



Reeb's Home Inspections

Reeb's Home Inspections PLLC
10512 Roy Butler Drive, Austin, Texas 78717
(512) 963-9713
reebshomeinspections.com



This Professional Inspection Report Has Been Prepared Exclusively For:

John Doe

Roy Butler Austin TX 78717

Inspector: Michael Reeb TREC#21304

Reeb's Home Inspections PLLC

10512 Roy Butler Drive, Austin, Texas 78717

(512) 963-9713

reebshomeinspections.com mike@reebshomeinspections.com

PROPERTY INSPECTION REPORT

Prepared For: John Doe (555) 555-5555
(Name of Client)

Concerning: Roy Butler, Austin, TX 78717
(Address or Other Identification of Inspected Property)

By: Michael Reeb TREC#21304 May 01, 2015
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

Property inspected was: Occupied inspection.

Parties present at inspection: No other parties present during inspection.

Real Estate Office: _

Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 72°

Outside temperature at Departure: 80°

Cost of inspection services: \$, 325.00

paid at: Completion of inspection

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Reeb's Home Inspections PLLC in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Reeb's Home Inspections PLLC for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Michael Reeb TREC#21304

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

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post-tension slab

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from: Not Applicable

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Minor cracks evident.

B. Grading and Drainage

Comments:

No evidence of water penetration observed at this time

Water spots evident Appears to have been repaired

Drainage: Drainage appears to be adequate

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Walked some surfaces; From ladder at eave; From ground/binoculars,

Unable to see the top of the roof ridge and the chimney cap

Comments:

Condition:

Ridge shingles cracked / missing / loose

Shingles cracked / missing / loose / damaged / worn / aged

Valley in need of repair

Starter strip missing / improperly installed

Fasteners improperly installed

Fasteners not viewed

Nails or staples exposed

Caulking needed

Small holes or openings

Gutters: Bent Sections Debris

Downspouts: Missing

Extension/splash block missing

Note: This inspection does not warrant against future roof leaks.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

Raised shingles

Raised flashing

Step flashing missing

Counter flashing missing

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

I	NI	NP	D
---	----	----	---



Counter flashing missing



Raised Shingles

D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Approximate Average Depth of Insulation in the main attic: More than 12 inches of Fiberglass

Comments:

Approximate Average Thickness of Vertical Insulation: 4" to 8"

Attic Ventilation Type: Soffit vents; Ridge vents; Gable vents; Roof vents

Attic

Attic Insulation: Loose fill; Batt

Roof

Ventilation observed: Yes Condition: Ventilation adequate

- Ridge / Rafter sag noted Water leaks noted Previous repairs noted
- Vermin activity noted

Insulation missing around speakers

E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Brick Veneer ; Fiber Cement Board

Interior Wall:

- Water stains / damage Small drywall cracks Large drywall cracks
- Mildew Holes Previous repairs noted

Exterior Wall

- Water stains / damage Small cracks Large cracks
- Weepholes missing / blocked Rotted / exposed wood
- Previous repairs noted
- Paint chipping Damage to trim, door, siding

Mortar missing left back side of house

Exposed caulk joints, siding to trim joints to include windows and doors

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

I	NI	NP	D
---	----	----	---



Plants touching house



Previous signs of repair

F. Ceilings and Floors

Comments:

- Water stains / damage
- Holes and openings
- Rotting evident
- Tiles – cracked / damaged / loose / missing
- Vinyl damage
- Slight sloping

Ceilings:

Floors:

G. Doors (Interior and Exterior)

Comments:

Interior:

- Damage
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative
- Gaskets

- Location(s): []
- []
- []
- []
- []
- []

Exterior:

- Damaged
- Hollow
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage/inoperative
- Weather-stripping

- Location(s): []
- []
- []
- []
- []
- Front, Back, Garage Entry
- Front door

Garage Door:

- Damaged
- Bent panel
- Entry door damaged

H. Windows

Comments:

- Evidence of water penetration: No
- Window inoperative
- Cracked window
- Broken window
- Moisture between panes
- Missing pane
- Caulking/glazing needed

Prepared exclusively for John Doe ● by Michael Reeb TREC#21304

© 2015 Reeb's Home Inspections PLLC ● (512) 963-9713 ● mike@reebhomeinspections.com reebhomeinspections.com

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

I	NI	NP	D
---	----	----	---

Locations: []

Screens:

- Torn Bent Holes Missing

Additional Notes: Unable to inspect the function of the back window because of the doggy door insert

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace and Chimneys

Comments:

Type of fireplace Metal Insert Fuel Source: Gas logs

Damper:Acceptable

Firebox:

- | | |
|--|---|
| <input type="checkbox"/> Mortar missing behind face bricks | <input type="checkbox"/> Mortar missing rear wall |
| <input type="checkbox"/> Cracks/Lintel | <input type="checkbox"/> Soot build-up |
| <input type="checkbox"/> Poor draft evident | <input type="checkbox"/> Hearth insufficient/damage |

Chimney:

- | | |
|---|--|
| <input type="checkbox"/> Crumbling brick | <input type="checkbox"/> Damaged/missing cap |
| <input type="checkbox"/> Spark arrestor missing | <input type="checkbox"/> Insufficient height/clearance |

Damper clamp missing

K. Porches, Balconies, Decks, and Carports

Comments:

- | | | |
|---|--|---|
| <input type="checkbox"/> Rotting evident | <input type="checkbox"/> Insect Damage | <input type="checkbox"/> Wood/soil contact |
| <input type="checkbox"/> Trip Hazard | <input type="checkbox"/> Loose boards | <input type="checkbox"/> Handrail/railing missing/damaged |
| <input type="checkbox"/> Areas inaccessible | | |

Note: Structural load capabilities were not inspected

Additional Notes:

L. Other

Comments:

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

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main panel location: Improper panel location
- Panel Condition: Acceptable Inadequate panel labeling
- Burned wires Double-lugging Defective breakers
- Type of wiring: Copper and Aluminum
- ARC Fault (Refer to OP-I form)
- ARC Outlet location(s): [] Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping

Grounding Electrode present: Unable to verify connection to grounding electrode

Note: All systems in the house could not be verified for bonding.

- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Crowded wires

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Receptacle Type: 2 prong 3 prong aluminum wiring observed
- Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)
- GFCI Outlet location(s): Bathroom: Missing Not tripping
- Kitchen: Missing Not tripping
- Wet Bar: Missing Not tripping
- Garage: Missing Not tripping
- Exterior: Missing Not tripping
- GFCI Reset Location(s): [] Loose / broken / inoperative outlet Loose / broken / inoperative switch
- Loose / broken / inoperative light
- Smoke detector inoperative Ceiling fan inoperative
- Improper wiring Exposed wire Double-lugging
- Reverse Polarity Open ground
- Wire splices / open junction boxes Voltage drop detected

Loose receptacle in living room, see dot

Wobbly and noisy ceiling fans in bedrooms #1 and #2

Smoke alarms were found at all required locations. Each responded normally to function testing. Recommend replacement of backup batteries.

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

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

- Heat pumps were not inspected since outside temperature is above 70°F
Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

Normal Δ range 30° - 50°

Unit 1 Return 65° Supply 95° Δ Temperature 30°
Unit 2 Return 65° Supply 97° Δ Temperature 32°

Unit 1:

- Thermostat Location: Outside master bedroom
Condition: Loose Not level Not registering properly
Filter Type: Fiberglass Condition: Acceptable Size: 20x25x1
Gas: Rust on burner Flame inconsistent Pilot not lit
Improper venting Copper gas line No gas shut-off
Gas leak Air blowing in burner chamber
Gas line not supported
Electric: Not on Inoperable
Blower: Fan loose Limit switch missing/inoperable Noisy
Burned wires inside blower

Unit 2:

- Thermostat Location: Master bedroom
Condition: Loose Not level Not registering properly
Filter Type: Fiberglass Condition: Acceptable Size: 20x25x1; 12x12x1
Gas: Rust on burner Flame inconsistent Pilot not lit
Improper venting Copper gas line No gas shut-off
Gas leak Air blowing in burner chamber
Gas line not supported
Electric: Not on Inoperable
Blower: Fan loose Limit switch missing/inoperable Noisy
Burned wires inside blower

Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

Type of System: Conventional

Comments:

- Heat pumps are operated in one mode only
Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Unit 1 Return 69° Supply 51° Δ Temperature 18°
Unit 2 Return 69° Supply 54° Δ Temperature 15°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
Compressor: Not on Not level Not shutting off

Prepared exclusively for John Doe by Michael Reeb TREC#21304

© 2015 Reeb's Home Inspections PLLC (512) 963-9713 mike@reebshomeinspections.com
reebshomeinspections.com

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

I	NI	NP	D
---	----	----	---

- Improper clearance
- Fin damage
- Inoperative
- Condenser: Fan not on
- Coils need cleaning
- Noisy
- Condensate Drain:
- Primary: Clogged
- No trap
- Not insulated
- Tray debris / standing water / rust
- Tray leak
- Secondary: Does not exist
- Not readily visible
- Location: []
- Freon line: Insulation missing / damaged
- Refrigerant leak possible
- Location: Unit 2:
- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
- Compressor: Not on
- Not level
- Not shutting off
- Improper clearance
- Fin damage
- Inoperative
- Condenser: Fan not on
- Coils need cleaning
- Noisy
- Condensate Drain:
- Primary: Clogged
- No trap
- Not insulated
- Tray debris / standing water / rust
- Tray leak
- Secondary: Does not exist
- Not readily visible
- Location: []
- Freon line: Insulation missing / damaged
- Refrigerant leak possible
- Location:

Emergency disconnect not accessible
Rust on condenser unit



Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Duct Systems, Chases and Vents

Comments:

- Openings evident (return)
- Openings evident (supply)
- Covering(s) torn / missing

Ducts in contact with each other

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: Front yard, left side

Location of main water supply valve: Front yard near water meter

Static water pressure reading: 60

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: Copper

Anti Siphon / Back Flow / Air Gap(s): Present

Fixture Shut Off Valves: Present

- Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

- Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

- Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

Hall:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
 Not turning off

Additional Notes:

Master

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

Prepared exclusively for John Doe ● by Michael Reeb TREC#21304

© 2015 Reeb's Home Inspections PLLC ● (512) 963-9713 ● mike@reebshomeinspections.com

reebshomeinspections.com

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

I	NI	NP	D
---	----	----	---

- Commodes:
 Loose on floor Fills slow Not flushing properly Leaking
 Not turning off

Additional Notes:

3rd

- Bath Sinks:
 Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

- Bathtubs:
 Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

- Shower:
 Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

- Commodes:
 Loose on floor Fills slow Not flushing properly Leaking
 Not turning off

Additional Notes:

- Outside Faucets:
 Leak Location: Front Rear Side
 Inoperative Front Rear Side
 Missing/broken handle Front Rear Side
 Missing anti-siphon Front Rear Side

Additional Notes:

B. Drain, Wastes and Vents

Comments:
Type of waste lines: PVC
Additional Notes:

C. Water Heating Equipment

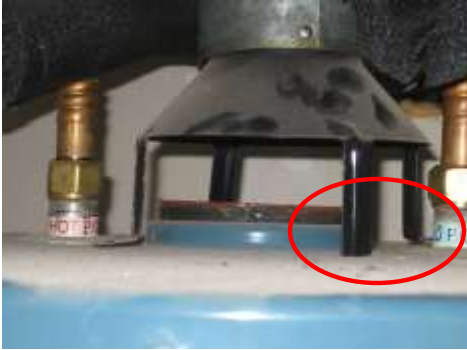
Energy Source: Gas
Capacity: 50 Gallons
Comments:
(Refer to OP-I form)
Unit 1:
Location: Garage
Safety Pan and Drain Installed: Yes
Garage Unit(s): Physically Protected: Yes 18 inch Floor Clearance: Yes
Corrosion at supply connections: No
Leak
Temperature & Relief Valve (TPR): Not operated: could cause damage &/or not reset.
Gas Unit:
Gas Shut Off Valve: Accessible Branch Line: Iron and Flex.
Improper venting: No

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

I	NI	NP	D
---	----	----	---

Electric Unit: Improper wiring: N/A Inoperative heating element: N/A

- Draft hood not connected
- Expansion tank missing
- Drip leg missing
- TPR discharge pipe to high above grade



Draft Hood not connected



Drip leg missing



TPR discharge pipe to high

D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

- Leak Switches loose Unsafe location
- Debris in port openings

Additional Notes:

E. Other

Comments:

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

I NI NP D

V. APPLIANCES

☑ ☐ ☐ ☑

A. Dishwashers

Comments:

Checked and tested @ [##]°

- ☐ Inoperative ☐ Leak ☐ High loop missing ☐ Noisy
☐ Soap tray defective ☑ Rust ☐ Rollers missing ☐ Trays damaged
☐ Loose in cabinet ☐ Door damage

Door gasket is damaged and leaking.

No service disconnect near unit

☑ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

- ☐ Inoperative ☐ Leak ☐ Stuck hammers ☐ Poorly secured
☐ Vibration ☐ Noisy ☐ Damaged splash guard

Additional Notes:

☑ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

- ☐ Filter Missing ☐ Vents into attic ☐ Inoperative
☐ Damaged switches ☐ No Light ☐ Noisy

Additional Notes:

☑ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/ Cooktop: Electric Type of Oven: Electric

Gas Shut Off Valve: N/A Branch Line: N/A

- ☐ No gas shut-off in room ☐ Gas leak ☐ Anti-tip missing

Cooktop:

- ☐ Not lighting off pilot ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear
☐ Damaged/missing knobs ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear
Improper heating ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear

Oven: ☐ Door damage ☐ Inoperative door latch ☐ Inadequate door seal

☐ Inoperative light ☐ Clock inoperative ☐ Broiler non-functioning

Thermostat set at 350°F Achieved: Oven 1 350°F Oven 2 325°F

☐ High/low differential

Additional Notes:

☑ ☐ ☐ ☐

E. Microwave Ovens

Comments:

- ☐ Light inoperative ☐ Door seal damage ☐ Microwave inoperable
☐ Does not heat properly ☐ Door handle missing/damaged

Additional Notes:

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

I	NI	NP	D
---	----	----	---

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan inoperative Noisy Exhaust fan light inoperative
- Cover missing Damaged Condensation / vent problems
- Heater inoperative Improper heater location

Exhaust fan did not engage in hall bathroom

G. Garage Door Operators

Comments:

- Auto reverse block test acceptable: Yes
- Electric eye reverse test acceptable: Yes
- Improper sensor height (more than six inches above garage floor)
- Opener Inoperative Opener Damaged

Additional Notes:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments: