

Inspection Report

John Doe

Property Address:

1313 City Street
Carrollton, TX 75044

Texas Star Home Inspections

Jerry Summerlin TREC #5790

11737 Orchard Grove Drive

Fort Worth, Texas 76244

817 919 1955

PROPERTY INSPECTION REPORT FORM

John Doe	6/1/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
1313 City Street, Carrollton,, TX 75044	
<i>Address of Inspected Property</i>	
Jerry Summerlin	TREC #5790
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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:

TREC

Occupancy:

Vacant

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 100 years

Home Faces:

North

Temperature:

71 (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation (s): Pier and Beam

Columns or Piers: Wood piers

Comments:

The foundation of the home was observed having significant movement throughout the years.

The indications of foundation and/or structural movement is that the floors located at the middle of the home and at the extensive amount of cracks at the brick veneer wall covering at the exterior walls.

There were wood piers observed sitting on top of single blocks underneath the piers to support the floor structure of the home.

Also there were doors observed out of line with the doorframes.

Due to the amount of foundation and/or structural movement in various locations I recommend having a qualified foundation professional evaluate the foundation and repair or replace as needed.

1. There were cracks observed at the perimeter of the foundation at the back of the home.

2. There was a post and a Jack observed supporting the structure in the basement.

3. There were beams observed underneath the home that were spliced.

Pictures numbered 4 & 5. There were areas of rotted wood observed at the perimeter of the foundation in various locations.

Pictures numbered 6 - 21 are pictures taken of the crawlspace and foundation in various locations.

I	NI	NP	D
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A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)



A. Item 5 (Picture) N



A. Item 6 (Picture)



A. Item 7 (Picture)

I	NI	NP	D
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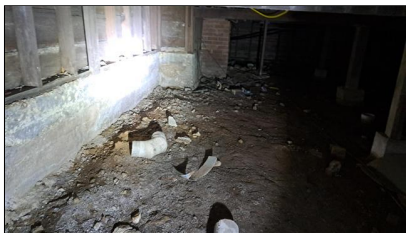
A. Item 8 (Picture)



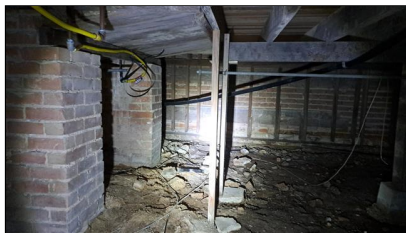
A. Item 9 (Picture)



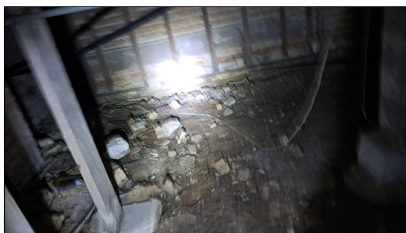
A. Item 10 (Picture)



A. Item 11 (Picture)



A. Item 12 (Picture)



A. Item 13 (Picture)



A. Item 14 (Picture)

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



A. Item 15 (Picture)



A. Item 16 (Picture)



A. Item 17 (Picture)



A. Item 18 (Picture)

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

I NI NP D



A. Item 19 (Picture)



A. Item 20 (Picture)



A. Item 21 (Picture)

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

The back part of the home was observed having wall structure and windows at the perimeter of the basement that were lower than the grade next to the walls.

The grade in places was observed covering the bottom of the bricks at the bottom of the walls.



B. Item 1 (Picture)

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Architectural

Viewed from: Ground, Walked roof

Roof Ventilation: Gable louvers

Comments:

The roof was observed having visual signs of hail damage in various locations.

I recommend having the roof checked by the sellers insurance provider for damage.

Alternatively, I recommend having the roof checked by a licensed professional roofing contractor.

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



C. Item 1 (Picture)



C. Item 2 (Picture)

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



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)



C. Item 6 (Picture)

☒ ☐ ☐ ☒ D. Roof Structures and Attics

Method used to observe attic: Walked, The entire attic was not accessible due to low clearances and nothing to walk on.

Roof Structure: 2 X 4 Rafters

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

Attic Insulation: Blown
Approximate Average Depth of Insulation: 8 inches
Approximate Average Thickness of Vertical Insulation: less than 6 inches

Comments:
The roof structure was observed having 2" x 4" rafters. The dormers located at the front and sides of the roof structure was were observed not at the same level of the roof structure.

The roof structure was observed having lack of purlins and braces support the load of the roof structure.

I recommend having a qualified structural engineer or master carpenter evaluate the roof structure and repair or replace as needed.

- Pictures numbered 1 & 2. There was a significant amount of debris observed inside the attic.
3. There were roof braces observed not supported by strong backs.
4. Attic view.
5. There were uneven roof structure surfaces observed in various locations.
6. There was wood trim and rafters observed rotted at the sides of the dormers.



D. Item 1 (Picture)



D. Item 2 (Picture)



D. Item 3 (Picture)



D. Item 4 (Picture)



D. Item 5 (Picture)



D. Item 6 (Picture)

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

I NI NP D

☒ ☐ ☐ ☐ **E. Attic Ventilation**

Comments:

☒ ☐ ☐ ☒ **F. Walls (Interior and Exterior)**

Wall Structure: Wood studs, Brick

Comments:

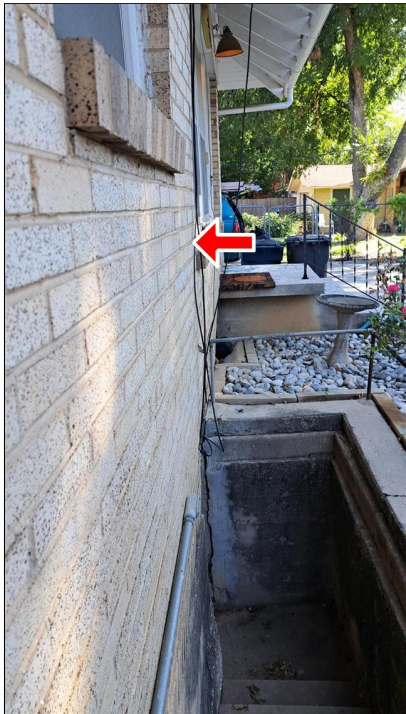
Due to the age of the home, there is a possibility that the home was originally painted with a lead base paint, at the interior walls, ceilings and exterior of the home.

Pictures numbered 1 - 15 are pictures taken of cracks in the brick veneer wall covering in various locations. Also there were walls that were observed bowed.

The exterior brick veneer wallcovering was observed having major cracks at all four sides of the home.

I recommend having a qualified brick mason evaluate the brick veneer wallcovering and repair or replace as needed.

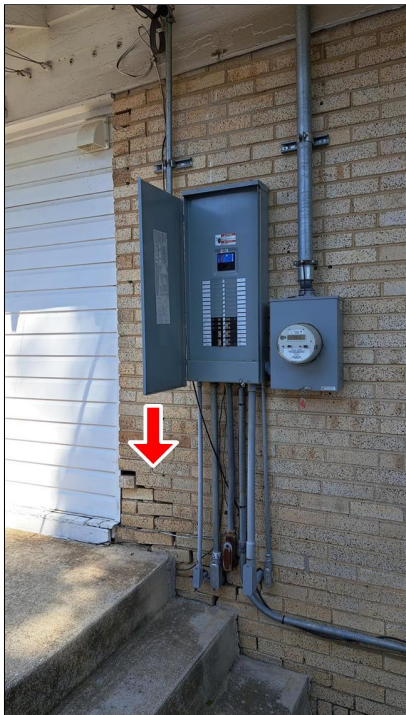
I	NI	NP	D
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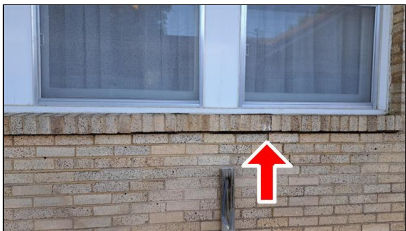
F. Item 1 (Picture)



F. Item 2 (Picture)

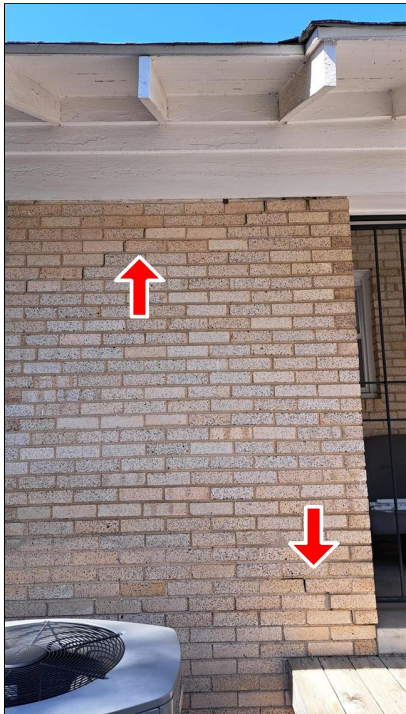


F. Item 3 (Picture)



F. Item 4 (Picture)

I	NI	NP	D
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F. Item 5 (Picture)



F. Item 6 (Picture)

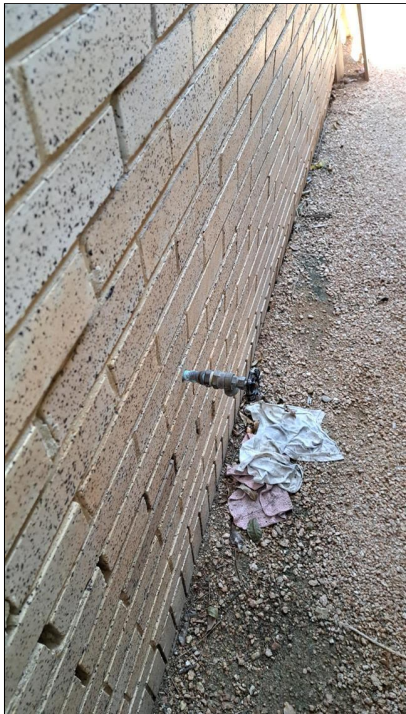


F. Item 7 (Picture)



F. Item 8 (Picture)

I	NI	NP	D
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F. Item 9 (Picture)



F. Item 10 (Picture)



F. Item 11 (Picture)



F. Item 12 (Picture)

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

I NI NP D



F. Item 13 (Picture)



F. Item 14 (Picture)



F. Item 15 (Picture)

☒ ☐ ☐ ☒ **G. Ceilings and Floors**

Floor System Insulation: NONE

Comments:

There were uneven floor surfaces observed in various locations throughout the middle of the home.

☒ ☐ ☐ ☒ **H. Doors (Interior and Exterior)**

Comments:

There were interior doors observed out of line with the doorframes.

☐ ☐ ☒ ☐ **I. Doorbell**

Comments:

☒ ☐ ☐ ☒ **J. Windows**

Comments:

1. The window next to the bathtub was observed painted shut and did not have a tempered safety glass label.
2. There was Windows observed that would not open.
3. There were Several Windows observed that did not have window locks.
4. There were Windows observed that did not have window screens.
5. The windows were observed being single pane type windows which are less energy-efficient by today's standards..
6. There were window openings observed having two sets of windows which can be a hindrance in getting out of the home in an emergency.

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

I NI NP D



J. Item 1 (Picture)

☒ ☐ ☐ ☒ **K. Stairways (Interior and Exterior)**

Comments:
The stairs leading to the basement were observed not having handrails.



K. Item 1 (Picture)

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

I	NI	NP	D
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☒ ☐ ☐ ☒ L. Fireplaces and Chimneys

Chimney (exterior): Brick
Operable Fireplaces: None
Types of Fireplaces: Non-vented gas logs, Electric fireplace
Comments:

1.After several attempts I was not able to light the fireplace.

Pictures numbered 2 & 3. The chimneys were observed not having chimney caps.

The chimneys were observed not having clay liners.



L. Item 1 (Picture)



L. Item 2 (Picture)



L. Item 3 (Picture)

☒ ☐ ☐ ☒ M. Porches, Balconies, Decks and Carports

Comments:

1.The steps located at the side of the home were observed not having handrails.

2.The wood on the steps was observed weathered and damaged in several locations.

3. The steps leading out of the washroom were observed not having handrails.

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



M. Item 1 (Picture)

☒ ☐ ☐ ☒ P. Other

- Comments:
- 1.I did not operate the elevator lift located it in the attic at the time of the inspection.
 - 2. I did not locate a basement sump pump.

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



P. Item 1 (Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

☒☐☐☒

A. Service Entrance and Panels

Service Panel Location:

Exterior Wall, Utility room

Electrical Service Conductors:

220 volts, Copper

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Comments:

Pictures numbered 1 & 2. View of the main service panel and sub panels located in the basement.

3.

There were two breakers observed not tied together inside the subpanel located at the left side when looking at the subpanels.

Pictures numbered 4 & 5.

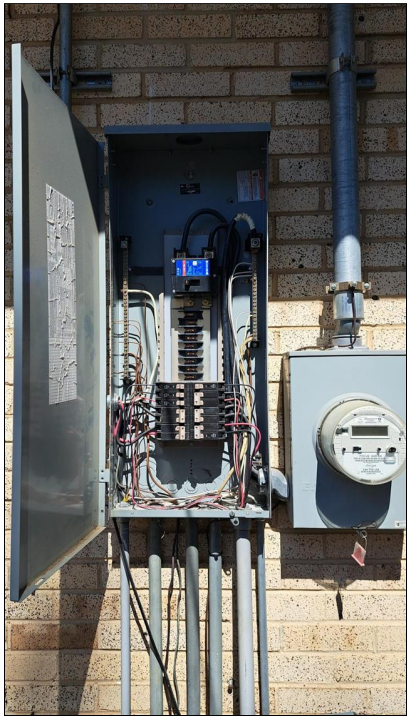
There was an exposed wire not inside a conduit that is connected inside the main panel and runs to the garage.

Beginning with the 2008 edition of the U.S. National Electrical Code, AFCI's are required not only in bedrooms but in other areas of the home such as dining rooms, living rooms, and other habitable areas, and apply to most electrical circuits including hard-wired smoke detectors, overhead fans, etc.

I recommend a licensed professional electrician evaluate the service panel and repair as needed.

Consider electrical issues as safety issues.

I	NI	NP	D
I	NI	NP	D



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)



A. Item 5 (Picture)

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

Type of Wiring: Romex, Knob and Tube, 2 wire type wiring no common ground

Branch wire 15 and 20 amperage: Copper

Comments:

1. There were wall receptacles that indicated open ground on the electrical tester at some of the three-pronged receptacles.

TWO- and THREE-HOLE RECEPTACLES

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

The use of three-hole ground-type receptacles on a two-wire electrical system gives the impression that safety protection is present in the circuit, when in reality it is not. Older style two-hole receptacles are still available and should be installed to eliminate this false sense of security. Three-hole receptacles may be more convenient (and often less expensive), but are often installed without giving consideration to this situation.

The use of a three-pronged plug in an ungrounded receptacle can be a safety concern. The plug has the grounding provision for a reason and electrical appliances should always be used for the function they were intended to perform.

All such installations should be labeled "No Equipment Ground" on each receptacle that applies. Grounding of all "three-pronged" receptacles or protection with a Ground Fault Circuit Interrupter (GFCI) on each is recommended for safety reasons, prior to the close of escrow or after taking possession of the property.

"Two-hole" outlets are not grounded and should never be used with a "three-pronged" plug. Adapters have been devised for this usage, but there is still no adequate ground and such adapters are not always safe. Until the electrical system is upgraded for "three-pronged" usage, it would be prudent to not use adapters, extension cords, or "three-pronged" plugs in any way. Consider that "three-pronged" plugs have been engineered for use with a "three-hole" grounded receptacle.

By today's standards the entire kitchen, bathrooms, exterior receptacles and basement receptacles are required to be GFCI protected.

2. There was wire splicing observed in the crawlspace. these wires were observed not connected inside a junction box.

3. There were romex wires observed inside the attic that were connected to knob and tube type wiring. not into type wiring is considered outdated and recommended to be replaced. These wires were observed not connected inside a junction box.

There were no detectors labeled as carbon monoxide detectors observed next to the sleeping areas.

I recommend installing carbon monoxide detectors in all required locations per the manufacturer's instructions.

By today's standards the bedrooms are required to have smoke detectors. I recommend installing smoke detectors in all required locations per manufactures instructions.

I recommend having a qualified electrician evaluate the entire branch circuit system and repair or replace as needed.

Consider electrical issues as safety issues.

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



B. Item 1 (Picture)



B. Item 2 (Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Energy Sources: Natural gas
Number of Heat Systems (excluding wood): One
Comments:

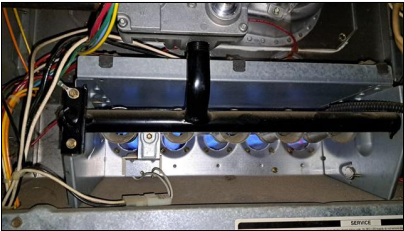
- 1. The furnace was observed hating to 136° with a differential of 55°.
- 2. View of the furnace.
- 3. View of the furnace and operation.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems: Air conditioner unit
Comments:
The common cooling differential goal for an AC system is between 15° and 20°.

1.The AC system was observed cooling to 48° with a differential of 18°.

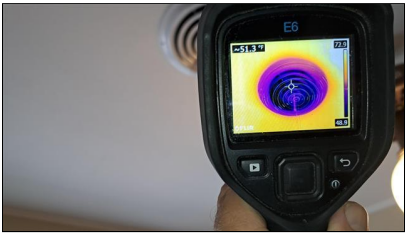
The ambient temperature at the time of the inspection was 73°.

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
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- 2. View of the AC evaporator data plate.
- 3. View of the condensate lines for the air conditioner.
- Pictures numbered 4 & 5. View of the AC condenser and condenser data plate.

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

I NI NP D



B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)

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

I NI NP D

☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 20x20

Comments:
There was AC duct was observed being a type of duct that was made during the 1980s which is known for the outer plastic wrapping deteriorating at attic temperatures.

I recommend a qualified HVAC contractor evaluate the AC duct that is damaged and repair or replace as needed.



C. Item 1 (Picture)

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

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: I didn't locate the water meter.

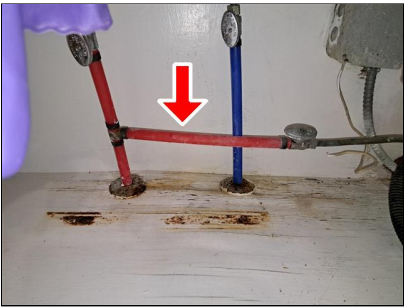
Static water pressure reading: 50 pounds/square inch

Plumbing Water Distribution (inside home): Galvanized, PEX

Location of main water supply valve: Unknown (cannot locate)

Comments:

- 1. There was a water leak observed underneath the kitchen sink.
- 2. There was a disconnected water supply pipe observed in the laundry room located in the basement.



A. Item 1 (Picture)



A. Item 2 (Picture)

☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

Plumbing Waste: AGED, PVC, Cast iron, Clay tile

Comments:

When a home has cast-iron sewer drain pipes, the cast-iron sewer drain pipes are known for corroding from the inside outward.

I recommend having the sewer drain pipes evaluated by a qualified professional plumber.

There were areas in the sewer drain pipe that water had gathered which could mean low areas in the drainpipe.

There were other obstructions observed inside the sewer drainpipe.

There were sections of the cast-iron drainpipe that was heavily corroded.

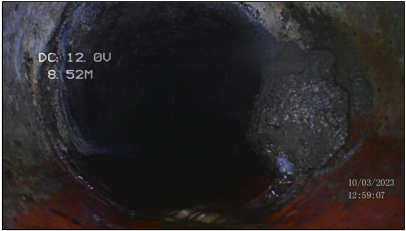
At one point the sewer scope was not able to go past a section of uneven pipe connections of the clay pipe.

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

I	NI	NP	D
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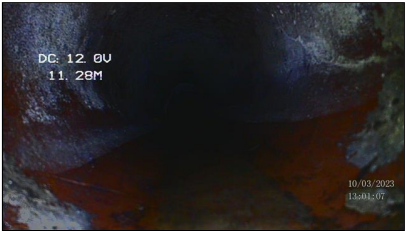
B. Item 1 (Picture)



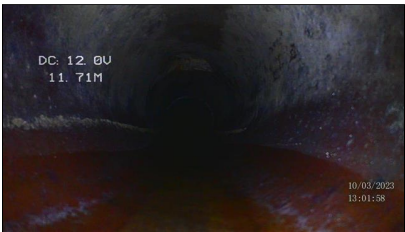
B. Item 2 (Picture)



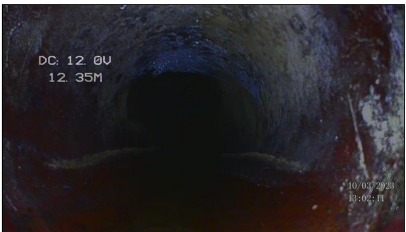
B. Item 3 (Picture)



B. Item 4 (Picture)



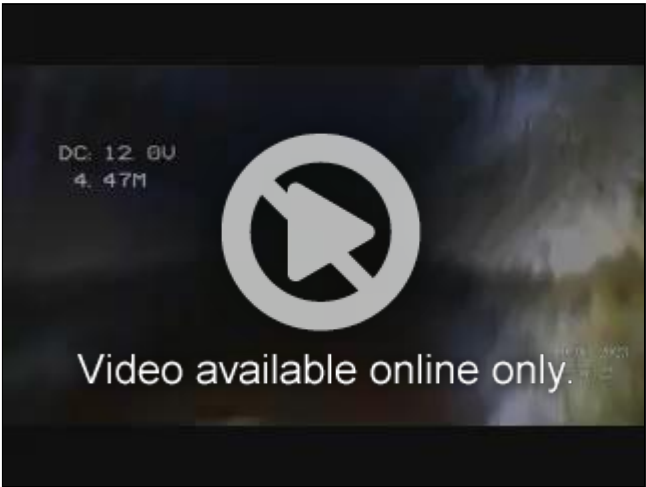
B. Item 5 (Picture)



B. Item 6 (Picture)

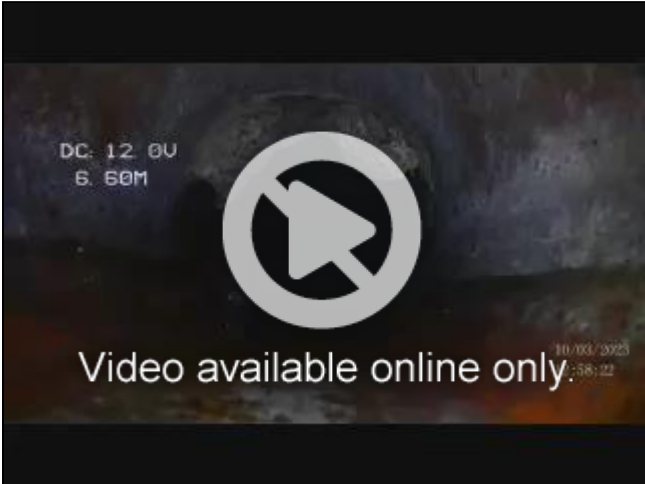


B. Item 7 (Picture)

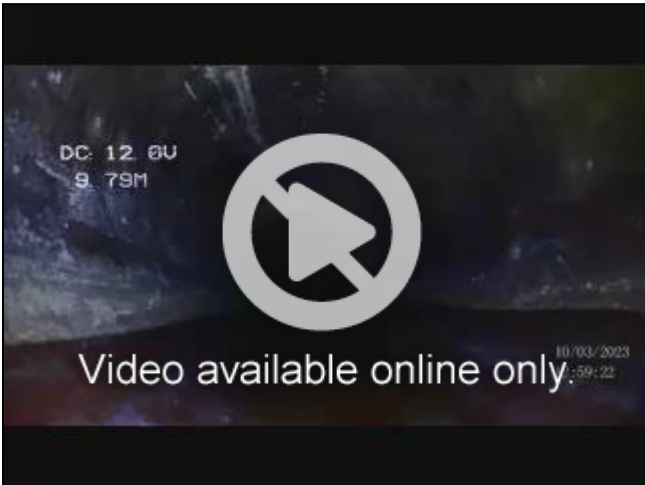


B. Item 8 (Video)

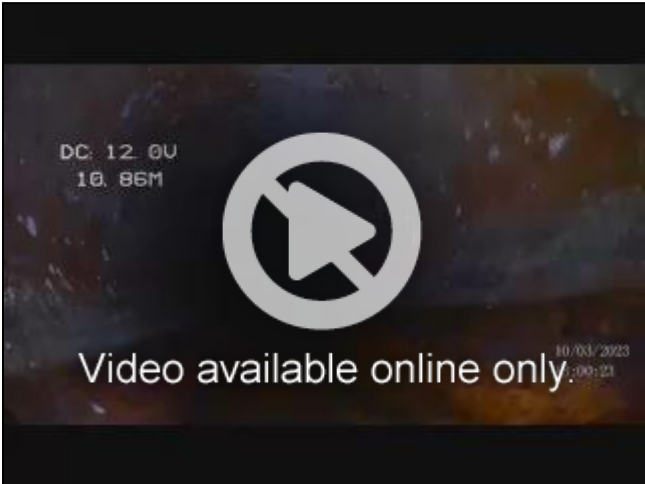
I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D



B. Item 9 (Video)



B. Item 10 (Video)

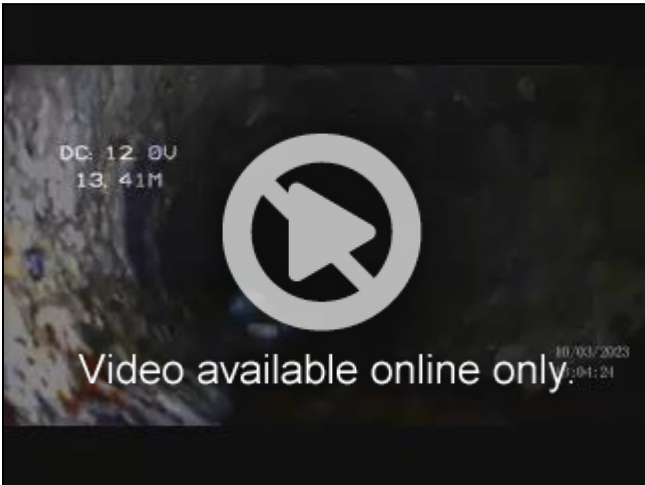


B. Item 11 (Video)

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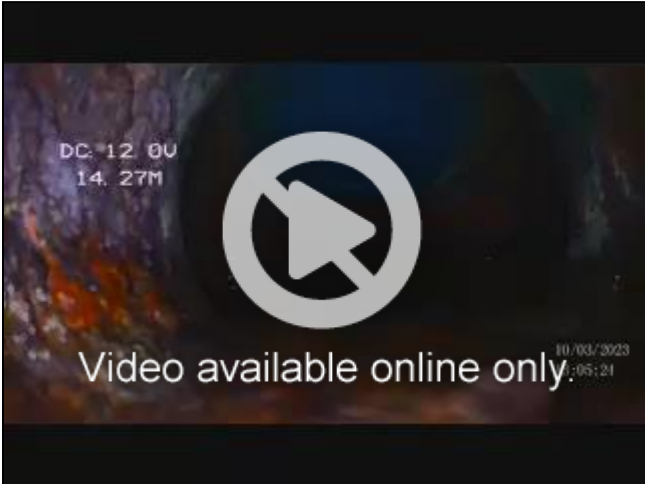


B. Item 12 (Video)

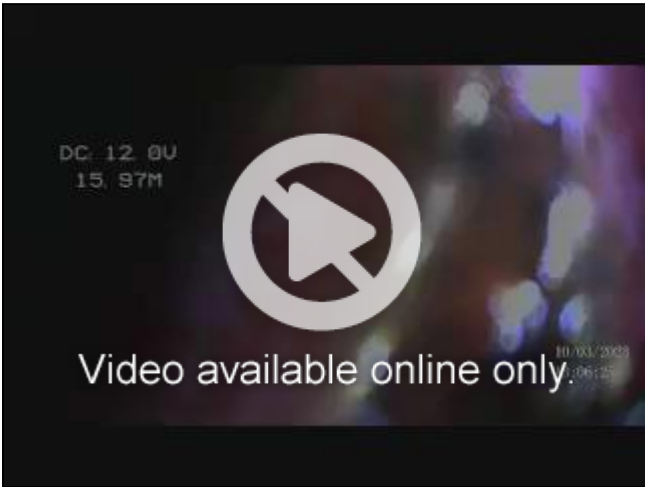


B. Item 13 (Video)

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



B. Item 14 (Video)



B. Item 15 (Video)

☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

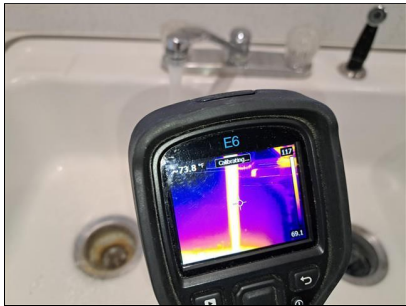
Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Location:

Comments:

- 1.The water heater was observed heating the water to 117°.
- 2.View of the water heater data plate.
3. There was a significant amount of rust observed at the bottom of the water heater.
4. I recommend insulating the water supply pipes connected to the water heater.
- 5.The water heater was observed not mounted 18 inches off the floor with a drain pan underneath the water heater with a drain line that drains to the exterior of the home.

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



C. Item 1 (Picture)



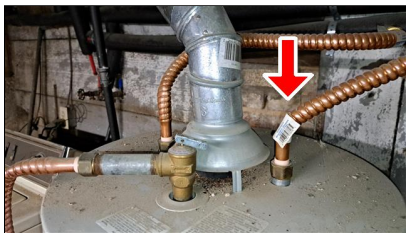
C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)

☐☐☒☐

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:
View of the dishwasher.



A. Item 1 (Picture)

☒ ☐ ☐ ☒ B. Food Waste Disposers

Comments:
1.The exterior of the garbage disposal was observed having rusted metal surfaces.

2.The garbage disposal was observed leaking water at the bottom.



B. Item 1 (Picture)

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Comments:
There was open wire connections observed where the exhaust fan for the stove hood is located.



C. Item 1 (Picture)

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

I NI NP D

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

Comments:
Pictures numbered 1 & 2. View of the stovetop and oven in operation.



D. Item 1 (Picture)



D. Item 2 (Picture)

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

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

Comments:
I recommend installing an exhaust fan in the bathroom that is vented to the exterior of the home.

☐ ☒ ☐ ☐ **G. Garage Door Operator(s)**

Comments:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:
The exhaust vent pipe for the close dryer was observed being a plastic pipe pipe and not a foil vent pipe.

The dryer vent pipe did not vent to the exterior of the home.



H. Item 1 (Picture)

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

I NI NP D

VI. OPTIONAL SYSTEMS

☒☐☐☒

A. Landscape Irrigation (Sprinkler) Systems


Underground Sprinkler System: Sprinkler System Timer Location, Outside Home


Comments:


1. There was exposed soaker hose observed at the perimeter of the foundation.

Pictures numbered 2 & 3. view of the sprinkler system in operation at the front yard.

4. The sprinkler system timer was observed mounted on the side wall of the garage.







A. Item 1 (Picture)

A. Item 2 (Picture)

A. Item 3 (Picture)

☐☐☒☐

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

Comments:

☐☒☐☐

C. Outbuildings

Comments:

☐☐☒☐

D. Outdoor Cooking Equipment

Comments:

☒☐☐☒

E. Gas Supply System

Comments:

1.I recommend removing the wall heater located in the bathroom and capping the gas supply line.

2. There was stranded metal gas line observed underneath the home that was not bonded. Bonding of stranded metal gas line requires an electrician to make the repair.

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



E. Item 1 (Picture)



E. Item 2 (Picture)

☐ ☐ ☒ ☐ F. Whole-House Vacuum Systems

Comments: