



# Property Inspection Report

## New Construction w/Thermal- Sample

**Property Address:**  
123 Any Street  
Any City TX 75208



### National Property Inspections

**Sean Green TREC #8266, Westley Green TREC #21480**  
2201 Hazy Meadows  
Flower Mound, TX 75028  
972-489-5245

# PROPERTY INSPECTION REPORT

**Prepared For:** \_\_\_\_\_  
New Construction w/Thermal- Sample  
\_\_\_\_\_  
(Name of Client)

**Concerning:** \_\_\_\_\_  
123 Any Street, Any City, TX 75208  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Sean Green TREC #8266, Westley Green TREC #21480 / National Property Inspections  
\_\_\_\_\_  
1/10/2017  
\_\_\_\_\_  
(Name and License Number of Inspector) (Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

## National Property Inspections

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

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

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

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

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

Contract forms developed by TREC for use by its real estate 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

# National Property Inspections

decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

When the inspector arrived onsite, the heaters were running with the interior temperature for the first floor being 87 degrees and the second floor being 90 degrees. This is mentioned to explain the high temperature ranges listed on the thermal imaging scan images.

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<b>Date:</b> 1/10/2017	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 0000
<b>Property:</b> 123 Any Street Any City TX 75208	<b>Customer:</b> New Construction w/Thermal-Sample	<b>Real Estate Professional:</b>

**ATTENTION! IMPORTANT PLEASE READ FIRST:** On January 1, 2014, The Standards of Practice and Report Forms have changed for Texas Home Inspectors. This Report complies with the new Standards of Practice for procedure and reporting of findings. Client(s) and Realtor(s) using this report as part of their decision-making process in a real estate transaction should read the "Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies" back at the preamble section of this report or the TREC Consumer Notice (form OP-I) located at the attachment page in order to understand the specific hazards and deficiencies now required to be reported.

Additional pages and/or documents may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present within the property but is not inspected, the "NI" column will be checked and an explanation will be given. This report may be electronically distributed by National Property Inspections and changes, deletions or amendments to the report of any type are strictly prohibited. A re-inspection to verify repairs is available for an additional fee.

**Regarding Photographs:** Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during time of inspection. There may be some conditions and/or deficiencies not represented with photographs.

**Regarding the Thermal Scan:** The Inspector is a Certified Level One Thermographer in good standing with the Infrared Training Center (ID# 66242). The inspector performed a limited thermal imaging scan of the home. Results can be found within the body of the report. Photographs may be included to show examples of the survey but not all scanned areas of the home were recorded or documented with photographs.

**Limitations:** The inspector performed a non-invasive infrared survey of the readily accessible and applicable areas of the building envelope, electrical; or mechanical; using natural and infrared photography. Understand that infrared imaging measures surface temperatures only and therefore must have a clear, unobstructed view of the surface to render a useful image.

### Attendance, Conditions, and Status

**Weather:**  
Clear

**Approximate Temperature:**  
Over 60 Degrees

**Precipitation in last 3 days:**  
Yes

# National Property Inspections

**In Attendance:**

Client(s)

**Building Status:**

Vacant

**Type of Building:**

Single Family (2 story)

**Front of Building Faces:**

North

**Approximate Age of Building:**

New Construction

**Approximate Size of Building:**

2700 Square Feet

# National Property Inspections

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

A. Foundations

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

**Comments:**

(1) In the opinion of the inspector, the foundation appeared to be providing adequate support for the structure based on a limited, visual observation today. At the time of this inspection, the inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation and there were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of foundation movement and the inspector did not perceive the foundation to contain any significant unlevelness while walking the first floor. Note: This is a cursory and visual observation of the conditions and circumstances present at the time of the inspection. Opinions are based on observations made without sophisticated testing.

(2) **Additional Information Regarding Foundation Performance:** It is the inspector's understanding that there is no widely accepted formal standard available for the determination of post-construction foundation performance. Structural opinions represent a summary of visible and accessible conditions seen at the time of inspection. They are subjective and based on the knowledge and experience of the inspector, and as such, may vary from the opinion of other inspectors. The inspector's comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies performed by a professional engineer licensed with the State of Texas. To reduce the risk of future movement, a consistent watering maintenance/foilage control program should be maintained.

B. Grading & Drainage

**Comments:**

(1) The grading appeared to be positively sloped away from the structure to promote drainage with exception to the right side where negative sloping was observed. This could affect foundation performance if water was retained in this area. Today's standards require that the grading be positively sloped away from the structure a minimum six inches for every ten feet (5% positive slope). Recommend repair by a qualified contractor.

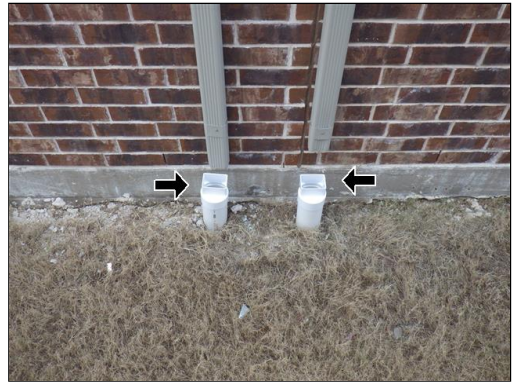


B. Photo 1

(2) At the right side, it appeared that a gutter downspout was missing. Also, several underground gutters were not yet connected to downspouts with one at the right front corner that was not properly aligned with the downspout. Recommend repair by a qualified contractor.



B. Photo 2



B. Photo 3



B. Photo 4

C. Roof Covering Materials

**Types of Roof Covering:** Asphalt Composition Shingles

**Viewed From:** Due to the slope, roof was viewed from a ladder at the eaves and from the ground

**Percentage of Roof Viewed:** 80 Percent

*Comments:*

Roof covering appeared to be performing as intended at time of inspection. Note: Due to the roof height and slope, the roof had to be inspected from the ground and from the eaves with a ladder. Also, due to its configuration, approximately 80% of the roof was viewable.

D. Roof Structures & Attics

**Viewed From:** Decked Area, Entry, 80 Percent Viewed (approximately)

**Type of Roof Structure:** Stick-Built

**Approximate Average Depth of Insulation:** 12-14 inches (Loose Fill Fiberglass)

*Comments:*

(1) The inspector did not observe the presence of an attic stairs insulator for the attic opening. Today's energy conservation standards require that an access door from conditioned spaces to unconditioned spaces be weatherstripped and insulated to a level equivalent to the insulation of the surrounding surfaces. Since this is a prescriptive requirement, most builders will use an insulated cover to achieve an R-10 value at the opening. Recommend repair by a qualified contractor.



D. Photo 1

(2) During a thermal imaging scan, there was a decrease in the apparent temperature along about a six foot width down the whole right side of the first floor ceiling. It extended from the laundry room all the way down to the master bedroom. Further evaluation found that the right side first floor attic was not insulated. Ceilings are typically insulated to R-38. Recommend repair by a qualified contractor.



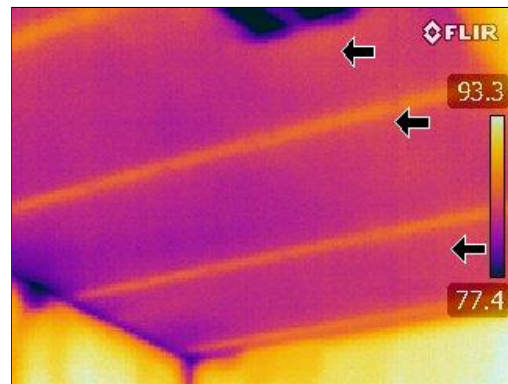
D. Photo 2



D. Photo 3



D. Photo 4

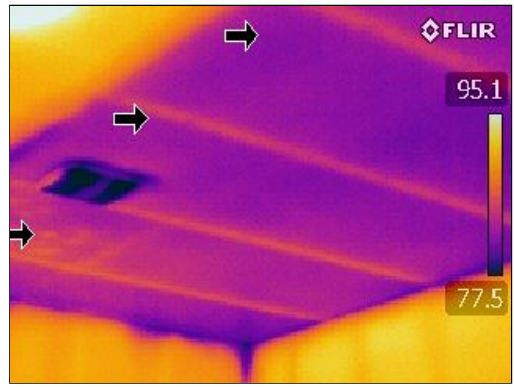


D. Photo 5

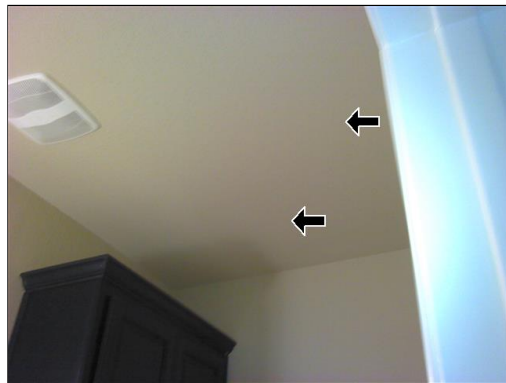




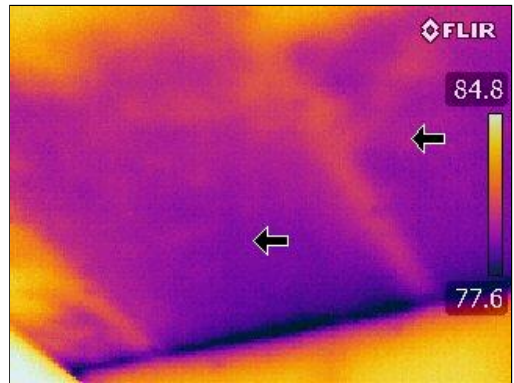
D. Photo 6



D. Photo 7



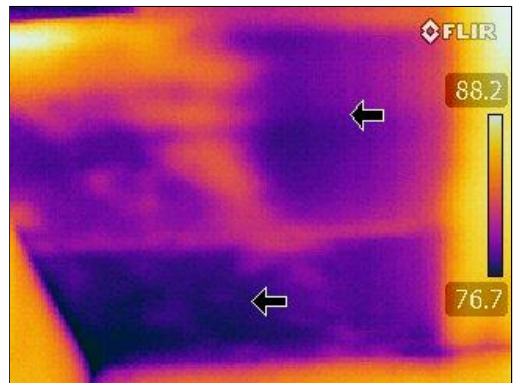
D. Photo 8



D. Photo 9



D. Photo 10



D. Photo 11



D. Photo 12

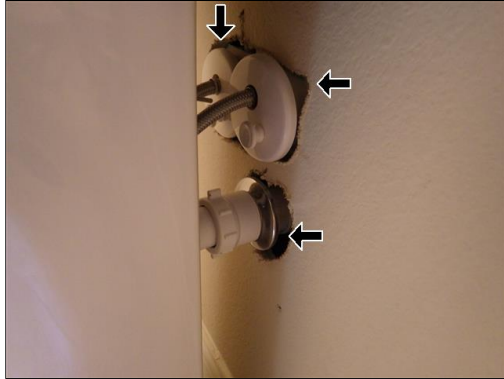
(3) The roof structure was in good overall condition and appeared to be performing as intended.

E. Walls (Interior and Exterior)

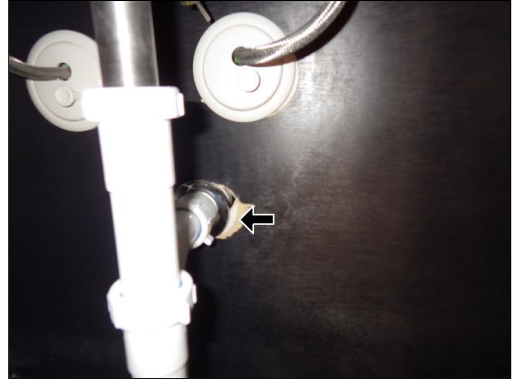
**Exterior Wall Material:** Brick and Stone Veneer, Siding

**Comments:**

(1) At the half bath and master bath, the walls were cut too large to accommodate the supply and drain plumbing. This is substandard workmanship and a potential entry point to the structure for insects. Recommend repair by a qualified contractor.



E. Photo 1



E. Photo 2



E. Photo 3

(2) At the base of the second floor railing, there was a hairline horizontal crack on the wall.



E. Photo 4

(3) There was a broken brick at the ledge near a right front second floor window. Recommend brick be replaced.



E. Photo 5

(4) Along the upper trim at the door leading to the laundry room, the drywall was damaged.



E. Photo 6

(5) There was a broken piece of frieze board trim at the right side upper wall. There was damage to the fascia at the right front roof/soffit transition and there was a hole in the left side eave. Recommend repair by a qualified contractor.



E. Photo 7

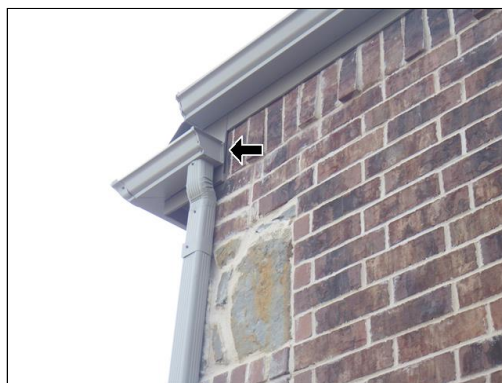


E. Photo 8



E. Photo 9

(6) At the right front of the structure, there was missing sealant along a piece of vertical trim.



E. Photo 10

(7) To the right of the front door, there was a hairline vertical mortar crack at the brick/stone transition that extended from the patio to the top of the wall. Recommend repair by a qualified masonry contractor.



E. Photo 11



E. Photo 12

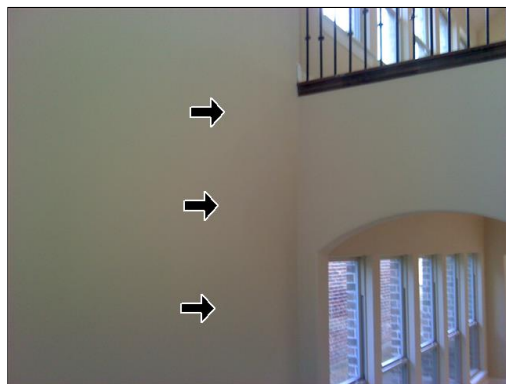
(8) During a thermal imaging scan, the inspector observed decreases in the apparent temperature of one or more interior wall locations. These are most likely due to a lack of insulation, dislodged insulation, or air infiltration from the exterior or attic. Recommend further evaluation and repair by a qualified contractor. Photographs are labeled for locations.



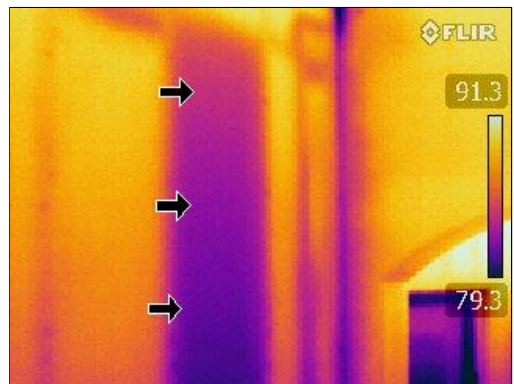
E. Photo 13 Left side (front entry)



E. Photo 14 Left side (front entry)



E. Photo 15 Left side (near interior arch)



E. Photo 16 Left side (near interior arch)

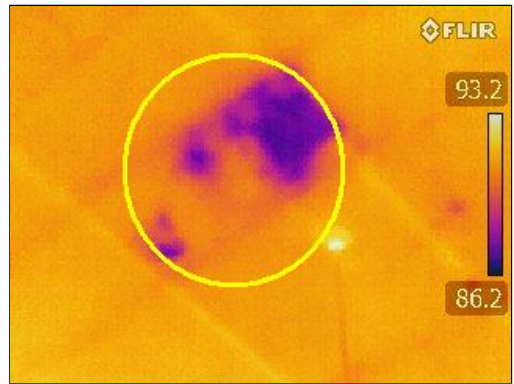
**F. Ceilings & Floors**

*Comments:*

(1) During a thermal imaging scan, the inspector observed decreases in the apparent temperature of one or more ceiling locations within the home. These are most likely due to a lack of insulation, dislodged insulation or air infiltration from the exterior and/or attic. Recommend further evaluation and repair by a qualified contractor. Photographs are labeled for locations.



F. Photo 1 Living room



F. Photo 2 Living room

(2) In the master closet, the ceiling was cut too large to accommodate the supply register. Recommend repair by a qualified contractor.



F. Photo 3

(3) A creak was heard while walking along the second story floor at the center of the game room. This may be due to loose fasteners in the floor boards and/or improper spacing of framing joists. Recommend repair by a qualified contractor.



F. Photo 4

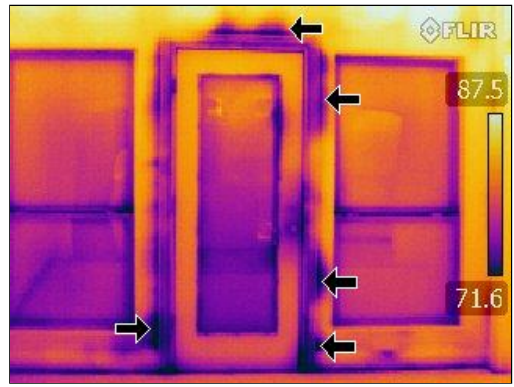
G. Doors (Interior & Exterior)

*Comments:*

(1) During a thermal imaging scan, the inspector observed decreases in the apparent temperature along the perimeter trim of the rear exterior door. The trim had not yet been sealed to the adjacent wall. Recommend repair by a qualified contractor.



G. Photo 1



G. Photo 2



G. Photo 3

(2) When the rear exterior door is fully closed, the striker for the deadbolt lock does not fully engage. Recommend repair/adjustment by a qualified contractor.



G. Photo 4

(3) There was an air gap on the lower left corner of the door leading to the balcony. Recommend repair/adjustment by a qualified contractor.



G. Photo 5

H. Windows

*Comments:*

- (1) The window installation was substandard with numerous deficiencies noted within this subsection. Recommend a full review of the windows be performed by a qualified window contractor. Examples can be found within this subsection.
- (2) There was misapplied sealant along a second floor window over the garage and along a couple of left side windows.



H. Photo 1



H. Photo 2

- (3) Weep hole caps were either missing or damaged at the base of one or more window frames. Weep holes allow water to weep out of the frame and the caps were installed (by the window manufacturer) to keep insects from entering the structure.



H. Photo 3



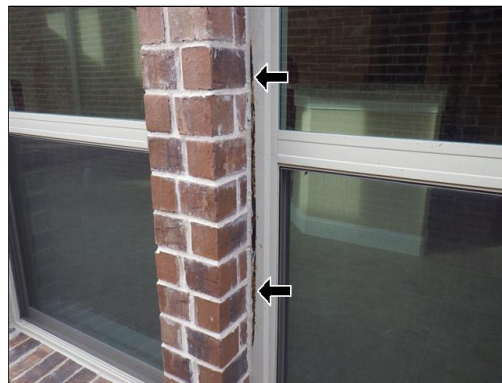
H. Photo 4 Close up view



(4) At the left side, one of the windows had a broken frame and several had dislodged/damaged flashing tape. Also, there was considerable staining along some of the frames.



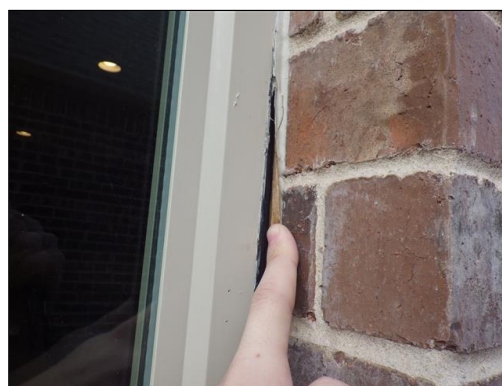
H. Photo 5



H. Photo 6



H. Photo 7



H. Photo 8

(5) One or more windows had a broken and/or disconnected spring mechanisms. A spring mechanism aids in opening a window and keeping it in the "open" position. This is a potential safety issue. The window would not open.



H. Photo 9 Near kitchen

(6) To the right of the rear exterior door, there was broken glazing within the lower sash.



H. Photo 10

(7) At a left rear living room window, the lower sash would not lock down.



H. Photo 11

(8) Two of the windows along the left side of the living room had frames that were installed too wide. During testing, the lower sashes fell out of the frames. This is a potential safety issue. The lower sash should have very little side to side movement.



H. Photo 12



H. Photo 13



H. Photo 14



H. Photo 15

(9) At a left side breakfast nook window, the lower sash was not parallel to the frame and so it would not lock down. Also, one of the interior plastic beads was dislodged.



H. Photo 16



H. Photo 17

(10) Screens were not yet installed.



H. Photo 18

I. Stairways (Interior and Exterior)

*Comments:*

The interior stairway(s) were in good condition and appeared to be performing as intended.

J. Fireplaces and Chimneys

*Comments:*

The fireplace was in good condition at time of inspection.

K. Porches, Balconies, Decks and Carports

*Comments:*

(1) At the balcony, the fasteners for the railings were not sealed. Recommend fasteners be sealed to deter rust.



K. Photo 1



K. Photo 2



K. Photo 3

(2) At the front porch area, there was a considerable gap between the brick veneer and the beam. Also, at the balcony, the brick veneer on the post was not built tall enough. A gap was visible between the brick veneer and the adjacent trim. Recommend repair by a qualified contractor.



K. Photo 4



K. Photo 5

(3) There were mortar cracks along the brick veneer base of the front patio post.

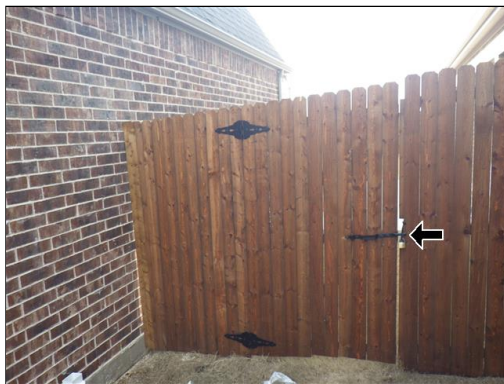


K. Photo 6

L. Other

*Comments:*

(1) The right rear corner of the structure was not accessible due to a locked gate from the adjacent residence. The wall behind the fence was not assessed.



L. Photo 1



L. Photo 2

(2) There was no stopping point for a drawer to the right of the oven. The drawer could be pulled right out of the cabinet. Recommend repair/adjustment by a qualified contractor.



L. Photo 3

(3) At the right rear of the structure, a post was not adequately secured to support the fence. Recommend repair/adjustment by a qualified contractor.



L. Photo 4



L. Photo 5

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

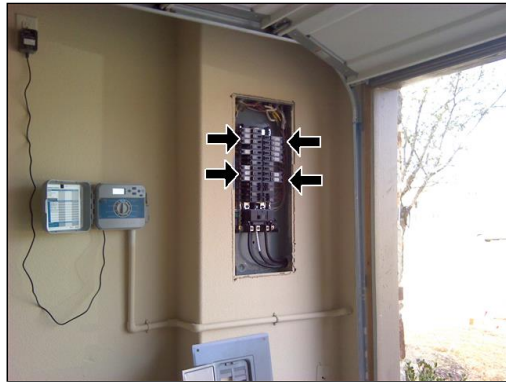
**Electrical Service Entrance:** Service Lateral (Below Grade) - 120V/240V

**Electrical Service (Disconnect) Amperage:** 200 Amp

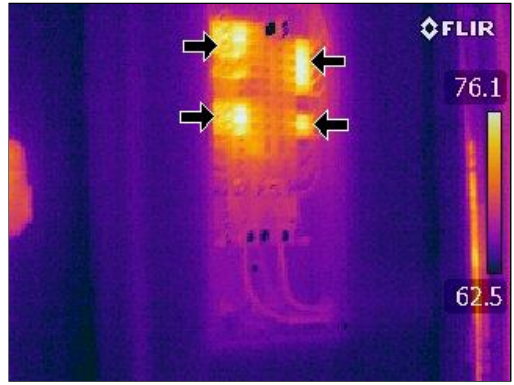
**Panel Manufacturer:** Square D

*Comments:*

Electrical panel(s) appeared to be performing as intended at time of inspection. A thermal scan of the panel(s) showed an increase in the apparent temperature at panel components such as but not limited to: Arc Fault Circuit Interrupter (AFCI) breakers, Ground Fault Circuit Interrupter (GFCI) breakers, and/or surge protectors. Although the scan showed a higher apparent temperature in comparison to the surrounding breakers, this was considered a normal condition in that these components have integrated circuits that operate at a warmer temperature.



A. Photo 1



A. Photo 2

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

**Type of Wiring:** Copper, Non-Metallic Sheathing (Romex)

**Comments:**

A representative number of lighting fixtures and receptacles/outlets tested appeared to be performing as intended.

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

A. **Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Natural Gas

**Heating Equipment Manufacturer:** Carrier

**Comments:**

The heating equipment appeared to be operating as intended at time of inspection.

B. **Cooling Equipment**

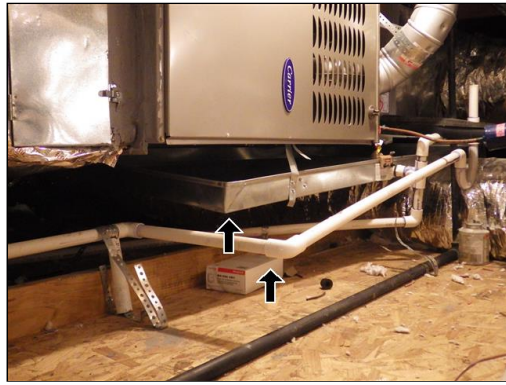
**Type of Systems:** Air Conditioner

**Cooling Equipment Manufacturer:** Carrier

**Comments:**

(1) The cooling systems did not appear to be operating as intended with high temperature differential readings measured at both systems. The standard reading from supply to return is typically between 14 to 22 degrees. The temperature readings were approximately 24 and 28 degrees as measured near the equipment. This is an indicator that repair and/or service is needed. Recommend further evaluation by a qualified heating and air conditioning contractor.

(2) At both cooling evaporator coils in the attic, the secondary condensate drain pans were not properly pitched to the drain lines. This could impede condensate drainage. Also, at the unit to the right of the attic entry, the primary condensate line was running uphill against gravity. It needed additional support. Recommend repair by a qualified HVAC contractor.



B. Photo 1

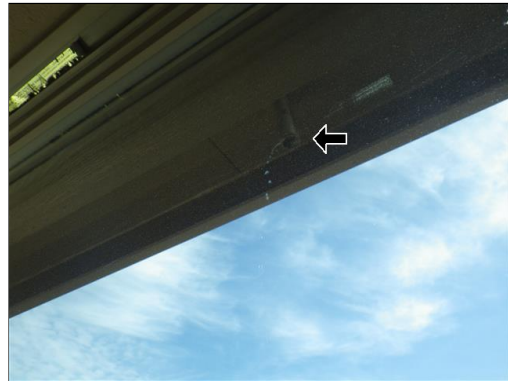


B. Photo 2

(3) During cooling equipment testing, there was condensate dripping out of a pipe at the left side eave. Further investigation in the attic found that the condensate drain lines at one of the evaporator coils were installed backwards. Recommend repair by a qualified HVAC contractor.



B. Photo 3



B. Photo 4

(4) **Additional Information Regarding Cooling Equipment Testing:** Temperature Differential Readings (Delta-T) are a fundamental, non-invasive standard for testing the proper operation of the cooling equipment. The normal acceptable range is considered to be approximately between 14-22 degrees (Fahrenheit) total difference between the supply air and return air. Unusual conditions such as excessive humidity, low outdoor temperature, and restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate proper operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

*Comments:*

The ductwork, chases, and vents were in good condition and appeared to be performing as intended.  
Note: The inspection was limited to visible and readily accessible areas.

**IV. PLUMBING SYSTEM**

A. Plumbing Supply, Distribution Systems and Fixtures

**Location of Water Meter:** Left front corner of property

**Location of Main Water Supply Valve:** Front flower bed

**Static Water Pressure Reading:** 45-50 pounds/square inch

**Gas Shut Off Location:** At Gas Meter (left side of structure)

*Comments:*



(1) The water supply delivery system and fixtures appeared to be operating as intended at time of inspection.

(2) The water supply for the toilet in the half bath was not yet connected.



A. Photo 1

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

*Comments:*

The drains, wastes and vents appeared to be performing as intended at time of inspection.

**C. Water Heating Equipment**

**Energy Sources:** Gas

**Capacity:** 50 Gallon

**Manufacturer:** Rheem/Ruud

**Age of Heater:** Less than one year old

**Water Heater Location(s):** Garage

**Water Temperature:** 125-130 degrees

*Comments:*

(1) Water heater(s) appeared to be operating as intended at time of inspection.

(2) The pan drain for the water heater was not yet completed. It should terminate to the exterior.



C. Photo 1

(3) The exhaust vent collar(s) had pulled away from the adjacent ceiling. Recommend collar(s) be secured to ensure an effective separation between the garage and the adjacent ceiling.



C. Photo 2

(4) Water temperature was set too high. Temperature should be set at 120 degrees or less to help prevent scalding during shower and/or sink use. Recommend thermostat be adjusted. Note: If dishwasher present, recommend verifying with manufacturer the temperature necessary to wash dishes effectively.

D. Hydro-Massage Therapy Equipment

*Comments:*

There was no jetted tub onsite.

V. APPLIANCES

A. Dishwashers

**Dishwasher Brand:** Frigidaire

*Comments:*

The dishwasher appeared to be performing as intended at time of inspection.

B. Food Waste Disposers

**Disposer Brand:** Badger/Insinkerator

*Comments:*

The disposer was unplugged at time of the inspection. Further investigation found that the disposer was full of debris.



B. Photo 1

C. Range Hood and Exhaust Systems

*Comments:*

The exhaust system(s) appeared to be performing as intended at time of inspection

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**D. Ranges, Cooktops and Ovens**

**Oven/Range Brand:** Frigidaire

**Cooktop Brand:** Frigidaire

*Comments:*

The cooktop and oven(s) appeared to be performing as intended at time of inspection.

**E. Microwave Ovens**

**Microwave Brand:** Frigidaire

*Comments:*

The microwave oven appeared to be performing as intended at time of inspection.

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

*Comments:*

The exhaust system(s) appeared to be performing as intended at time of inspection

**G. Garage Door Operators**

**Operator Brand:** Overhead Door

*Comments:*

The garage door operator(s) were in good overall condition and appeared to be performing as intended.

**H. Dryer Exhaust Systems**

*Comments:*

The dryer vent system appeared to be performing as intended. Understand that only the visible portion of the vent was viewed and if the residence was occupied, the dryer appliance was not removed to inspect the vent.

**I. Other**

*Comments:*

**Information Regarding Refrigeration Systems:** Assessment of refrigeration systems and freezers is beyond the scope of the inspection.

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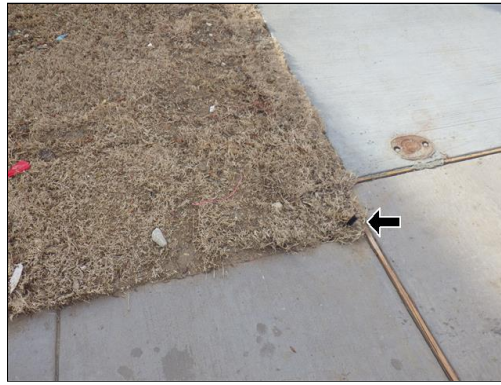
## VI. OPTIONAL SYSTEMS

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

**System Brand:** Hunter

*Comments:*

(1) There was a head at the left front corner of the driveway that did not put out any water. Recommend repair by a qualified sprinkler system contractor.



A. Photo 1

(2) To the right front corner of the driveway, the drip system in that area sounded as if it was spraying out an excessive amount of water. There could be an underground drip hose leak. Recommend further evaluation by a qualified sprinkler system contractor.



A. Photo 2

(3) There was no water discharging from the bubbler at the left front tree and right rear tree. Zone 8 (listed as bubblers) did not perform a function. It actually operated on Zone 9. The zones were mislabeled.