Inspection Report

John Smith

Property Address:
1234 8th St.
Cleveland TX 77327



DTK Home Inspections PLLC

Derek Myhand TREC# 26263
(346) 581-7664

PROPERTY INSPECTION REPORT FORM

John Smith	9/17/2026
Name of Client	*Date of Inspection*
1234 8th St., Cleveland, TX 77327	
Address of Inspected Property	
Derek Myhand	TREC# 26263
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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

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

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

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

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

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

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:	**In Attendance:**	**Type of building:**
TREC Texas Real Estate Commission	Vacant (Inspector Only)	Single Family (1 story)
Style of Home:	**Approximate age of building:**	**Home Faces:**
Ranch	New Construction	South
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Above 60 (F) = 15 (C)	Partly Cloudy	Dry
Rain in last 3 days:		
No		

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



architectural shingles



stick built framing



blown insulation about 13 inches

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation: Poured Concrete

Method used to observe Crawlspace: No crawlspace

Comments:

(1) The inspection of the foundation is not an engineering report and should not be a supplement for one. It is an opinion-based evaluation on the observations of the inspector at the time of the inspection. This does not express any warranty and is not a guarantee of the future life or failure of the foundation.

(2) The foundation slab or wall has visible large cracking. Further deterioration may occur. I recommend having a licensed structural engineer further evaluate and make repairs.



A. Item 1 (Picture) garage area

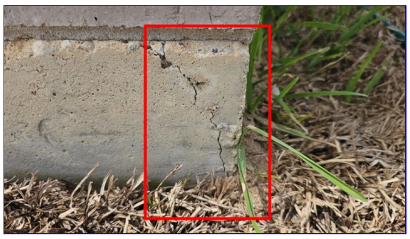


A. Item 2 (Picture) exterior left side by expansion joint/septic disconnect

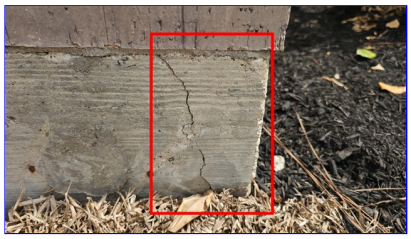
(3) The foundation has corner pop(s) or cracking. Further deterioration can occur. I recommend having a qualified professional make repairs.

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A. Item 3 (Picture) rear right corner



A. Item 4 (Picture) front left corner

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the area around the home, the garage of the home, etc... This is an issue that may not be obvious unless there is rain on the day of inspection.

(2) The landscape around the exterior of the home has holes/ground sinkage. This is a tripping hazard and can cause water to pool. I recommend having a qualified professional further evaluate and make repairs as needed.



B. Item 1 (Picture) front right



B. Item 2 (Picture) rear patio area

(3) There are no gutters on areas of the home. This can cause ground sinkage and erosion. I recommend having a qualified gutter contractor install gutters.

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I	NI	NP	D



B. Item 3 (Picture) right side



B. Item 4 (Picture) rear



B. Item 5 (Picture) multiple areas

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Architectural
Viewed from: Ground, Drone
Roof Ventilation: Soffit Vents, Passive

Comments:

(1) This inspection of the roof and components on the roof does not warrant against roof leaks or the longevity of the roof. There is no warranty expressed or implied.

(2) The builder does not allow walking on the roof. This limits our inspection to areas that are safely accessible. The roof was inspected from the ground, a ladder, binoculars, and or aerial photography equipment.

(3) The roof covering is lifted in areas. This can cause water intrusion and deterioration. I recommend having a qualified roofing contractor make repairs.

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I NI NP D



C. Item 1 (Picture) rear left hip

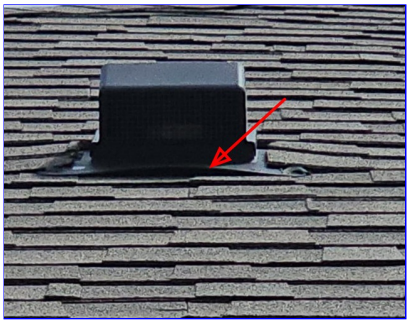


C. Item 2 (Picture) left side front peak area



C. Item 3 (Picture) multiple areas

(4) The flashing is loose or lifted. This can cause water intrusion and deterioration. I recommend having a qualified professional make repairs.



C. Item 4 (Picture) left side

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Method used to observe attic: From Service Decking
Viewed from: Attic
Roof Structure: Stick-built
Attic Insulation: Blown
Approximate Average Depth of Insulation: 13 inches
Approximate Average Thickness of Vertical Insulation: Not Visible
Attic info: Pull Down stairs
Comments:
Attic inspection is limited to visibility from service decking or attic opening that is safely accessible at the time of inspection. We do not walk attics where the ceiling framing is covered with insulation, is not easy to walk, is unsafe, can't be seen, or is inaccessible.

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

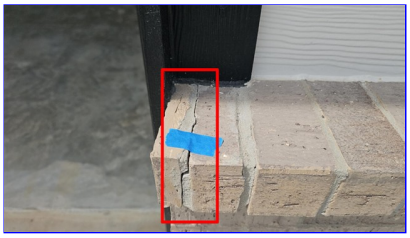
Wall Structure: Wood

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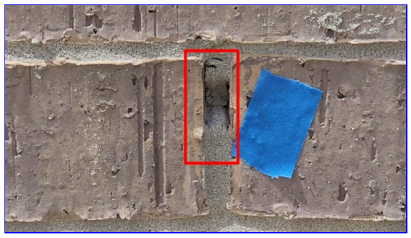
I NI NP D

Comments:

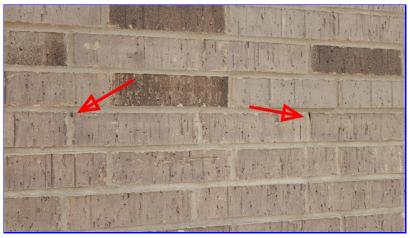
(1) The masonry has cracks or voids in the mortar. Water intrusion and deterioration can occur. I recommend having a qualified professional make repairs.



E. Item 1 (Picture) rear side of garage door area



E. Item 2 (Picture) right side by primary bathroom window

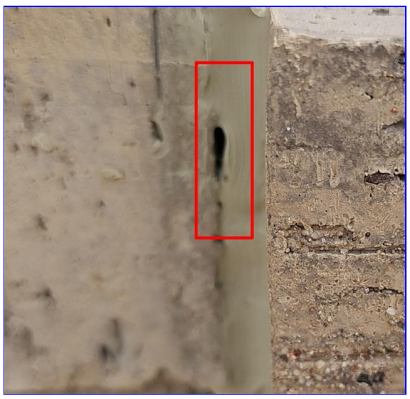


E. Item 3 (Picture) left side towards rear



E. Item 4 (Picture) multiple areas

(2) The home has expansion joints that have sealant that is deteriorated or missing. Water intrusion and deterioration can occur. I recommend having a qualified professional make repairs.



E. Item 5 (Picture) left side front corner area

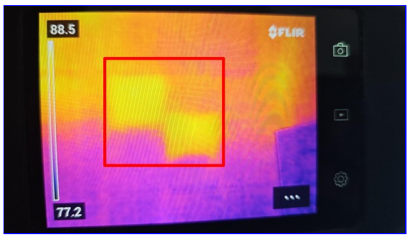


E. Item 6 (Picture) left side by septic disconnect

(3) Thermal imaging equipment was used and indicates areas of possible missing insulation. This can cause poor energy efficiency and microbial growth. I recommend having a qualified professional further evaluate and make repairs.

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I	NI	NP	D	



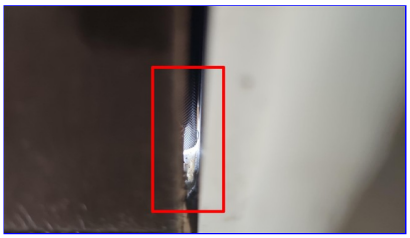
E. Item 7 (Picture) primary bedroom just outside bathroom

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Floor Structure: Slab
Floor System Insulation: None
Ceiling Structure: 6"" or better
Comments:

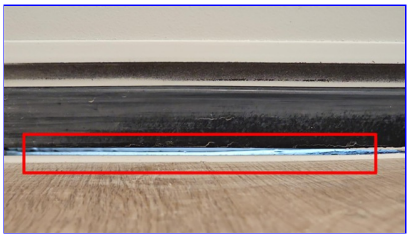
☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:
(1) The entry door reveals daylight when latched. This can cause water or insect intrusion. I recommend having a qualified professional make repairs.



G. Item 1 (Picture) front entry door, left side threshold area

(2) The garage entry door reveals daylight when latched. This is considered a **Safety Hazard**. I recommend having a qualified professional make repairs.



G. Item 2 (Picture) garage entry door threshold

(3) The door sticks, does not shut or operate properly and should be adjusted. Further deterioration can occur. I recommend having a qualified professional further evaluate and make repairs.

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G. Item 3 (Picture) Rear entry

(4) The interior door does not shut and latch properly. I recommend having a qualified professional make repairs as needed.



G. Item 4 (Picture) front left bedroom



G. Item 5 (Picture) kitchen pantry

☑ ☐ ☐ ☑ **H. Windows**

Comments:

There are windows that have missing or deteriorated sealant. This can cause water intrusion and deterioration. I recommend having a qualified person make repairs.



H. Item 1 (Picture) right side primary bathroom



H. Item 2 (Picture) front right side garage

☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior)**

Comments:

☐ ☐ ☑ ☐ **J. Fireplaces and Chimneys**

Operable Fireplaces: None

Number of Woodstoves: None

Comments:

☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**

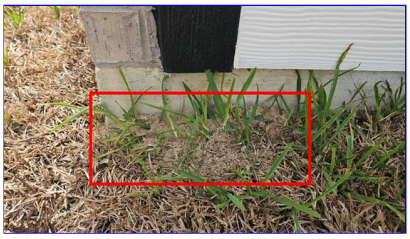
Comments:

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I	NI	NP	D	
☑	☐	☐	☑	**L. Other**

Comments:

There are insect colonies. Intrusion and deterioration can occur. I recommend having a licensed pest control company further evaluate and treat as needed.



L. Item 1 (Picture) rear right corner

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



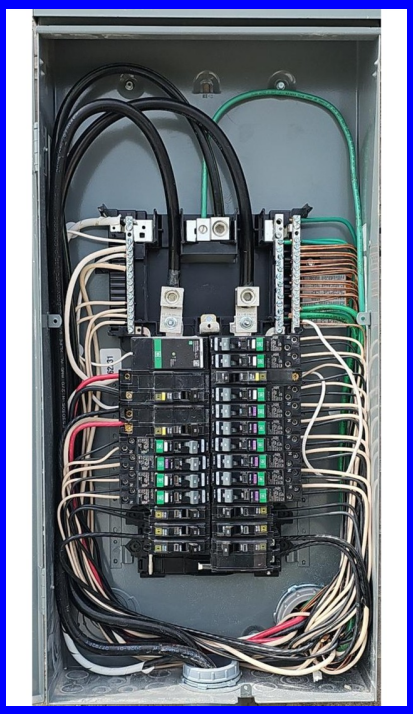
Electrical meter, underground service, Milbank 200AMP emergency disconnect panel, exterior front right



emergancy disconnect panel



Square D subpanel, exterior right side



subpanel

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I	NI	NP	D	
☑	☐	☐	☑	**A. Service Entrance and Panels**

Electrical Service Conductors: Below ground, Copper
Panel Capacity: 200 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: Leviton, Square D

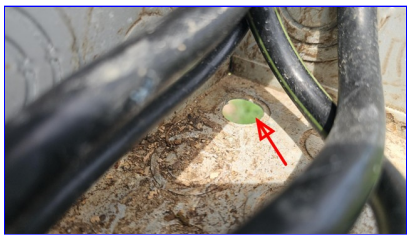
Comments:

(1) The panel is missing blank space covers. This is a **Safety Hazard.** I recommend having a licensed electrical contractor make repairs.



A. Item 1 (Picture) emergancy disconnect panel

(2) The panel is missing knockout covers. This is a **Safety Hazard**. I recommend having a licensed electrical contractor make repairs.



A. Item 2 (Picture) emergancy disconnect panel

I	NI	NP	D	
☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Romex
Branch wire 15 and 20 amperage: Copper

Comments:

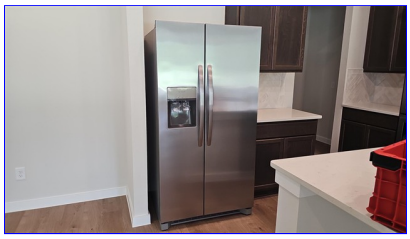
(1) The electrical wiring was not visible at the time of the inspection process due to cabinetry or construction materials. This is for your information.

(2) It is recommended to periodically test and change batteries in smoke and carbon monoxide detectors. Some detectors may not be available for inspection due to limiting circumstances (ex., wired with an alarm company or out of reach).

(3) The refrigerator was installed at the time of the inspection. I could not inspect or test the outlet for the refrigerator. I do not move refrigerators to access the outlet. This is for your information.

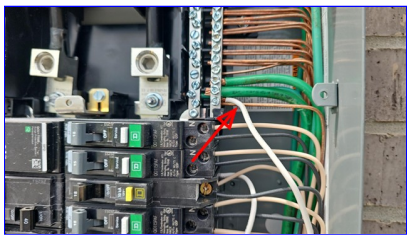
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I	NI	NP	D



B. Item 1 (Picture)

(4) It appears that neutral and grounds are sharing the same bus bar in a subpanel. This is not considered today's standard and is considered a **Safety Hazard**. I recommend having a licensed electrical contractor make repairs as needed.



B. Item 2 (Picture) subpanel

☐ ☐ ☑ ☐ **C. Other**

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

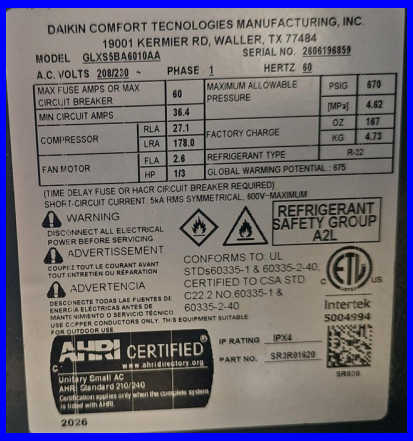
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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Goodman AC unit right side



AC data plate



Goodman furnace & evaporator unit attic



Furnace data plate

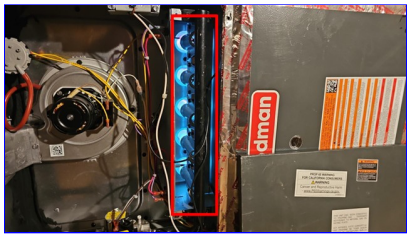


evaporator unit data plate

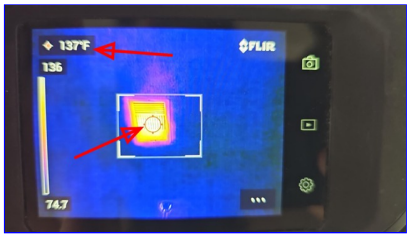
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I	NI	NP	D	
☑	☐	☐	☐	**A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Propane
Heat System Brand: Goodman
Number of Heat Systems (excluding wood): One
Comments:
(1) It is recommended to have the HVAC systems serviced annually.
(2) The furnace was tested and working at the time of inspection.



A. Item 1 (Picture) furnace burners



A. Item 2 (Picture) furnace heat supply

I	NI	NP	D	
☑	☐	☐	☐	**B. Cooling Equipment**

Type of Systems: Air conditioner unit
Central Air Manufacturer: Goodman
Comments:
(1) It is recommended to have the HVAC systems serviced annually.
(2) Thermostat location(s), arrival and departure settings.



B. Item 1 (Picture) Arrival, location outside primary bedroom

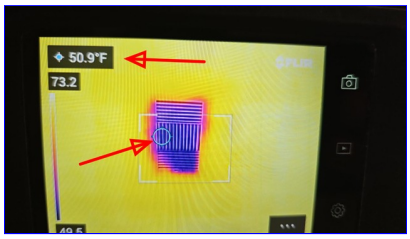


B. Item 2 (Picture) departure

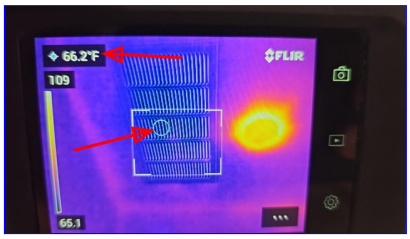
(3) An ambient air test was performed by taking temperature readings at the supply & return vents of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 50 degrees, and the return air temperature was 66 degrees. This indicates that the range in temperature drop is normal.

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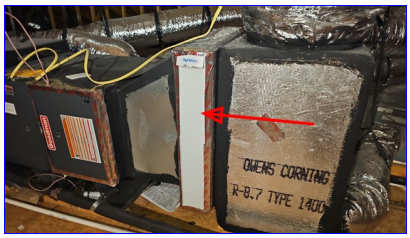
B. Item 3 (Picture) AC supply 50 degrees



B. Item 4 (Picture) AC return 66 degrees

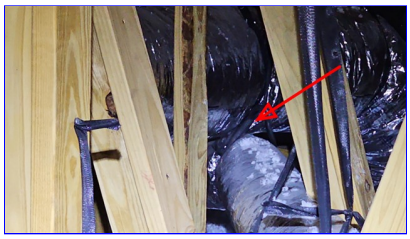
☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Ductwork: Insulated
Filter Type: Disposable
Filter Size: N/A
Comments:
(1) I recommend replacing all HVAC filters upon moving in.



C. Item 1 (Picture) disposable filter attic

(2) The ductwork is in contact with other ductwork. This can cause condensation, which can cause deterioration and microbial growth. I recommend having a qualified professional make repairs.



C. Item 2 (Picture) front left

(3) The ductwork has missing or damaged support straps. This can cause condensation and microbial growth to occur. I recommend having a licensed HVAC contractor make repairs.

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

I	NI	NP	D



C. Item 3 (Picture) front middle



C. Item 4 (Picture) behind furnace

(4) The ductwork is restricted. Energy loss is occurring. I recommend having a licensed HVAC contractor further evaluate and make repairs.



C. Item 5 (Picture) left side 90° bend

☐ ☐ ☑ ☐ **D. Other**

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



water meter front right



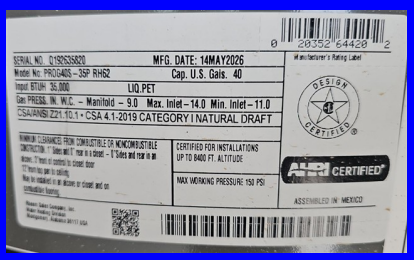
water shutoff, exterior front right by garage



water pressure about 68psi



Rheem 40 gallon water heater garage



water heater data plate

☑ ☐ ☐ ☐ **A. Plumbing Supply Distribution Systems and Fixtures**

Location of water meter: Front, Right Side

Location of main water supply valve: Exterior, Front, Right Side

Static water pressure reading: 68 psi

Water Source: Public

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I	NI	NP	D	

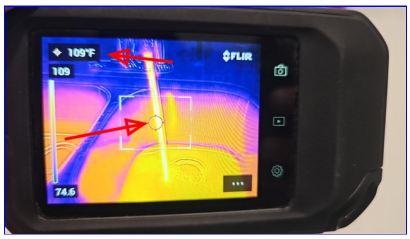
Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): PEX
Water Filters: (We do not inspect filtration systems)
Type of gas distribution piping material: Black pipe
Comments:
Not all of the supply lines are visible at the time of the inspection due to cabinetry or construction materials. This is for your information.

☑ ☐ ☐ ☐ **B. Drains, Waste, and Vents**

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:
Not all waste and vent piping was visible at the time of the inspection due to cabinetry or construction materials. This is for your information.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Propane (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people)
Water Heater Manufacturer: Rheem
Water Heater Location: Garage
Comments:
(1) It is recommended to have the water heater(s) serviced annually.
(2) Working at the time of inspection.



C. Item 1 (Picture) hot water supply

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☑ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: No Gas Meter
Comments:
Most of the gas supply lines are not visible during the inspection due to construction materials. This is for your information.

☐ ☑ ☐ ☐ **F. Other**

Comments:
There is a propane tank for the home. We do not inspect propane tanks. I recommend having a qualified propane company inspect and maintain.

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

I	NI	NP	D



F. Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Genie garage door opener



In Sink Erator disposal



Frigidaire dishwasher



Frigidaire microwave



Frigidaire Cook-Top



Frigidaire double oven



Vented exhaust

☑ ☐ ☐ ☐ **A. Dishwashers**

Dishwasher Brand: Frigidaire

Comments:

Tested and working at the time of inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: In Sink Erator

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

I	NI	NP	D	

Comments:
Tested and working at the time of inspection.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Exhaust/Range hood: Vented, Frigidaire

Comments:
Tested and working at the time of inspection.

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

Range/Oven: Frigidaire

Comments:
(1) Tested and working at the time of inspection.

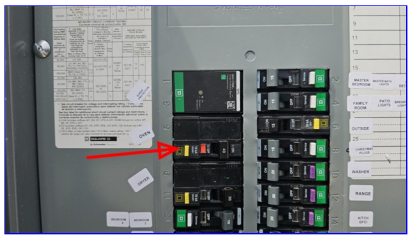


D. Item 1 (Picture) cooktop

(2) The breaker for the oven trips when trying to use the oven. I recommend having a qualified professional further evaluate and make repairs.



D. Item 2 (Picture) power shutoff during test

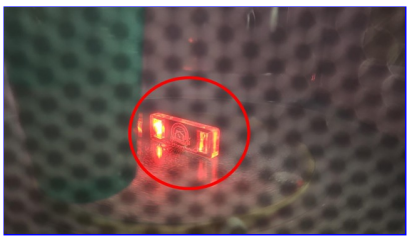


D. Item 3 (Picture) breaker tripped

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: Frigidaire

Comments:
Tested and working at the time of inspection.



E. Item 1 (Picture)

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

I	NI	NP	D	
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Tested and working at the time of inspection.

I	NI	NP	D	
☑	☐	☐	☐	**G. Garage Door Operator(s)**

Comments:

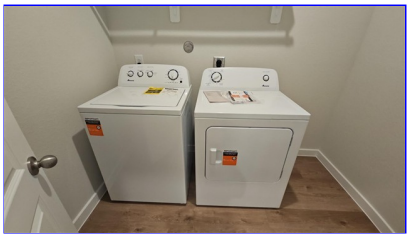
(1) The sensors are in place for the garage door(s) and will reverse the door(s).

(2) The garage door(s) will reverse when met with resistance.

I	NI	NP	D	
☐	☑	☐	☐	**H. Dryer Exhaust Systems**

Comments:

(1) The dryer was installed. I was unable to inspect the vent piping. I recommend having the dryer vent piping inspected and cleaned as needed prior to using.



H. Item 1 (Picture)

(2) The dryer vent piping is long, which can trap lint. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend cleaning and/or repair as needed.



H. Item 2 (Picture) dryer vent roof right side

I	NI	NP	D	
☐	☐	☑	☐	**I. Other**

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

The home inspector shall observe and operate the basic functions of the following optional systems(unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.



aerobic septic tanks & equipment rear left



septic clean-out & service disconnect left side



3 septic irrigation heads rear

☑ ☐ ☐ ☑ **E. Private Sewage Disposal System**

Type of System (septic): Aerobic

Location of Drain Irrigation Field: Rear of home

Septic Tank: Below ground with above ground access lid

Comments:

(1) It is recommended to have a maintenance contract with a septic company for the septic system.

(2) It is recommended to have the septic system pumped and inspected every 3-5 years.

(3) The aerobic septic system was inspected through above-ground access lid(s) and appears not to be working properly at the time of inspection. I recommend having a qualified septic contractor further evaluate and make repairs.



E. Item 1 (Picture) alarm light was on upon arrival

(4) The septic system alarm was working at the time of inspection.

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

I	NI	NP	D



E. Item 2 (Picture) Light & noise working

(5) The irrigation system for the septic system appears to be working at the time of inspection.



E. Item 3 (Picture)

Noted optional systems of the home that were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.