5 POINT HOME INSPECTIONS
512-429-1091
cwalsh@5pointinspections.com
https://5pointinspections.com

RESIDENTIAL INSPECTION

12935 Brigham Dr
Austin, TX 78732

Inspector
Chris Walsh
25159
512-429-1091
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Agent
Shay Webb
512-775-1995
shayhargus@yahoo.com

PROPERTY INSPECTION REPORT FORM

Jackie Hickithier	06/01/2026 9:00 am
Name of Client	*Date of Inspection*
12935 Brigham Dr, Austin, TX 78732	
Address of Inspected Property	
Chris Walsh	25159
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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

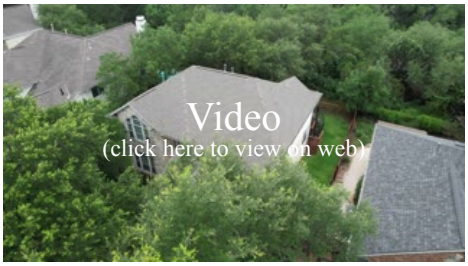
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN 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

In Attendance: None
Occupancy: Vacant
Heading: North
Photos Of The Home:



Drone Video:



Weather Conditions: Cloudy

Temperature (approximate): 76 Fahrenheit (F)

Type of Building: Single Family

About The Inspection:

At 5 Point Home Inspections, we take pride in earning your trust as your premier provider of home inspection services. Our comprehensive inspections offer valuable insights and professional opinions, all while preserving the integrity of your home. We are committed to transparency and honesty, and our non-invasive visual inspection is designed to thoroughly assess your property's condition.

While our inspection may not cover every technical detail, our report serves as a valuable resource packed with information to help you make informed decisions. Our aim is not to simply pass or fail your property, but to equip you with expert insights that empower you to choose what's best for your home.

Should our report highlight any deficiencies or recommend repairs, we advise consulting qualified professionals for further assessments and cost estimates for any necessary work. Trust 5 Point Home Inspections to provide you with the essential information you need to make confident decisions about your home.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

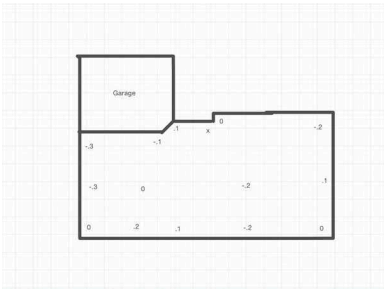
☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Foundation Measurements:

Our team utilized a Zip Level to take foundation elevation measurements on the first floor, which have been presented in the image below. It is important to note that while these measurements are useful in assessing foundation performance, they do not always accurately represent the true state of the foundation due to variations in floor covering styles and craftsmanship.

It is imperative to consider these measurements alongside other indicators to formulate a comprehensive opinion on foundation movement. It is important to note that these measurements alone should not be considered as an absolute indicator of foundation performance. Our team understands the complexity of assessing foundation performance and we take great care in utilizing a variety of tools and indicators to provide our clients with the most accurate and reliable assessments possible.



Performing As Intended:

After conducting a limited visual inspection, it is my professional opinion that the foundation is performing its intended purpose and providing adequate support to the structure above. Our team understands the importance of a strong and stable foundation, and we take great care in assessing all aspects of its performance.

However, it is important to note that this opinion is based on a limited visual inspection and can only provide a general assessment of the foundation's performance. We recommend regular inspections and maintenance to ensure the continued stability and strength of the foundation. If any issues arise, it is important to address them promptly to prevent further damage or deterioration. Trust in our team to provide you with the most accurate and reliable assessments of your property's foundation.

Comments:

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Your inspector will report as deficient the following issues related to foundation performance:

Drainage around the foundation that is not performing, Deficiencies in grade levels around the foundation, and Deficiencies in installed gutter and downspout systems

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

Types of Roof Covering: Asphalt

Type: Dimensional: The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles

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I	NI	NP	D

composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Viewed From: Drone



What's inspected?:
Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Comments:
Did Not Walk Roof (Slope/Height):
As per our inspection criteria and industry standards, if the inspector did not get on the roof due to the slope or height of the roof. We will clearly state that the inspection of the roof was limited to visual portions only and that a more thorough inspection may be necessary.

We will also recommend that the client consults a licensed roofing contractor to perform a more detailed inspection of the roof, especially if any concerns or deficiencies were observed during the visual inspection from a drone or ground level. A licensed roofing contractor will have the specialized equipment and expertise to safely access and inspect the roof, including any hard-to-reach areas such as valleys, ridges, and flashings.

It is important to note that a visual inspection from a drone or ground level can still provide valuable information about the condition of the roof, including any visible signs of damage or wear, such as missing or damaged shingles, or signs of water damage. However, it may not be possible to detect all issues without a more thorough inspection.

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

Viewed From: Attic

Approximate Average Depth of Insulation: 10 Inches

How Much Is Needed?:
The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

What's inspected?:
Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;

- Chimney conditions; and
- Roof drainage systems and components.

Comments:
As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We will clearly state in our report that not all areas of the attic were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

We will also explain in our report that traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

Blocked Areas:
As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We clearly state in our report that often not all areas of the attic are able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

Traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

1: Attic Stairs Improperly Secured with Screws

Medium

Observation: The attic pull-down stairs were fastened using screws instead of nails or lag bolts as typically required by manufacturer instructions and best practices.

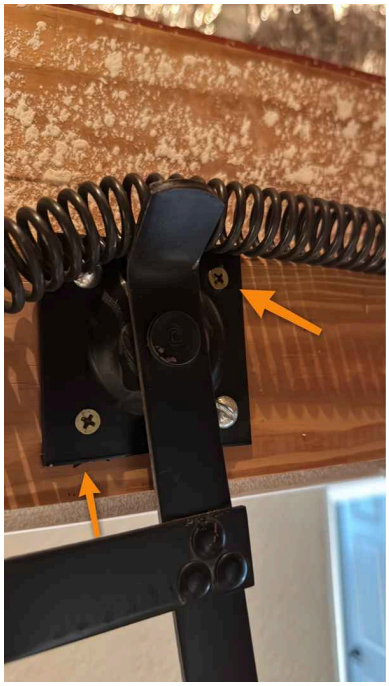
Implication: Screws can loosen over time under the weight and movement of regular use, potentially compromising the structural attachment of the stairs. This can create a safety hazard due to the risk of detachment or collapse.

Recommendation: I recommend evaluation and correction by a qualified contractor. Fasteners should be replaced with appropriate nails or lag bolts as specified by the attic stair manufacturer to ensure safe and secure installation.

Priority: Moderate (Address to reduce risk of failure and improve safety).

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

I	NI	NP	D



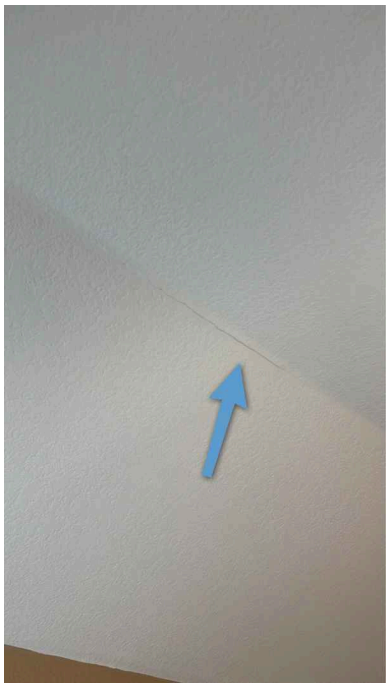
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

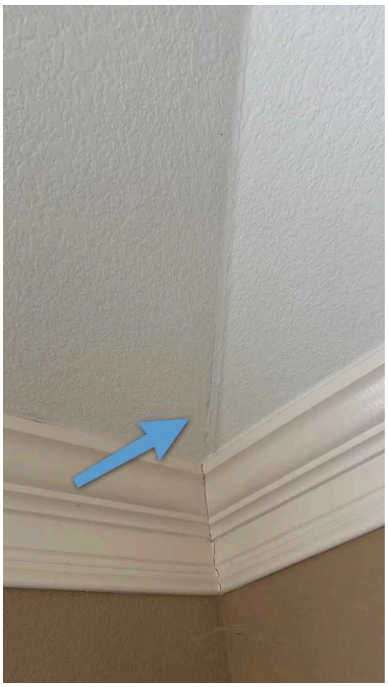
Comments:

1: Common Wall Drywall Deficiencies

Low

Common drywall defects were observed including cracks, loose joint tape, or nail pops. As homes settle over time, these defects may become visible. We recommend repairing these items to improve ascetics.





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

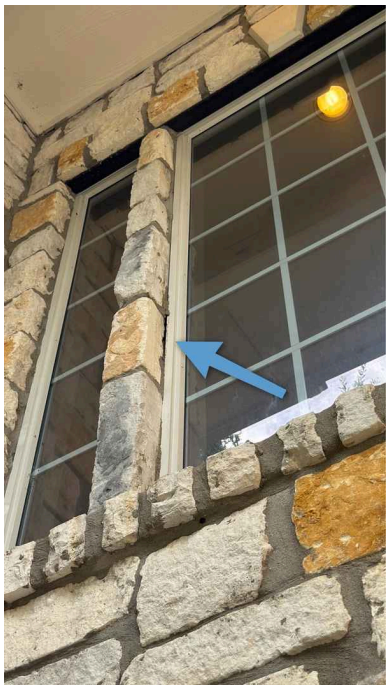
I	NI	NP	D

Front Left Bedroom | Back Left Bedroom | Primary Bedroom

2: Exterior Caulking Needed

Low

Observation: Areas around the home were observed to require caulking to prevent moisture intrusion.
Implication: Lack of adequate caulking can allow moisture to enter the structure, potentially leading to water damage and deterioration of materials.
Recommendation: It is recommended to identify and apply caulking to these areas to create a moisture barrier. Regular inspection and maintenance of the caulking will help ensure its effectiveness in protecting the structure.
Priority: Low
.



Above Front Door

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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

Comments:

1: Door Damaged

Medium

One or more doors exhibited damage. We recommend repairing or replacing the doors in the noted locations.

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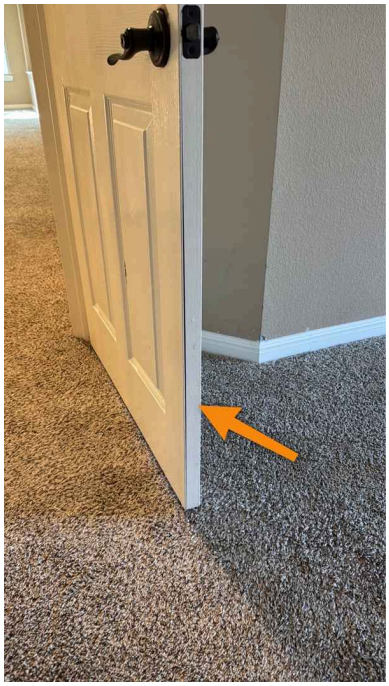
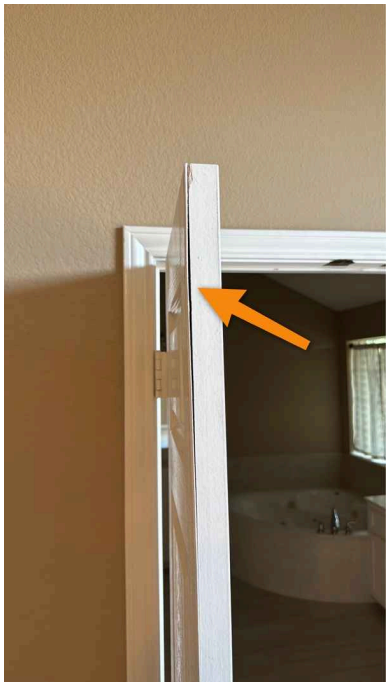
I	NI	NP	D



Primary Bedroom Door



Primary Bathroom Door

Front Right Bedroom Door

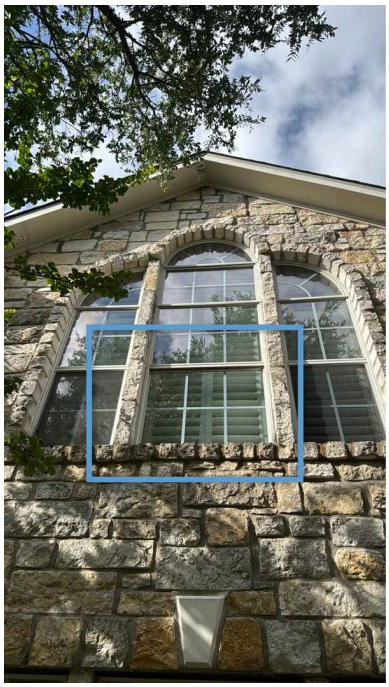
☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Window Missing Screen

Low

One or more windows are missing a screen. Recommend replacement.



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

I	NI	NP	D

Front Left Side Of Home

2: Fogged Window

Low

Multiple Locations

Observation: One or more insulated glass windows appear to have lost their seal, as indicated by fogging or condensation between the panes.

Implication: A failed window seal compromises the insulating properties of the window, reducing energy efficiency and obstructing visibility. Over time, it may also lead to further deterioration of the window unit.

Recommendation: I recommend further evaluation and repair or replacement by a qualified window contractor. In many cases, the glass panes can be replaced without needing to replace the entire window frame.

Priority: Low to Moderate (Cosmetic and energy efficiency concern).

Dining Room

Back Left Side Of Home

Front Bedroom

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

Comments:

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

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I	NI	NP	D

Fireplace Type: Gas-fired, Electric (not vented)

Comments:

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

Comments:

1: Deck Boards Bouncy

Low

Multiple Locations

Deck boards were observed to be bouncy. This could be due to deterioration or being over spanned. Recommend evaluation and repair as needed.

Back Side Of Home

Back Door

Back Right Side Of Home

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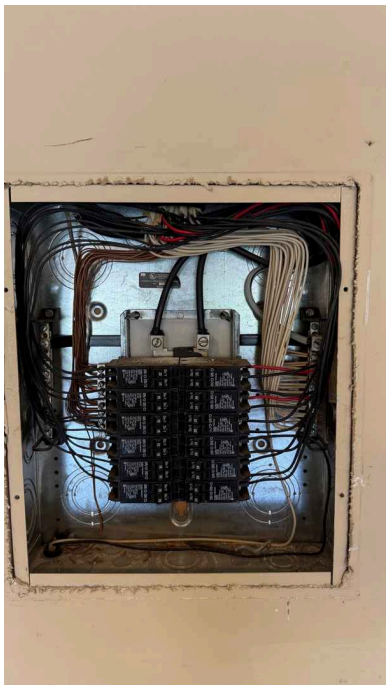
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

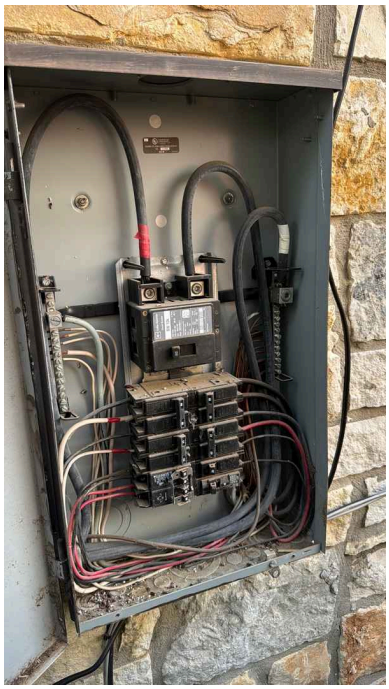
Photos Of Panels:

Sub Panel Garage



Sub Panel Garage

Main Panel Right Side Of Home



Main Panel Right Side Of Home

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

I	NI	NP	D

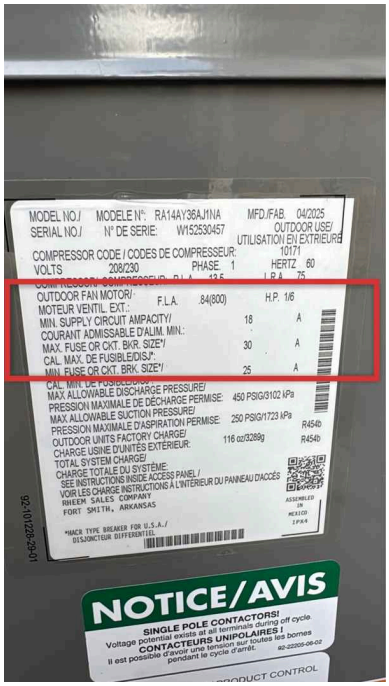
Box Rating and/or Main Disconnect Rating: 150 amps -

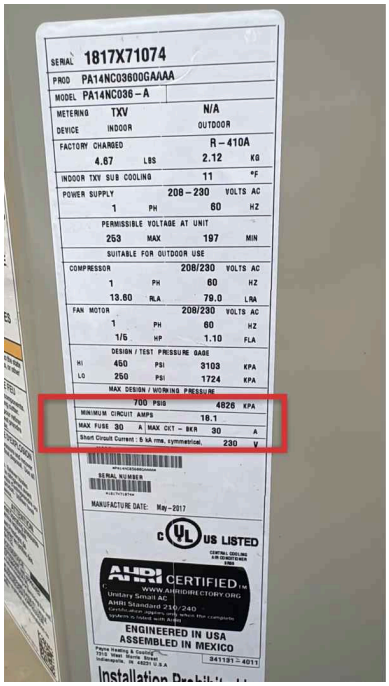
Comments:
Electrical systems and components of a home are dangerous and should only be worked on by licensed professionals. We also emphasize that injury or death may result from attempts at correction by those without proper qualifications.

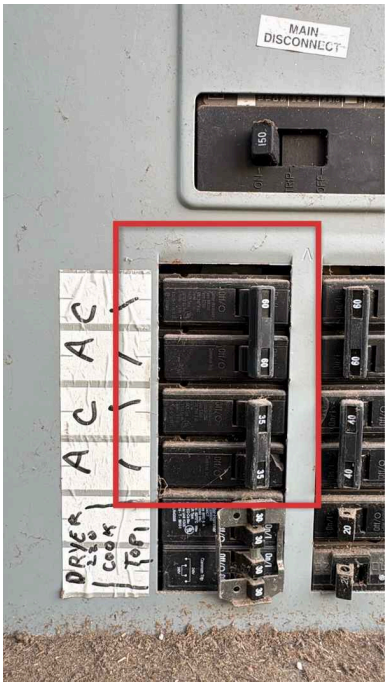
It is important to note that electrical codes change from time to time, and things that were not required in the past may now be required. Therefore, even minor electrical deficiencies can pose a significant safety hazard and should be addressed promptly.

In our report, we will recommend that a licensed electrician be called to further inspect and make necessary repairs or improvements if any electrical deficiencies are found. This is important to ensure that the electrical system is safe and up to code.

1: Condensor Breaker Doesn't Match
High
Observation: The breaker supplying the HVAC condenser was not the correct size as specified by the data plate on the exterior condenser unit.
Implication: Using an incorrectly sized breaker can pose a risk of overloading or underpowering the HVAC unit, potentially leading to equipment failure or safety hazards.
Recommendation: Recommend consulting a licensed electrician to replace the breaker with the appropriate size as indicated on the data plate to ensure proper operation and safety.
Priority: High







2: Double Tapped Neutrals
Medium

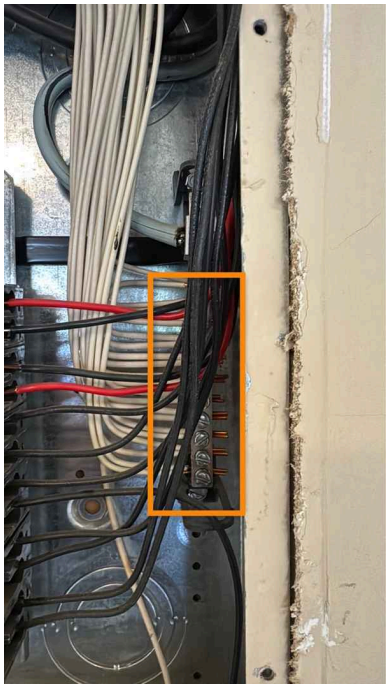
I	NI	NP	D

Observation: During the inspection, I observed that multiple neutral conductors were terminated under a single lug at the neutral bus bar inside the electrical panel.

Implication: Double-tapped neutrals are not permitted by most panel manufacturers and can create loose connections, increasing the risk of overheating, arcing, and potential fire hazards. Additionally, a loose neutral connection can cause voltage fluctuations that may damage electrical devices.

Recommendation: I recommend having a licensed electrician evaluate and correct the wiring by relocating each neutral conductor to its own dedicated terminal, as required by electrical safety standards. If additional neutral bus terminals are needed, an approved expansion kit or sub-panel may be necessary.

Priority: Moderate (Address promptly to reduce the risk of electrical hazards).



Sub Panel Garage

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

Type of Wiring: Copper, Romex

About AFCI protection:

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Comments:

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I	NI	NP	D

☐ ☐ ☒ ☐ **C. Other**

Comments:

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

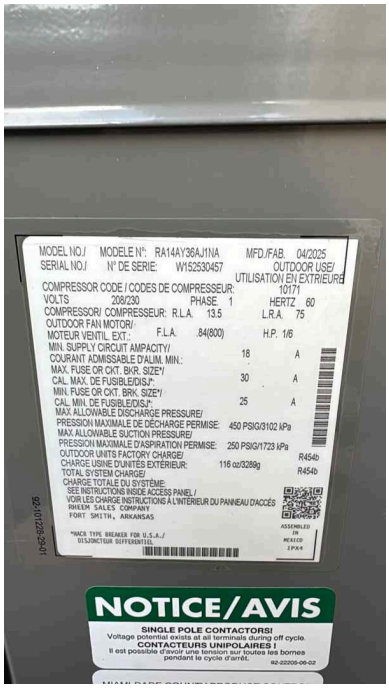
☒ ☐ ☐ ☐ **A. Heating Equipment**

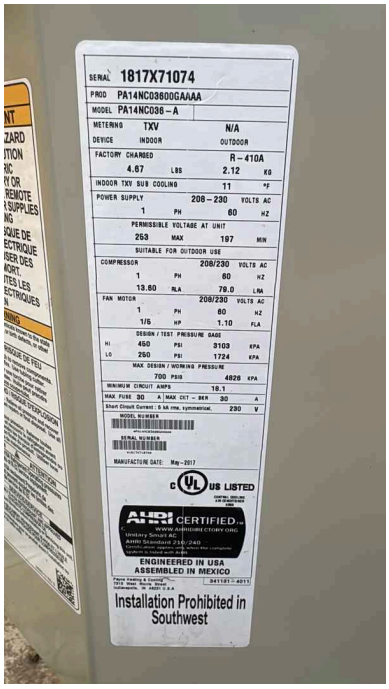
Photo Of Unit And Serial Number:


Manufacturer: Payne, Rheem
Year of Manufacture: 2025,2017
Type of Systems: Forced Air
Energy Sources: Gas
Comments:

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Photo Of Unit And Data Plate:

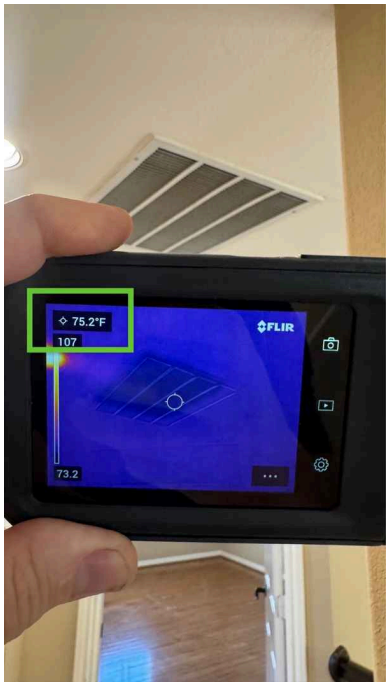



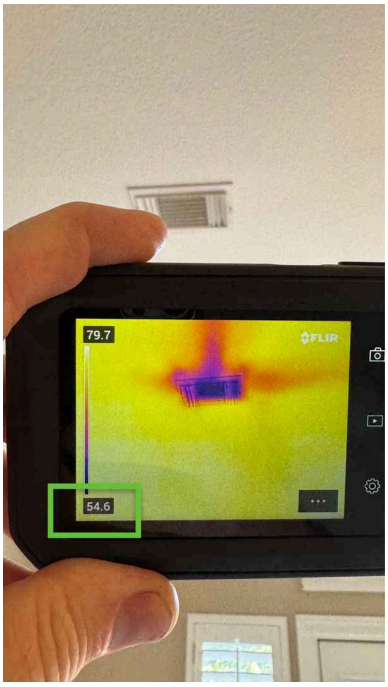


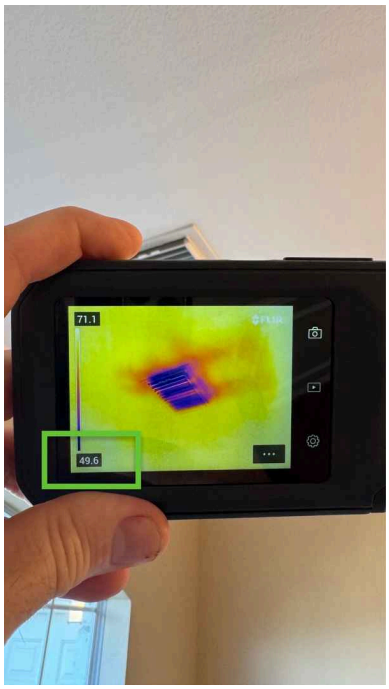
Manufacturer: Payne, Rheem
Year of Manufacture: 2025,2017
Type of Systems: Central Air Conditioner
Temperature Differential Within Range:
The cooling equipment was inspected according to Texas's standards of practice and was performing as intended at the time of inspection.

Temperature differential readings are the fundamental standard for testing the proper operation of the cooling

system. The average acceptable range is considered to be between 15-22° Fahrenheit measured between the return air and conditioned supply air. Today's measurements fell within that range, indicating that the cooling system is operating efficiently and effectively.







HVAC Condensate Drain Info:
Primary Condensate Drain: This drain is responsible for carrying away the majority of the condensation that forms on the evaporator coils when the air conditioning system is running. The evaporator coils cool the air, and in doing so, they cause moisture in the air to condense and form water droplets, similar to how a cold drink causes condensation on the outside of the glass. The primary condensate drain line directs this water to an appropriate disposal location, typically a drain or outside the home.

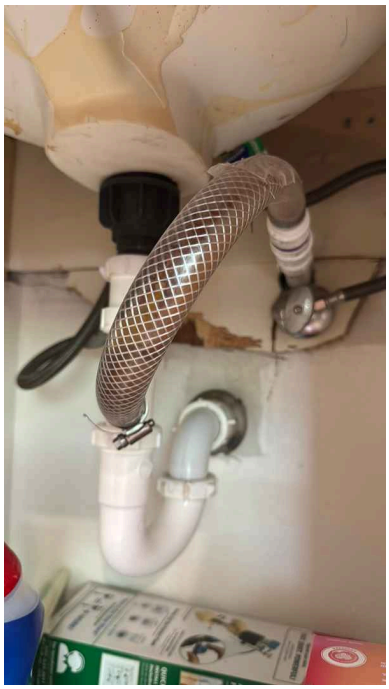
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Secondary Condensate Drain: This drain acts as a backup in case the primary drain becomes clogged or blocked. It's an additional safeguard to prevent water from overflowing into areas where it could cause damage. The secondary drain line usually leads to a visible location, such as an eave or a window, so that any water discharge can alert you to a problem with the primary drain.

Float Switch: The float switch is a safety device installed in the condensate drain pan. It monitors the water level in the pan. If the primary drain is blocked and water begins to accumulate, the float switch will rise with the water level. Once it reaches a certain point, it triggers the switch to shut off the HVAC system. This prevents the system from continuing to produce condensation and potentially causing water damage, giving you a chance to address the issue.

Together, these components ensure that the condensation produced by your HVAC system is effectively managed and directed away from living spaces, protecting your home from water damage.



Comments:

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

Comments:

Photo of Air Filter:

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

I	NI	NP	D

☐ ☐ ☒ ☐ **D. Other**

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Garage

Static Water Pressure Reading: 56 PSI

Type of Supply Piping Material: Copper

Comments:

The Inspector has conducted a thorough inspection of the property, and has made every effort to identify any conditions that may require further evaluation or repair. However, it is important to note that there may be components of the property that are not visible or accessible, such as underground plumbing components or pipes within walls, which may not have been evaluated during our limited visual inspection.

The Inspector is not able to predict or anticipate future events or changes in performance of any component or system due to changes in use or occupancy. Therefore, there is no guarantee or warranty, for the future performance of any components.

Water supply shut-offs, not operated:

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

1: Toilet Loose At Floor

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

I	NI	NP	D

Medium

During the inspection, I observed that the toilet in one or more bathrooms was loose at the floor.

Implication: A loose toilet can lead to instability, potential water leaks around the base, and damage to the flooring or subfloor. Proper attachment is necessary to ensure a secure and watertight seal.

Recommendation: I recommend that a qualified plumbing contractor re-attach the loose toilet to the floor to restore stability and prevent potential water damage. This repair will ensure the toilet functions properly and maintains its seal.

Priority: Moderate (Address soon to prevent further issues and ensure proper function).

Downstairs Hallway Bathroom

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

Type of Drain Piping Material: PVC

Comments:

The drainage system is checked by running water in the sinks, sowers, and bathtubs watching for signs of leaks or slow drainage. Bathroom overflows, washing machine drains and floor drains are not included in this inspection. For a further evaluation or hydrostatic pressure test we recommend contacting a licensed plumber to evaluate options.

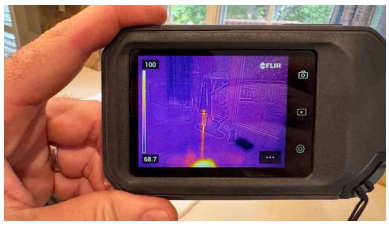
☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Photo of Unit And Serial Number:

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

I	NI	NP	D

Manufacturer: AO Smith
Year of Manufacture: 2023
Capacity: 50 Gallons
Energy Sources: Gas
Photo Of Water Temperature :



Comments:
TPR Valve:
The TPR valve is a special safety valve and its responsible for making sure your hot temperature-pressure relief valve water tank stays within its designed temperature and pressure limits.
Its located on top or on the side near the top of your water heater. The valve has a lever that can be lifted up or down and a discharge pipe that runs from the valve straight down to the bottom of your water heater.

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Comments:

1: JETS INOPERABLE
Medium

I	NI	NP	D

One or more massage jets did not operate at time of inspection. Recommend repair of tub.

2: Unable To Locate Access Door
Medium
The door containing the hydro massage therapy controls was not located. Hydrotherapy massage tubs should have a door that allows for easy access to the mechanical components should they ever need to be serviced. Additionally, the outlet that it is plugged into should be GFCI protected. Due to lack of access, GFCI functionality of the tub was not properly tested.

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Right Side Of Home

Type of Gas Distribution Piping Material: Black Iron
Comments:

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Photo Of Dishwasher In Operation:

Comments:
The dishwasher was operated under a normal washing cycle. It was functioning correctly at the time of inspection. No deficiencies were found unless noted below.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The garbage disposal was run with normal operating conditions during the time of inspection. During operation it was inspected for proper operation, leaks and being securely mounted. No deficiencies were found unless otherwise noted.

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

Type Of Fan System: Exhausts To Exterior

Comments:
The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

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

Oven/Range Type: Gas Cooktop, Electric Oven

Heating Elements:
The heating elements were set to high and inspected for proper functionality. No deficiencies were found unless noted below.

Oven:
The oven was set to bake @ 350 degrees Fahrenheit and measured with a thermometer. A temperature variance of less than or greater than 25 degrees is considered acceptable. No deficiencies were found unless noted below.

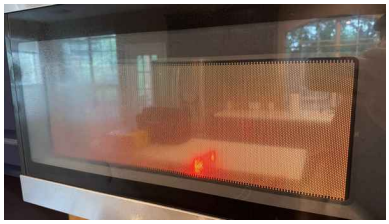
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:

☒ ☐ ☐ ☒ **E. Microwave Ovens**

Magic Stick Photo:



Comments:
The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

1: Light Not Functional

Medium

The light on the microwave was not functioning at the time of inspection. This may be a bulb or a loose connection. Recommend further evaluation from a qualified professional.

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

I	NI	NP	D

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

Comments:

The inspector will report as Deficient: the lack of mechanical ventilation in a bathroom if no operable window is present, inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building, and a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type. No deficiencies were found unless noted below.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

The inspector shall report as Deficient: inoperative units; deficiencies in performance or mounting missing or damaged components, installed photoelectric sensors located more than six inches above the garage floor, deficiencies in performance or absence of auto reversing mechanisms and manual detachment device, and door locks or side ropes that have not been removed or disabled. No deficiencies were found unless noted below.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer Hookup Type: Gas, Electric

Photo Of Dryer Receptacle:

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

I	NI	NP	D

Comments:
The inspector shall report as Deficient: missing or damaged components, the absence of a dryer exhaust system when provisions are present for a dryer, ducts that do not terminate to the outside of the building, screened terminations, and ducts that are not made of metal with a smooth interior finish. No deficiencies were found unless noted below.
Dryer exhaust duct: visual inspection only: A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Number Of Zones: 5

Photo of Irrigation Valve, Backflow Prevention, and Rain Sensor:

Comments: