

C&G Building Services L.L.C.  
1860 FM 359, #228  
Richmond, TX. 77406  
281-723-7767  
281-762-7425 **Fax**  
Scott@cgbuildingservices.com

## PROPERTY INSPECTION REPORT

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**Prepared For:** Example Report  
(Name of Client)

**Concerning:** 2222 Example Drive Richmond, TX  
(Address or Other Identification of Inspected Property)

**By:** Scott Hinsley TREC #7050 07/11/2011  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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

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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 action, 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.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

PROPERTY INSPECTION AGREEMENT

Client - \_\_\_\_\_

Property Street Address - \_\_\_\_\_

In consideration of the inspection fee of \$ \_\_\_\_\_ paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this “Agreement”), C&G Building Services L.L.C. (the “Inspector”), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector’s and Client’s prior written consent.

1. **PURPOSE AND SCOPE OF INSPECTION.** The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are **not** covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., and those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground and above-ground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector’s sole discretion, materials hazardous to the health and/or safety of the Inspector’s personnel.

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2. **NO WARRANTIES OR GUARANTIES.** This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard “visual inspection” of the Property. **CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT.** Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. **LIMITATION OF LIABILITY.** Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. **CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT’S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS’ FEES AND COSTS AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR’S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT.** This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector.

4. **NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after becoming aware of such controversy or claim, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector’s receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney’s fees and costs incurred by Inspector in defense of the proceeding.

5. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier’s opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

6. **INDEMNITY.**

**CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR**

Report Identification: 2222 Example Drive Richmond, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

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**LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED.**

7. **MISCELLANEOUS.**

Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as is such invalid, illegal or unenforceable provision has never been contained herein. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HERewith IS EXPRESSLY DECLARED TO BE IN HARRIS COUNTY, TEXAS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, C&G Building Services L.L.C., 1860 FM 359, #228, Richmond, Texas 77406; if to Client, to the address set forth hereinbelow.

The undersigned Client hereby executes this Property Inspection Agreement on this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**CLIENT:**

\_\_\_\_\_  
(Signature)

I would like a copy of the inspection report forwarded to my REALTOR.  
(Please check box, if applicable.)

\_\_\_\_\_  
(Printed Name)

I would like a copy of the inspection report forwarded to \_\_\_\_\_.  
(Please check box, if applicable.)

\_\_\_\_\_  
(Address)

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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* Slab on grade, Post tension cable design

*Comments:*

Method of Inspection: Visual inspection of exterior

The foundation is performing as intended.

Surface deterioration (known as spalling) was observed on the exterior corners of the exposed foundation walls. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider patching deteriorated areas.

Post tension cable ends were observed on the right side exterior of the foundation. This should be repaired to prevent corrosion.

**B. Grading & Drainage** *Comments:*

The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or subtraction of top soil. The ground should slope away from the house at a rate of six inches of fall within the first ten feet. Ideally, at least four (4) inches of clearance should be maintained between soil level and the top of the foundation walls at front and rear bedding.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt composition shingle

*Viewed From:* Walked on roof

*Comments:*

Nail Pattern: Did not lift shingle to observed nail pattern due to the potential damage or cause of leak.

All exposed nail heads on roof should be caulked.

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired at left side loose shingle. All roof penetrations should be examined and sealed as necessary.

Observed roof jack seals at drain vent pipes deteriorated, repairs should be undertaken.

**D. Roof Structure & Attic**

*Viewed From:* Entered attic and performed a visual inspection

*Approximate Average Depth of Insulation:* 10 inches

*Approximate Average Thickness of Vertical Insulation:* 4 inches

*Comments:*

Soffit and ridge attic ventilation observed.

Ideally, the attic access hatch should be insulated.

The passage of air between the soffit vents and the roof cavity appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space.

This area should be further investigated and improved where necessary.

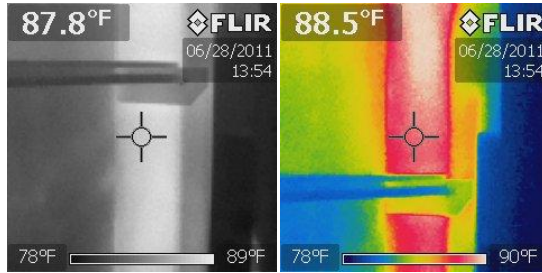
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**E. Walls (Interior & Exterior) Comments:**

Minor cracks were observed in the upper corners of many windows throughout the home and should be sealed and painted.

Minor cracks were observed at living room rear wall left corner and kitchen front wall right corner. This condition is mainly cosmetic in nature and should be patched.

Observed missing or compressed insulation at upper left rear bedroom closet rear wall corner, further investigation is recommended and repairs should be undertaken if necessary.



Brick and cement fiber exterior veneer observed.

All exterior wall penetrations should be sealed at exterior window caulking numerous windows and left side AC copper box refrigerant lines entry into wall.

Weep holes (openings in the mortar joints) are recommended above the lintels (metal headers) in the brick veneer wall structure.

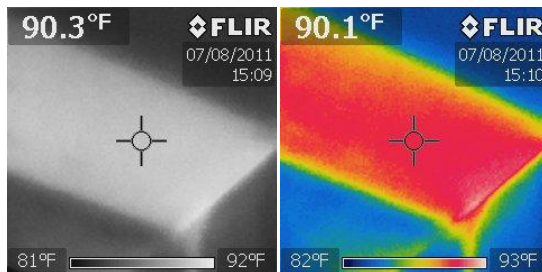
Typical minor cracking was observed on the exterior walls of the house at right side below kitchen window and rear wall below left rear window. This implies that some structural movement of the building has occurred, as is typical of most houses.

**F. Ceilings & Floors Comments:**

“Nail Pops” (nail heads penetrating through the sheet rock) were observed and should be patched at entertainment room and upper right rear guest bedroom ceilings.

Water staining was observed at front study room ceiling front area. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent damage.

Observed missing or compressed insulation at upper right hallway outside guest bedrooms, further investigation is recommended and repairs should be undertaken if necessary.



Carpet, tile and wood floor covering observed.

The tile floor is cracked in kitchen between sink and island and should be improved.

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**G. Doors (Interior & Exterior) Comments:**

Doors should be trimmed or adjusted as necessary to work properly at kitchen pantry door (not latching) and upper right guest bedroom door (drags).

Exterior doors should not be keyed from the inside. This creates a fire egress safety concern. This should be repaired promptly.

The dead bolt does not fully engage into the front door frame and should be repaired in order for the lock to properly perform. Repairs should be undertaken.

All exterior and/or attic access doors should be properly weather sealed as necessary at garage personnel door.

**H. Windows Comments:**

Double pane, single hung, and fixed windows

Safety glass etchings were not observed on the glass within the window right of rear egress door. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.

Loose and damaged window glazing should be repaired as necessary at upper left rear guest bedroom rear window.

It may be desirable to replace window screens where missing (front study room). The owner should be consulted regarding any screens that may be in storage.

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

The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.

**J. Fireplace/Chimney Comments:**

Manufactured natural gas fireplace

It is recommended that a damper stop (c-clamp) be added to the flue damper allow gas to escape in case of leak.

The log lighter pipe firebox penetration should be sealed.

Insulation was observed contacting the chimney flue within the attic. A one inch clearance should be maintained from all combustible materials.

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

Typical cracks were observed in the garage floor and driveway.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels Comments:**

Cutler Hammer Brand 150 amps in the garage

Antioxidant mastic should be applied to the aluminum main service feed wires to prevent oxidation.

Neutral wires within the main distribution panel that are bunched together on the neutral bus bar should be separated. Each wire should be served by a separate screw.

The grounding of the electrical service appears inadequate. Today's standards recommend installing a secondary earth ground to a second ground rod or rebar (UFER). If the resistance to ground is less than 25ohms a secondary ground is not required.

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

*Type of Wiring:* Copper

*Comments:*

Today's building standards call for arc fault protection on all living area outlets. Recommend updating to these standards.

Today's standards recommend tamper resistant type outlets at all interior areas and weather resistant outlets at all exterior areas, recommend improving.

An outlet is loose at kitchen right counter rear outlet and living room rear wall left outlet and should be re-secured.

The installation of a ground fault circuit interrupter (GFCI) is recommended at upper left guest bathroom sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Missing/damaged outlet cover plates should be replaced at upper right front bedroom front wall.

Observed master bathtub fixture not wet location rated fixture. Repairs are recommended.

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

**A. Heating Equipment**

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

*Comments:*

Two Trane Brand gas forced air furnaces

Both units operated and vented properly at time of inspection.

**B. Cooling Equipment**

*Type of System:* Central Forced Air System

*Comments:*

Two zone system serving the upper and lower floors

Trane Brand 3.5 ton mod # 232323222, coil mod # 232248BB

Unit operated to control and produced a supply of 54 degrees and a return of 70 degrees. This is within test limits of 15 to 20 degrees.

Trane Brand 2 ton mod # 232323222, coil mod # 232224BB

Unit operated to control and produced a supply of 65 degrees and a return of 70 degrees. This is not within test limits of 15 to 20 degrees. Recommend unit be serviced by a HVAC technician.

The outdoor units of the air conditioning systems are out of level. This should be improved.

Damaged insulation on the outside refrigerant lines should be repaired.

**C. Duct System, Chases, and Vents** *Comments:*

Ducts appear to be properly connected at all visible locations and delivering air to all registers at this time.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

*Location of water meter:* Left front grade

*Location of main water supply valve:* Left exterior wall

*Static water pressure reading:* 45 PSI

*Comments:*

The kitchen and upper right guest bathroom sink faucets are leaking and should be repaired.

Cracked, deteriorated and/or missing master shower stall grout and caulk should be replaced.

The upper right guest drainstop for the tub is missing and should be repaired.

The left exterior hose bib is leaking and should be repaired.

It is recommended that an anti-siphon device be added to the hose bib(s).



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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>B. Drains, Wastes, and Vents</b> <i>Comments:</i><br>All drains operated and appeared to be vented properly at time of inspection. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>C. Water Heating Equipment</b><br><i>Energy Source:</i> Bradford White Brand<br><i>Capacity:</i> 40 gallon 40000 BTU mod # 232323 in attic<br><i>Comments:</i><br>Observed water temperature of 142 degrees, recommend reducing water temperature to 120 degrees or less to help prevent scalding.<br><br>The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be repaired.<br><br>Today's building standards call for a gas sediment trap to be installed on gas lines leading to water heaters. Recommend repair. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>D. Hydro-Massage Therapy Equipment</b> <i>Comments:</i><br>Access to the whirlpool motor should be provided. |
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- V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A Dishwasher</b> <i>Comments:</i> General Electric Brand ser # 23232378  The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>B. Food Waste Disposer</b> <i>Comments:</i><br>Badger Brand<br>The food waste disposer operated properly at time of inspection. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>C. Range Exhaust Vent</b> <i>Comments:</i><br>General Electric Brand ducted unit venting to exterior<br>The range hood operated properly at time of inspection. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>D. Ranges, Cooktops, and Ovens</b> <i>Comments:</i><br>General Electric Brand ser 232345<br>Observed oven temperature of 345 degrees when set at 350 degrees which is within recommended operating range of setting<br>Observed 40 amp breaker serving oven in panel and unit requires 15 amp breaker, recommend improving. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>E. Microwave Oven</b> <i>Comments:</i><br>General Electric Brand ser 23232389<br>The microwave operated properly at time of inspection. |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>F. Trash Compactor</b> <i>Comments:</i> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>G. Mechanical Exhaust Vents and Bathroom Heaters</b> <i>Comments:</i><br>All vent fans operated properly at time of inspection and appear to be vented to the exterior. |
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**H. Garage Door Operator(s) Comments:**  
 Lift Master Brand  
 The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

**I. Doorbell and Chimes Comments:**  
 The doorbell operated properly at time of inspection.

**J. Dryer Vents Comments:**  
 The dryer vent is clogged with lint and should be cleaned.

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems Comments:**  
 Rain Bird Brand 6 zone sprinkler system  
 The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage (left side of home).

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*Type of Construction:* **INFO**  
*Comments:*

**C. Outbuildings Comments:**

**D. Outdoor Cooking Equipment**  
*Energy Source:* **INFO**  
*Comments:*

**E. Gas Supply Systems Comments:**

**F. Private Water Wells (A coliform analysis is recommended.)**  
*Type of Pump:* **INFO**  
*Type of Storage Equipment:* **INFO**  
*Comments:*

**G. Private Sewage Disposal (Septic) Systems**  
*Type of System:* **INFO**  
*Location of Drain Field:* **INFO**  
*Comments:*

**H. Whole-House Vacuum Systems Comments:**

**I. Other Built-in Appliances Comments:**