
**Private Water Wells Type of Storage Equipment:** • Not Present  
**Private Sewage Disposal Type of System:** • Not Present  
**Private Sewage Disposal Location of Drain Field:** • Not Present  
**Water supply source:** • Public

## Limitations

**General:** • Underground waste or sanitary sewer pipe inspection is beyond the scope of this inspection (not visible to inspect). If evaluation is desired, consult with a qualified plumber.  
**General:** • Note: Washing machine water supply faucets are visually inspected only (not operated).  
**General:** • Note: Water supply lines and water supply valves for ice makers are not covered under the scope of this inspection.  
**General:** • Note for homes with galvanized water supply lines: Galvanized water supply lines in the home may not all be visible to inspect due to insulation and the areas of installation (walls and other covered locations). If full visual evaluation of these water lines is desired, the insulation must be removed and a re-inspection must be performed (a re-inspection fee may apply).  
**Fixtures not tested/not in service:** • Water supply valves under lavatories and sinks are not operated due to the high possibility of leaking. If testing of the valves is desired, consult with a qualified plumber.

## Deficiencies and Notes

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**25. Condition:** • The combustion vent pipe is displaced at the top of the unit preventing proper venting to the exterior of the structure (hazard): remedy as needed.

# PLUMBING

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23. The combustion vent pipe is displaced at th...

## FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

26. Condition: • Water ports on the tub walls are damaged or missing: remedy as needed.



24. Water ports on the tub walls are damaged or...

## POOL / SPA / HOT TUB \ General

27. Condition: • Please refer to the attached "Premium Report" for details of all observed deficiencies.



# INTERIOR

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## Description

**Range fuel:** • Electricity

## Limitations

**Inspection limited/prevented by:** • The interior component inspection is visual only and is non-intrusive. • Hidden damage behind any interior wall finish cannot be determined. This is considered a "latent" defect and is beyond the scope of this inspection. • If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure.

**Restricted access to:** • Note: Only accessible windows are operated; furniture or other stored items are not moved to gain access to windows. Note: window locks and latches are NOT addressed under the scope of this inspection.

**Not included as part of a building inspection:** • Performance of an environmental mold inspection is beyond the scope of this inspection. If mold testing is desired, consult with a company that is licensed for environmental testing. • Mold, asbestos, lead-based paint, "Chinese Drywall" or any other type of environmental assessment is beyond the scope of this inspection. If environmental evaluation is desired, consult with a company that specializes in that type of inspection. • Note: Built-in cabinets, cabinet framing, cabinet doors, hardware and veneer as well as all countertops are specifically excluded from inspection under the inspectors "Standards of Practice" established by the Texas Real Estate Commission.

## Deficiencies and Notes

### WALLS \ Plaster or drywall

**28. Condition:** • Water damaged drywall on the upper right bedroom closet wall indicates possible water penetration from the roofing vent (stain is located behind the Hall Bathroom commode): evaluate and remedy as needed.



25. Water stain

### WINDOWS \ General

**29. Condition:** • Detached window guide springs will affect performance of the window operation.

**Location:** Breakfast area and Master Bedroom

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REFERENCE



26. Detached window guide springs will affect...

## DOORS \ Hardware

30. **Condition:** • Replacement of all missing and/or damaged door stops is needed.

## APPLIANCES \ Oven

31. **Condition:** • Note: The oven is functioning as intended. Unit is heating within the acceptable range of the temperature control setting.

## APPLIANCES \ Range

32. **Condition:** • Note: The range (cooktop) is functioning as intended.

## APPLIANCES \ Microwave oven

33. **Condition:** • Note: The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "hi" temperature setting.

## APPLIANCES \ Dishwasher

34. **Condition:** • The dishwasher drain line is "crimped" which may reduce water flow.

# INTERIOR

11111 Sample Street, Houston, TX July 4, 2014

Report No. 2466

[www.inspectorteam.com](http://www.inspectorteam.com)

SUMMARY O

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27. Crimped hose

**35. Condition:** • Note: The dishwasher is functioning as intended. Unit is tested on the regular "normal" cycle. Latent leaks (such as under or behind the unit) cannot be determined.

## APPLIANCES \ Waste disposal

**36. Condition:** • The rubber splash-guard in the sink is missing: replace.



28. Missing guard

**37. Condition:** • Note: The disposal is functioning as intended.

## APPLIANCES \ Dryer

**38. Condition:** • Cleaning of the dryer vent is recommended (maintenance) to ensure unrestricted air flow for proper and safe performance of the dryer.

# INTERIOR

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*29. Cleaning of the dryer vent is recommended...*

## APPLIANCES \ Doorbell

**39. Condition:** • Note: The doorbell is functioning as intended.

# POOL AND SPA

11111 Sample Street, Houston, TX July 4, 2014

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## Description

**General:** • Photo Pool



30. Pool photo

**Pool / Spa type:** • Tile

**Pool / Spa type:** • Below ground • Plaster / Gunite

**Heater:** • Gas

**Water filter:** • Diatomaceous earth filter

**Pumps:** • Circulation • Spa jet • Pool sweep

**Electrical - breaker location:** • Main panel

## Limitations

**General:** • Pool leak testing is not covered under the scope of this inspection.

## Deficiencies and Notes

### General

40. • The skimmer box opening "flapper doors" are missing: replace.



# POOL AND SPA

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31. The skimmer box opening "flapper doors" are...

## HEATER \ Gas

41. **Condition:** • The base of the pool furnace is rusted out: full service is needed prior to operation.



32. Rusted furnace

## ELECTRICAL \ Wiring

42. **Condition:** • There is no external ground wire attached to the circulation pump motor as designed for safety.

# POOL AND SPA

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33. No ground

## GENERAL \ Surrounding deck/concrete

43. Condition: • The parameter drainage grates at the Swimming Pool decking are damaged and/or full of debris.



34. The parameter drainage grates at the...

# IRRIGATION

11111 Sample Street, Houston, TX July 4, 2014

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## Description

**Control Location:** • Garage

**Zone Location and Head Count:** • Front yard • Rear yard • Left yard • Right yard

**Shut Off Location:** • Exterior

**Rain Sensor:** • Installed

**Vacuum Breaker:** • Present

## Limitations

**Controller Location:** • Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

## Deficiencies and Notes

### SYSTEM \ Vacuum Break

**44. Condition:** • There is a split in the vacuum breaker casement. Due to the split and subsequent water leaking, the system could not be operated. Replacement of the valve is recommended and full evaluation of the system is needed.



35. Leaking valve

END OF REPORT

# REFERENCE LIBRARY

11111 Sample Street, Houston, TX July 4, 2014

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[www.inspectorteam.com](http://www.inspectorteam.com)

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS



# PROPERTY INSPECTION REPORT

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**Prepared For:** James & Trishia Buyer  
(Name of Client)

**Concerning:** 11111 Sample Street, Houston, TX  
(Address or Other Identification of Inspected Property)

**By:** Greg Bryan License 3608 Fri, Jul 04, 2014  
(Name and License Number of Inspector) (Date)

Greg S. Bryan License #3608  
(Name, License Number of Sponsoring Inspector)

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## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>). REI 7-3 (Revised 05/2013)



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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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

I NI NP D

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

### A. Foundations

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

*Foundation Performance Opinion:* Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report.

*Comments:*

*Performance opinion:* **Exposed "post-tension" cable tendons at the foundation parameter facing are exposed due to spalling concrete off of the cable ends. The exposed cables should be evaluated for excessive rusting then cleaned and sealed to prevent rusting and deterioration.**

*Performance opinion:* **Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.**

☒ ☐ ☐ ☒

### B. Grading and Drainage

*Comments:*

*Gutters:* **Replacement of any missing "kick-outs" at the base of the gutter downspouts is recommended to direct water away from the foundation.**

☒ ☐ ☐ ☒

### C. Roof Covering Materials

*Types of Roof Covering:* Composition shingles

*Viewed From:* Walking the roof surface

*Comments:*

*Composition shingles:* **Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.**

*Composition shingles:* **Missing, loose and/or torn roofing shingles are observed. Evaluate and remedy as needed.**

*Flashings:* **Lead vent sleeves are deteriorated which may allow for water penetration between the lead vent sleeves and the plumbing vent(s).**

☒ ☐ ☐ ☒

### D. Roof Structures and Attics

*Viewed From:* Roof framing/attic viewed from attic

*Approximate Average Depth of Insulation:* 12 inches

*Comments:*

*Pull-down stairs/ladder:* **Not insulated**

*Insulation:* **Insulation is fallen and/or displaced at areas of the attic walls: replace as needed.**

*Rafters/trusses:* **Purlin bracing (rafter support) appears inadequate. Installation of purlin bracing every 6'-8' is recommended to prevent structural sagging of the**

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I NI NP D

rafter framing.

✓ ☐ ☐ ☒

## E. Walls (Interior and Exterior)

*Comments:*

*Trim:* **Wood rot is observed on the garage siding trim: replacement is recommended.**

*Wood siding:* **Water damaged siding panels are observed at the left exterior wall beneath the upper window: evaluate and remedy as needed.**

*Stucco and EIFS:* **Stress cracks are observed on the exterior veneer which may allow for water intrusion: evaluate and remedy as needed. .**

*Brick, stone and concrete:* **Significant rusting is observed on the metal brick lintels above the right side windows: evaluation by a qualified brick mason is recommended to determine the best method of remedy.**

*Plaster or drywall:* **Water damaged drywall on the upper right bedroom closet wall indicates possible water penetration from the roofing vent (stain is located behind the Hall Bathroom commode): evaluate and remedy as needed.**

*Brick, stone and concrete:* **Hairline cracks are observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Location(s): Chimney**

*Stucco and EIFS:* **Note: If there are EIFS (Exterior Insulated Finish System) or Stucco veneers attached to the home, they are visually inspected only. Moisture or intrusive testing was not performed. This product (EIFS) can trap penetrating moisture and should be periodically inspected and maintained by a qualified contractor.**

✓ ☐ ☐ ☐

## F. Ceilings and Floors

*Comments:*

✓ ☐ ☐ ☒

## G. Doors (Interior and Exterior)

*Comments:*

*Doors and frames:* **Surface rusting is observed on the garage side entry door: remedy as needed.**

*Hardware:* **Replacement of all missing and/or damaged door stops is needed.**

✓ ☐ ☐ ☒

## H. Windows

*Comments:*

*General:* **Detached window guide springs will affect performance of the window operation. Location(s): Breakfast area and Master Bedroom**

✓ ☐ ☐ ☐

## I. Stairways (Interior and Exterior)

*Comments:*

✓ ☐ ☐ ☒

## J. Fireplaces and Chimneys

*Comments:*

*Metal cap:* **Surface rusting is observed on the metal chimney cap: evaluate and seal**

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

I NI NP D

as needed.

☒ ☐ ☐ ☐

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

Comments:

☐ ☐ ☒ ☐

#### L. Other

Comments:

### II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

#### A. Service Entrance and Panels

Comments:

*Distribution panel:* There is evidence of overheating inside the breaker box at the main service disconnect (hazard): evaluate and remedy as needed.

☒ ☐ ☐ ☒

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

*Type of Wiring:* Service Wires: Copper, Branch Wires: Copper

Comments:

*Junction boxes:* Wire splices are not installed in a sealed junction box for safety at the kitchen cooktop and under the oven.

*Doorbell:* Note: The doorbell is functioning as intended.

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

☒ ☐ ☐ ☒

#### A. Heating Equipment

*Type of Systems:* Furnace

*Energy Sources:* Gas

Comments:

*Gas piping:* The gas branch line routed into the furnace casing is flex line; current building standards require hard piping extend outside the furnace casing and then attach the flex line to the hard pipe outside the furnace.

*Heat exchanger:* Note: The furnace(s) is functioning as intended at this time and cycled properly on the "cool down" cycle.

☒ ☐ ☐ ☒

#### B. Cooling Equipment

*Type of Systems:* Central air

Comments:

*Compressor:* The unit indicates under-performing and a full service is recommended by a qualified HVAC Company.

*Condensate system:* Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

☒ ☐ ☐ ☐

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

Comments:

### IV. PLUMBING SYSTEM

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

I NI NP D

☒ ☐ ☐ ☐

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

*Location of water meter:* Front near street

*Location of main water supply valve:* Exterior wall

*Static water pressure reading:* 56-60psi

*Comments:*

☒ ☐ ☐ ☐

### B. Drains, Wastes, and Vents

*Comments:*

☒ ☐ ☐ ☒

### C. Water Heating Equipment

*Energy Sources:* Gas

*Capacity:* 40 gallons

*Comments:*

*Venting system:* The combustion vent pipe is displaced at the top of the unit preventing proper venting to the exterior of the structure (hazard): remedy as needed.

☒ ☐ ☐ ☒

### D. Hydro-Massage Therapy Equipment

*Comments:*

*Whirlpool bath (Hydro-Massage Therapy Equipment):* Water ports on the tub walls are damaged or missing: remedy as needed.

☐ ☐ ☒ ☐

### E. Other

*Comments:*

## V. APPLIANCES

☒ ☐ ☐ ☒

### A. Dishwashers

*Comments:*

*Dishwasher:* The dishwasher drain line is "crimped" which may reduce water flow.

*Dishwasher: Note:* The dishwasher is functioning as intended. Unit is tested on the regular "normal" cycle. Latent leaks (such as under or behind the unit) cannot be determined.

☒ ☐ ☐ ☒

### B. Food Waste Disposers

*Comments:*

*Waste disposal:* The rubber splash-guard in the sink is missing: replace.

*Waste disposal: Note:* The disposal is functioning as intended.

☒ ☐ ☐ ☐

### C. Range Hood and Exhaust Systems

*Comments:*

☒ ☐ ☐ ☐

### D. Ranges, Cooktops, and Ovens

*Comments:*

*Oven: Note:* The oven is functioning as intended. Unit is heating within the



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I NI NP D

acceptable range of the temperature control setting.

Range: Note: The range (cooktop) is functioning as intended.

☒ ☐ ☐ ☐

#### E. Microwave Ovens

Comments:

Microwave oven: Note: The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "hi" temperature setting.

☒ ☐ ☐ ☐

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

Comments:

☒ ☐ ☐ ☐

#### G. Garage Door Operators

Comments:

☒ ☐ ☐ ☒

#### H. Dryer Exhaust Systems

Comments:

Dryer: Cleaning of the dryer vent is recommended (maintenance) to ensure unrestricted air flow for proper and safe performance of the dryer.

☐ ☐ ☒ ☐

#### I. Other

Comments:

### VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

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

Comments:

Observations: Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for details of these observations.

☒ ☐ ☐ ☒

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

Type of Construction: In Ground Pool

Comments:

General: Please refer to the attached "Premium Report" for details of all observed deficiencies.

☐ ☐ ☒ ☐

#### C. Outbuildings

Comments:

☐ ☐ ☒ ☐

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

Type of Pump: Not Present

Type of Storage Equipment: Not Present

Comments:

☐ ☐ ☒ ☐

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

Type of System: Not Present

Location of Drain Field: Not Present

Report Identification: 11111 Sample Street, Houston, TX, Houston, TX July 4, 2014 Report No. 2466

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Comments:*

☐ ☐ ☒ ☐

**F. Other**

*Comments:*

**END OF TREC REPORT**