



5 POINT HOME INSPECTIONS

512-429-1091

[cwalsh@5pointinspections.com](mailto:cwalsh@5pointinspections.com)

<https://5pointinspections.com>



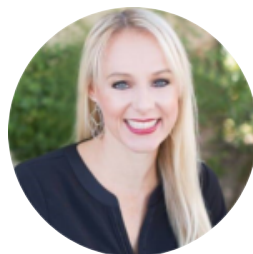
## RESIDENTIAL INSPECTION

12935 Brigham Dr  
Austin, TX 78732



Inspector  
Chris Walsh  
25159

[512-429-1091](tel:512-429-1091)  
[cwalsh@5pointinspections.com](mailto:cwalsh@5pointinspections.com)



Agent  
Shay Webb



# PROPERTY INSPECTION REPORT FORM

Jackie Hickithier <i>Name of Client</i>	04/15/2024 9:00 am <i>Date of Inspection</i>
12935 Brigham Dr, Austin, TX 78732 <i>Address of Inspected Property</i>	
Chris Walsh <i>Name of Inspector</i>	25159 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* None

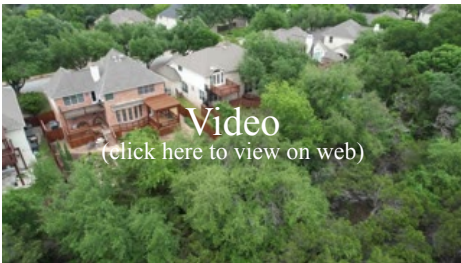
*Occupancy:* Vacant

*Heading:* North

*Photos Of The Home:*



*Drone Video:*



*Weather Conditions:* Cloudy, Humid



*Temperature (approximate):* 71 Fahrenheit (F)

*Type of Building:* Single Family

*About The Inspection:*

At 5 Point Home Inspections, we are honored to have earned your trust as your premier home inspection service provider. Our comprehensive inspection is a professional service that provides valuable opinions and insights, without disrupting the integrity of your home. We believe in transparency and honesty, and our non-invasive limited visual inspection is designed to provide a thorough examination of your property's condition.

Our inspection is not meant to be technically exhaustive, as it is impossible to find everything. However, our report is a comprehensive resource that contains a wealth of information that will aid you in making informed decisions. Our goal is not to pass or fail your property, but to provide you with professional opinions that will assist you in making the best decisions for your home.

In the event that our report indicates any deficiencies or repairs are needed, we recommend seeking out qualified professionals to provide additional opinions and cost estimates for repair or replacement. Trust in 5 Point Home Inspections to provide you with the information you need to make informed decisions about your home.

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I NI NP D

## I. STRUCTURAL SYSTEMS

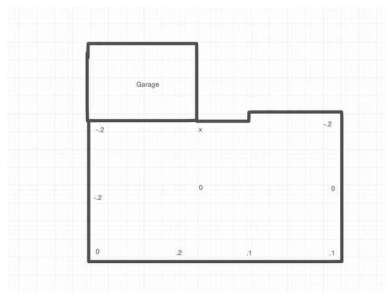
**A. Foundations**

*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

**1: Gutter Downspout Not Secure**

[🔧 Recommendation](#)

One or more gutter downspouts were not properly secured. Gutter downspouts that are loose, could not adequately perform their function of diverting water away from the home. They could also buckle during times of heavy rain when lots of water is running through. Recommend proper attachment.

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Left Side Of Garage

**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 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.

*Roofing Contractor Recommended:*

When the roof covering section of the inspection is marked "D" for deficient, we highly recommend that a licensed roofing contractor be called to further evaluate the entire roof covering in order to make the necessary repairs.

A licensed roofing contractor will have the expertise and experience to assess the true condition of the roof covering, including any issues with shingles, flashing, vents, and other components. They will also be able to identify any potential leaks or points of weakness in the roof covering that may require attention.

It is important to address any deficiencies in the roof covering promptly to prevent water damage, structural damage, and other issues that may arise. A licensed roofing contractor can provide a detailed assessment of the roof covering and recommend the most appropriate repairs or replacement options based on the condition of the roof and the client's budget.

Our team takes great care in identifying any deficiencies in the roof covering during our inspections and providing our clients with recommendations to address these issues. We highly recommend that clients follow

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I	NI	NP	D
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our recommendations and work with licensed professionals to ensure the safety and longevity of their roofing system.

*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.

**1: Damaged Shingle**

*Recommendation*

Roof coverings exhibited general damage that did not appear to affect performance. Recommend a qualified roofer evaluate and repair.



Front Left Side Of Home

**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;

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I	NI	NP	D
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- 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 Attached With Screws**

➔ Deficiencies

The attachment of the attic stairs was done with screws, but should be done with 16D Nails instead for enhanced strength at the connection points. Nails have a higher resistance which gives them superior shear strength. While screws have better tensile strength and hold objects in place securely, they may snap under lateral loads. It is suggested to opt for nails to bolster the strength of the attachment.



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



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I NI NP D

Comments:

**1: Exterior Caulking Needed**

 Recommendation

Multiple Locations

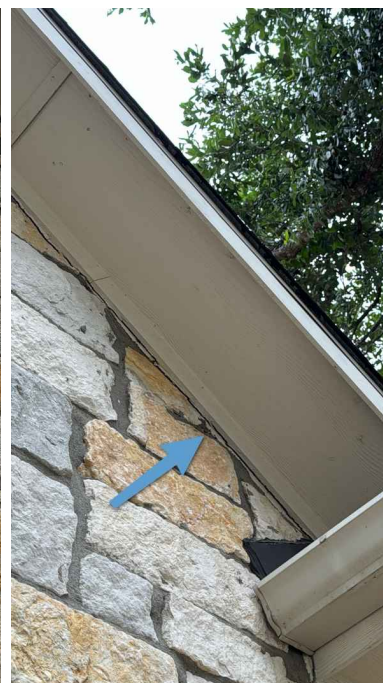
Areas around the home that require caulking to prevent moisture intrusion. It is recommended to identify these areas and apply caulking to them as soon as possible. This will help to create a barrier against moisture and ultimately protect the structure of the home. It is important to regularly inspect and maintain the caulking to ensure it remains effective in preventing moisture intrusion.



Above Front Door



Above Garage



Above Garage

**F. Ceilings and Floors**

Comments:

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

Comments:

**1: Door Damaged**

 Deficiencies

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

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Primary Bedroom Door

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## 2: Strike Plate Missing

🔴 Deficiencies

It was observed that strike plates were missing in certain areas. To improve security and prevent damage to the door jamb, it is recommended to add the missing strike plates.



Front Door

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I NI NP D

### 3: Weatherstripping Insufficient

 Recommendation

One or more doors is missing standard weatherstripping. This can result in energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)



Front Door

### H. Windows

Comments:

#### 1: Window Missing Screen

 Deficiencies

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



Front Side Of Home



Left Side Of Home

#### 2: Fogged Window

 Deficiencies

Multiple Locations

One or more windows was observed to be fogged. This occurs when the seals between the panes break down and allow moisture to enter. The desiccant material will attract and hold as much moisture as it is capable of, but will eventually become saturated, and fogging occur. There are repair options and the windows still provide separation from the elements however the thermal barrier they provide will not be as effective and could impact comfort and heating/cooling costs.

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Dining Room



Upstairs Front Left Bedroom



Back Side Of Home

**3: Window Weatherstrip Loose**

**Recommendation**

The weather strip on of the referenced window(s) was loose. Repair recommended.



Back Left Side Of Home

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

*Comments:*

**J. Fireplaces and Chimneys**

*Fireplace Type: Gas-fired*



*Comments:*

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I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**1: Deck Boards Bouncy**

[🔗 Recommendation](#)

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

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I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Photos Of Panels:*



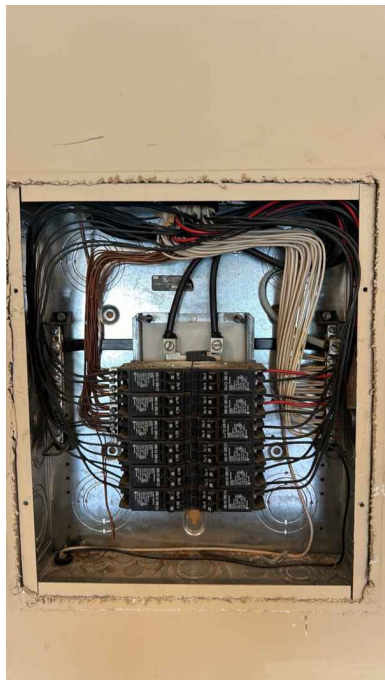
Main Panel Right Side Of Home



Main Panel Right Side Of Home



Sub Panel Garage



Sub Panel Garage



Sub Panel Garage

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

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

I NI NP D

**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.

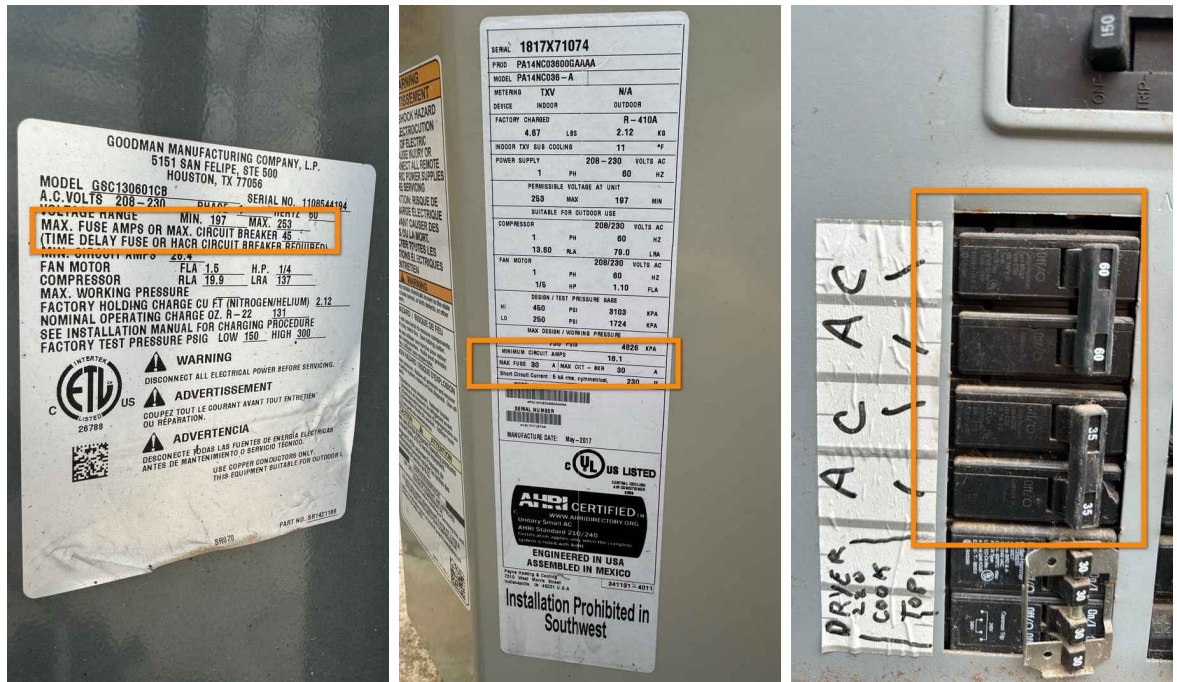
It is important to note that electrical codes change from time to time, and things that were not required in the past may now be required. Therefore, even minor electrical deficiencies can pose a significant safety hazard and should be addressed promptly.

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: Condenser Breaker Doesn't Match**

Deficiencies

The breaker that supplies the HVAC Condenser was not the correct size as required by the data plate on the exterior condenser. Mismatched electrical components may affect performance or damage the HVAC equipment and potentially void any warranties. The HVAC equipment electrical connections should be further evaluated and repaired/replaced as needed by a licensed electrician.



**2: Double Tapped Neutrals**

Deficiencies

Double tapped neutral wires are defined as multiple neutral conductors installed underneath one shared lug at the bus bar. This becomes a problem as the circuit cannot be isolated in this condition when it needs to be worked on. Having neutrals isolated and limited to one lug per conductor at the bus bar has been best practice in recent years, however there are still many electrical panels in both old and new homes that have double tapped neutral conductors.

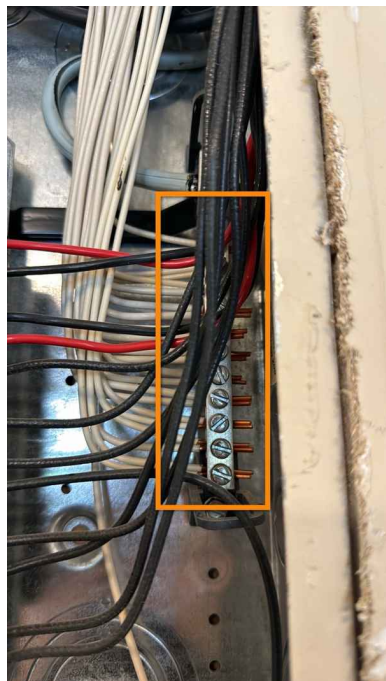
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Sub Panel

**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:*

**1: Carbon Monoxide Detector Missing**

**▲Safety Hazard**

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

**C. Other**

*Comments:*



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Photo Of Unit And Serial Number:*



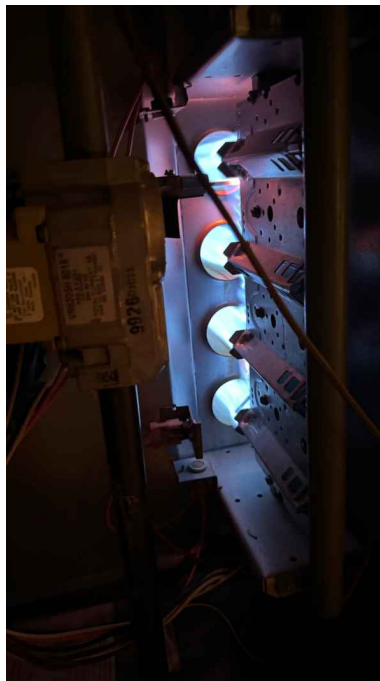
*Manufacturer:* Goodman, Rheem

*Year of Manufacture:* 2017,1999

*Type of Systems:* Forced Air

*Energy Sources:* Gas

*Photos of Heat:*



*Comments:*

**B. Cooling Equipment**

*Photo Of Unit And Data Plate:*

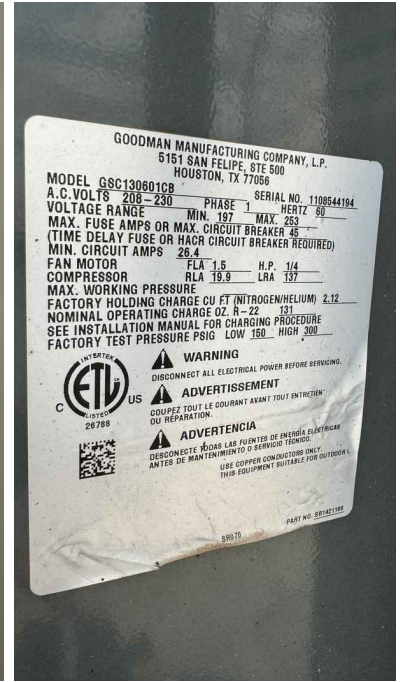
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I NI NP D



Manufacturer: Payne, Goodman

Year of Manufacture: 2017,2011

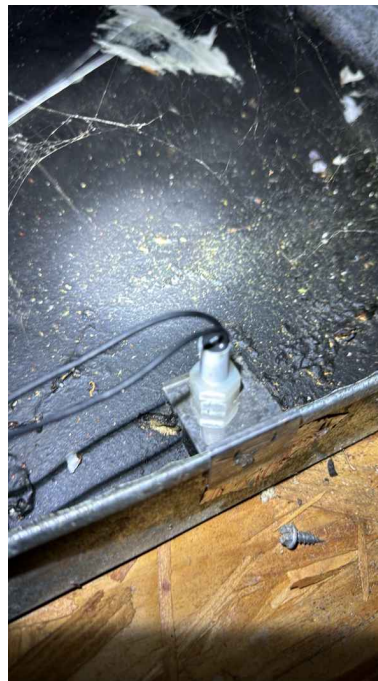
Type of Systems: Central Air Conditioner

HVAC Condensate Drain Info:

As the HVAC system creates condensation it requires a system to dispose of this moisture. This home was equipped with one or more systems that are labeled below.



Float Switch



Float Switch



Float Switch

Comments:

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I NI NP D

C. Duct Systems, Chases, and Vents

Comments:

Photo of Air Filter:



**1: Plenum Not Fully Sealed**

🔴 Deficiencies

At the air handler, unsealed openings in the cabinet enclosing the evaporator coils will reduce system efficiency. The inspector recommends that any such openings be sealed by a qualified HVAC contractor.



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Left Unit Needs More Tape

**D. Other**

*Comments:*

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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: 52 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

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I NI NP D

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.

**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:*



*Manufacturer: AO Smith*

*Year of Manufacture: 2023*

*Capacity: 50 Gallons*

*Energy Sources: Gas*

*Photo Of Water Temperature :*

I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D



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.

**1: Flue Not Properly Connected**

Deficiencies

The exhaust flue was not properly connected to the water heater. It is a single wall vent and should have 3 sheet metal screws inserted at the connection points to hold it in place. Recommend further evaluation and repair.



Garage Attic

**D. Hydro-Massage Therapy Equipment**

Comments:



**1: Unable To Locate Access Door**

Deficiencies

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Type of Gas Distribution Piping Material: Black Iron*  
*Comments:*



I=Inspected

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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:* Electric Oven, Gas Cooktop

*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:

**1: Oven Light Not Operable**

Deficiencies

The oven light did not turn on when the button was pushed.



**2: Igniter Failed To Ignite Burner**

Deficiencies

A cooktop burner igniter failed to ignite the burner.



**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.

**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

I=Inspected

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D=Deficient

I NI NP D

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:* Electric, Gas

*Photo Of Dryer Receptacle:*



*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.

**1: Gas Valve Not Capped**

**▲ Safety Hazard**

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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A dryer gas line should be capped for safety reasons when it's not in use. Here are a few key reasons:

1. **Gas Leak Prevention:** Capping the gas line ensures that no gas can escape from the line when the dryer is disconnected. This helps prevent potential gas leaks, which can be dangerous and even lead to explosions or fires.
2. **Safety During Maintenance:** When you need to perform maintenance or replace the dryer, having the gas line capped ensures that you can work on the appliance without worrying about gas escaping and causing hazards.
3. **Compliance with Regulations:** Many building codes and safety regulations require gas lines to be properly capped when not in use to meet safety standards and prevent accidents.
4. **Energy Efficiency:** Capping the gas line also prevents any gradual gas leakage, which could lead to energy wastage and higher utility bills over time.

In summary, capping a dryer gas line is a crucial safety measure to prevent gas leaks, ensure compliance with regulations, and maintain energy efficiency when the dryer is not in use. It's best to consult with a qualified professional to cap or uncouple gas lines to ensure it's done safely and correctly.



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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:*



Rain Sensor



*Comments:*

**1: Water From Ground**

🔴 Deficiencies

Water was seen bubbling up from the ground during the inspection. This could be caused by a cracked or broken irrigation line underground. Recommend irrigation professional further evaluate the system.



Zone 2

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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