THE HOME INSPECTORS

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INSPECTION REPORT

21746-9794
Dustin & Sarah Reed
422 Village Commons Blvd
Georgetown, TX 78633

PROPERTY INSPECTION REPORT FORM

Dustin & Sarah Reed	03/06/2025
Name of Client	*Date of Inspection*
422 Village Commons Blvd, Georgetown, TX 78633	
Address of Inspected Property	
Ivo Jahn	#21746
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.

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

Inspector Accessibility: While every effort is made to inspect every system/component required per the TREC Standards, access is often limited or non-existent. Common causes of limited accessibility include, but are not limited to, stored items, ductwork, electrical and plumbing components, low clearance, roof slope or other safety concerns. Common areas where limited accessibility is often encountered include, but is not limited to; crawl spaces, attics, steep pitched or second story roofs, and interior walls. When the inspector notes limited accessibility in the report, it should be assumed that deficiencies with the inaccessible system/component may be present, and it is the client's responsibility to obtain further evaluations.

Information regarding the approximate age of HVAC System Components/Water Heating Equipment:
It is beyond the scope of inspection and only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but not guaranteed. In no event will The Home Inspectors or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided.

Specialized Equipment:

The use of "specialized equipment" is at the discretion of the inspector to form opinions as he deems necessary in certain instances.

Pictures:
The pictures in this report show a sampling of the conditions or deficiencies and should not be considered to show all the deficiencies observed. They are intended to illustrate some, but not all the deficiencies and to help clarify the textual information in the report. Do not rely on the pictures alone.

Statements Regarding Deficiencies:
Where statements regarding deficiencies in the report include plurals such as 'various' or 'several'; it is recommended to further evaluate the entire system or component since all deficiencies are not exhaustively listed on the report.

Occupancy: Vacant. Home was vacant at the time of the inspection. The inspector is unable to determine the period of time this house has been unoccupied. Due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems.

Levels: Two story. Estimated age: 13. The structure faces: West.

Weather conditions: Partly cloudy. The temperature at the time of inspection was in the: 60's.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Comments:

Because some structural movement is tolerated in the construction industry, evaluation of foundation performance is, to a great extent, subjective. My evaluation of this foundation is a visual review and represents my opinion based on personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted. We recommend a foundation soil maintenance program to help reduce foundation movement.

Type of Foundation(s): Slab on grade.

Foundation opinion:

The foundation appears to be in serviceable condition at the time of inspection.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

General lot drainage and slope is inspected by visual means only (no measuring devices are used- such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

The grade at the foundation appears to be adequate.

Gutters & Downspouts:
The gutters/down spouts were in serviceable condition.

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

Comments:

To prevent damage to the roof surface, The Home Inspectors do not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/ fastener schedule for the roofing material was not inspected. If further review is desired, we recommend evaluation by a qualified contractor. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning the cause.

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

I	NI	NP	D

Type(s) of Roof Covering:Asphalt Shingles Viewed from: Partial roof surface, Ground Level with Binoculars as needed.

When inspecting roof surfaces every attempt is made to fully inspect all areas. Several factors will limit access to the roof surface. When a roof is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The roof surface vantage point: Partial roof surface, Ground Level with Binoculars as needed.

Access limitations present: Surface too steep, Two story roof.

Areas accessed: First story.

The roof appears to be in serviceable condition at time of inspection.

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

Comments:

Attic comments:

Improvements such as adding insulation in the attic or installing a radiant barrier can help reduce energy consumption. Several options are available to help reduce attic temperatures and heat transfer into the home. Visit the Department Of Energy's website (www.energy.gov) to learn more about the processes and benefits of each.

Type of ventilation: Eaves, Ridge. Roof decking material: Plywood with laminated radiant barrier. Radiant barrier can limit our ability to visually assess leaking and the condition of the roof decking/framing materials, Plywood with laminated radiant barrier. Radiant barrier can limit our ability to visually assess leaking and the condition of the roof decking/framing materials.
Viewed From: Platform areas.
Approximate Average Depth of Insulation: 10 - 12".
Approximate Average Thickness of Vertical Insulation: N/A.
Description of Roof Structure: Rafter assembly.
Evidence of Leaking:No visible signs were noted.

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

I	NI	NP	D

When inspecting attics every attempt is made to fully inspect all areas. Several factors will limit access to the entire attic space. When an attic is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The attic access point: Platform areas.

Access limitations present: Ductwork, Framing/walls, Low clearance.

Areas accessed: Platform areas.

All visible components were in serviceable condition at the time of our inspection.

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

Comments:

As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.).

Interior walls:

The interior walls are covered with the following materials: Painted sheet rock.

All visible interior walls were in serviceable condition at the time of our inspection.

Exterior walls:

The exterior walls are covered with the following materials: Brick/Siding/ trim.

Peeling paint was noted at various locations. We recommend scraping and painting as a matter of normal maintenance.

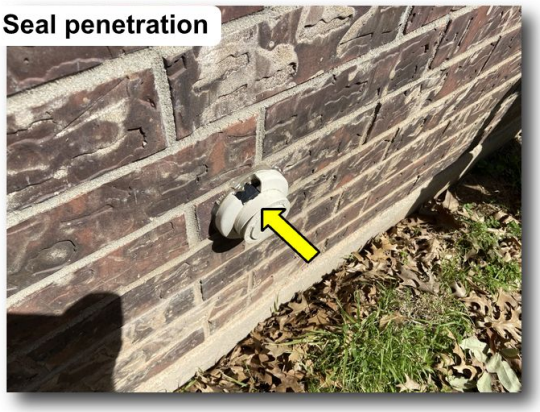
Cracked caulking noted around the structure; we recommend re-sealing to prevent moisture penetration where the caulk is pulling away/separating from adjacent surfaces.

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

I	NI	NP	D

Some wood deterioration/moisture damage noted at various locations. We recommend repairs as necessary to help prevent additional damage.

We recommend sealing the openings where the a/c lines, plumbing drains, conduits, etc. enter the sides of the house.



☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceilings:
The ceilings are covered with the following materials: Painted sheet rock.

All visible ceilings were in serviceable condition at the time of our inspection.

Floors:
The floors are covered with the following materials: Carpet, Tile, Hardwood.

All visible flooring was in serviceable condition at the time of our inspection.

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

Comments:

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

I	NI	NP	D

Interior Doors:
Some of the knobs were noted as "sticking" or otherwise would not always operate properly. Future repairs may be necessary.

Exterior Doors:
The Patio door(s) binds when opening/closing.

Garage Doors:
The overhead garage door operated as intended and was in serviceable condition at the time of our inspection.

☐ ☐ ☐ ☑ **H. Windows**

Comments:

Our ability to visually detect failed thermal pane window sections in the early stages of seal/desiccant failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. Any lists or quantities of failed seals provided are done so as a courtesy only and may not be inclusive of all windows panes that are failed. The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

Condensation stains (failed seals) were noted in the thermal pane windows located in the following areas: master 2. Repair or replacement will be required if the visibility of the windows is to be restored. Recommend further evaluation by licensed contractor to estimate costs and repair as necessary.

Missing fall protection was noted at some of the windows; when a window is higher than 24" from the floor or 72" from the exterior grade (second story for example) child fall protection devices are recommended. We recommend repair to help ensure safety.

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

I	NI	NP	D

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

Comments:

The interior stairways/steps were in serviceable condition at the time of our inspection.

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

Comments:

Fireplaces:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

Fireplace type(s): Vented Gas Log. *Chimney type(s)*: Wood framing/siding.

The damper operated as intended.

The fireplace(s) appear to be operating as intended and all visible components appear to be in serviceable condition.

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

I	NI	NP	D

Chimneys:
Peeling paint observed at the chimney, suggest scraping and painting as necessary as part of normal maintenance.

Wood deterioration damage noted at the chimney siding and trim. We recommend repairs to help prevent additional damage.

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

Porch:
All visible components were in serviceable condition at the time of our inspection.

Balconies:
All visible components were in serviceable condition at the time of our inspection.

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

I	NI	NP	D

☐ ☐ ☑ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

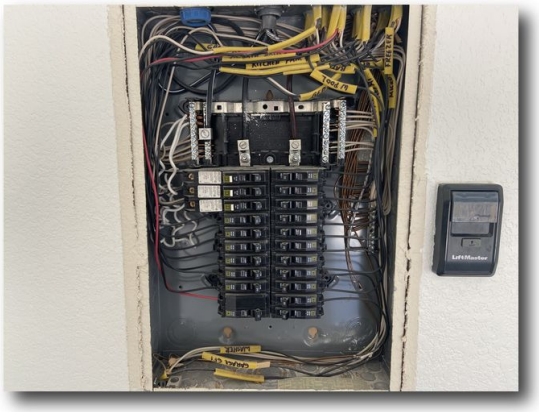
☑ ☐ ☐ ☐ **A. Service Entrance and Panels**
Comments:

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any existing labels.

Type of Service:Underground Service. *Size:* Approximately 125 amp. *Panel location:* Exterior panel box.

Main disconnect: Present.

Sub panels were located in the following locations: Garage



☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Comments:
Type of Wiring: Copper.

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

I	NI	NP	D

Branch circuits:

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a device or fixture. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs.

All visible components were in serviceable condition at the time of our inspection.

GFCI/AFCI protection:

Ground fault circuit interrupter outlets (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal (i.e. "wet" locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested. Arc Fault circuit interrupter protection is provided by breakers in the panel; we make every attempt to determine if the proper outlets are AFCI protected but may not be able to find all (if any) that are not properly protected per our standards of practice; if further review is desired we recommend that a licensed electrician inspect and repair any required circuits that are not AFCI protected.

We recommend providing active GFCI protected outlets at the following areas: garage (including ceiling), laundry area.

We recommend providing active AFCI protected outlets at all outlets that are not GFCI protected.

Fire/CO protection:

Smoke detectors are tested for a local alarm by pressing the test button on each accessible detector. Testing of fire sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

Smoke detectors were located in each bedroom, hallway and all stories present; per our standards, only the accessible detectors were tested.

To enhance safety of the gas fired appliances, attached garage, etc., we recommend that proper carbon monoxide detectors are installed.

☐ ☐ ☑ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Comments:

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

I	NI	NP	D

Note: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Duct damper systems of any type are not evaluated or operated. Regular maintenance of the HVAC System can greatly extend its useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air conditioning system.

Heating Systems:
Location: Main Type: Central Forced Air.
Energy Source: Gas.
Furnace information:
Manufacturer:Trane. Age: 13.
Model number: TUE18080A944
Serial number: 122428GC
Filter location:Return air grills.

The furnace(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.

A slave thermostat system was noted. The operation of the duct damper system was outside the scope of our review and was not confirmed.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Comments:

Inspection of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. To meet the TREC Standard of reporting "inadequate cooling as determined by system performance" we rely on the use of Infrared Thermometers to obtain Temperature Differentials (TD). Any reported TDs are measured at the return air grills and supply registers. Any TDs outside of the accepted industry standard of 15-22 degrees are deemed to be "deficient" and indicative of the System not operating at optimum levels and we recommend evaluation by a licensed HVAC Contractor.

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

I	NI	NP	D

Location: Main. Type: Central Forced Air.
Energy Source: Electric.
Condenser information:
Manufacturer: Trane Age: 13.
Model number: 4TTB4048E1000
Serial number: *12354LRL2F*

Main unit:
The return air temperature was 54°F and the supply air temperature was 70°F, giving a temperature differential of 16°F, which was within a serviceable range.

Upstairs unit:
The return air temperature was 53°F and the supply air temperature was 68°F, giving a temperature differential of 15°F, which was within a serviceable range.

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

Ducting comments*:*

The entire ducting system is rarely fully visible. We only inspect and comment on the visible areas of the duct system. Limited accessibility is noted in the attic and/or foundation (crawl space) sections of this report. We recommend inspection and evaluation by a qualified contractor whenever there are sections of ductwork that are not visible.

Comments:
Duct Type: Flexible ducting.

The dirty air filter(s) will need to be replaced prior to operating the system.

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

I	NI	NP	D

☐ ☐ ☑ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Comments:

The kitchen, bathroom, and exterior fixtures were operated when possible. We do not operate water shut off valves under sinks. We do not disconnect the supply hoses to the clothes washer, if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street
Static water pressure reading: 65 psi. Water Source: City
Type of supply piping material: Copper.

The proper water pressure regulation equipment (expansion tank, reducing valve) has not been installed; recommend repair.

The hose bibs located at the North side(s) are not properly secured to the wall framing or brick veneer. Recommend repair as needed.

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

I	NI	NP	D

Bathrooms:
The master bath shower door seal was damaged/missing. We recommend repairing the enclosure.

Loose faucet components and or spouts were noted (the piping is not properly secured in the wall cavity). The fixtures need to be secured, or care should be take while operating to prevent pipe damage (upstairs hall).

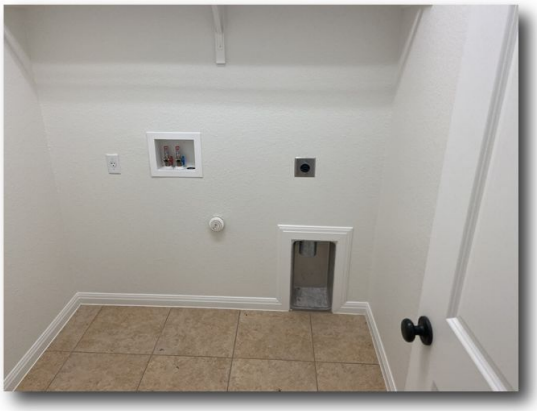
Caulking and/or grout in the tub/shower surrounds is cracking or loose. The grout/caulking needs to be repaired to help prevent possible water penetration behind tile and damage to interior walls. Such damage may not be apparent from a visual inspection of the outer surface.

Not all of the water flow was diverted to the upstairs hall shower. Water still flows from the tub spigot when the shower head was activated.

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

I	NI	NP	D

Utility room:



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

Comments:

Based upon that standards of the state, the drain system is a visual inspection only. Cameras or other specialized equipment is not utilized. At the time of inspection, the water is operated at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. The washing machine drain is not tested. If the home is pier & beam construction (equipped with a crawl space), all areas of the piping are rarely accessible. If any areas of piping were not visually inspected we recommend evaluation and repair as needed by a qualified contractor. See the foundation section for notes concerning crawl space accessibility when applicable.

Sewer Type: Muncipal system. Piping type:PVC (plastic).

All visible components were in serviceable condition at the time of inspection.

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

Comments:

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

Water Heater information:
Energy Source: Propane Gas. Location: Garage.
Approximate Capacity: 40 Gallon. Age: 13. Brand Name: State Select.
Model number: GS640 YOCT 300
Serial number: 1228J007801

Water Heater information:
Energy Source: Gas Location: Garage
Approximate Capacity: 40 Gallon Age: 13 Brand Name: State Select
Model number: GS640YOCT 300
Serial number: 1222J010462

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

I	NI	NP	D

The water heater(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.

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

Comments:

The whirlpool tub is filled to a level above the water jets when possible and operated when possible. Pump and supply lines Typically are not completely accessible. If disassembly for a more detailed review is desired, we recommend consulting a licensed plumber.

The motor reset button is located in the master closet.

The whirlpool tub operated as intended and all visible components were in serviceable condition at the time of the inspection.

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

Comments:

Type of piping used: CSST

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I	NI	NP	D

Location of gas meter South exterior.

Proper drip legs (sediment traps) have not been installed in the gas lines at the gas appliances; future repairs may be needed (cooktop).

☐ ☐ ☑ ☐ **F. Other**
Comments:

V. APPLIANCES

☐ ☐ ☐ ☑ **A. Dishwashers**
Comments:

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

The dishwasher drain line needs to be looped upward near the top of the cabinet under the sink in order to help prevent possible contamination of clean dishes which can occur when drain water from the wash cycle flows into the dishwasher.

The dishwasher would not operate.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer operated as intended and all visible components were in serviceable condition at the time of our inspection.

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

Comments:

The range vent is a exterior ducted type unit.

The range hood operated as intended and all visible components were in serviceable condition at the time of our inspection.

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

Comments:

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

I	NI	NP	D

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit.

Cook top Type: Gas *Oven type:* Gas

The cook top was operational and all visible components were in serviceable condition at the time of our inspection.

An oven setting of 350°F gives an actual temperature of 350°F which was within a serviceable range.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

The microwave oven was tested and appeared to be serviceable at time of inspection.

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

Comments:

All visible components were in serviceable condition at the time of our inspection.

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

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

I	NI	NP	D

We do not test the pressure sensitive auto-reversing feature of the door opener. If further evaluation and testing is desired we recommend contacting a qualified technician. Garage door openers should be tested annually.

The garage door opener(s) operated as intended and all components were in serviceable condition.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

The dryer vent was viewed, but not operated. It is recommended that the dryer vent ducting be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.

The dryer vent was in serviceable condition at the time of our inspection.

☐ ☐ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☑ **A. Landscape Irrigation Systems**

Comments:

The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only.

A back-flow prevention valve was noted.

Many overgrown heads were noted.

Damaged heads and nozzles were noted; Repairs are necessary to ensure proper operation of the system.

Zone 01: Front beds
Zone 02: West turf
Zone 03: North turf, South turf
Zone 04: East turf
Zone 05: Unable to locate

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

I	NI	NP	D