



LONE STAR INSPECTIONS

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<https://www.lonestarinspections.com>



LONE STAR INSPECTIONS REPORT

1012 McCartney Dr
Kingsland, TX 78639



Inspector

Jason Rozacky

MBA, MPA, MCI, CPI, TREC#22855

(210) 643-4588

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Agent

John Grof

Valor Realty Group

210-638-1038

johngrofrealtor@gmail.com



PROPERTY INSPECTION REPORT FORM

Mike Kennedy

Name of Client

1012 McCartney Dr, Kingsland, TX 78639

Address of Inspected Property

Jason Rozacky

Name of Inspector

Lone Star Inspections, LLC

Name of Sponsor (if applicable)

05/02/2023 1:00 pm

Date of Inspection

MBA, MPA, MCI, CPI, TREC#22855

TREC License #

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 (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

Temperature (approximate): 77 Fahrenheit (F)

Weather Conditions: Cloudy, Sunny, Partly Cloudy, Humid, Warm

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

The foundation appears to support the structure adequately on the day of the inspection.: YES -

The Texas Real Estate Commissions Standards of Practice (Rule 535.227) defines *Functioning* as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member.

Note: Weather conditions, drainage, plumbing leaks around and/or under the foundation and other adverse factors are able to effect structures and differential movements are likely to occur. The inspectors opinion on the foundation is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE Proper drainage and moisture maintenance is important to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases floor coverings and / or stored articles prevent recognition of signs of settlement cracking in all but the most server cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes and determine what corrective steps, if any should be considered to either correct and / or stop structural movement.

Type of Foundation(s): Slab on Grade -
Foundation of Structure

Vantage point of crawlspace inspection: Not present, Slab on grade -

Please be advised, this is a limited and visual inspection only from several different accessible vantage points accessed from different angles under the home.

SUGGESTED FOUNDATION MAINTENANCE & CARE: Please Read -

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

The Inspector is NOT required to.: Please Read -

(2) The inspector is not required to: (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

1: Conductive conditions for wood destroying insects

🟡 Deficiencies

Warning please be advised conducive conditions for wood destroying insects is present.

Recommendation: Contact a qualified pest control specialist.

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I NI NP D

2: Evidence of shrinkage cracks found throughout the concrete slab**Deficiencies**

Please monitor all shrinkage cracks found throughout the concrete slab foundation. Shrinkage cracks occur over the years and throughout the concrete curing process. A general rule of thumb is if you can stick a nickel or a quarter in the crack then you should consult with a structural engineer! If you cannot stick a nickel or a quarter in the crack and they just appear as hairline surface cracks that is exactly what they are, they are not through and through the concrete and do not generally represent a significant foundation problem. Please be advised shrinkage cracks within the concrete foundations actually occur on almost every foundation this is the result of the curing process over the years of the concrete drying process and settling! With a newly poured concrete foundation, shrinkage cracks can occur because of the consistency of the mix, whether related, for example, too hot or too cold during the curing process including the moisture consistency throughout the pour process!

Recommendation: Contact a qualified professional.

**3: Evidence of settlement is present****Deficiencies**

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Information about Wood Destroying Insects (WDI): YES, Please Read Info -

Maintenance: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI) the highest infestation of which within the United States is located nearby along the Gulf Coast. This inspector recommends a periodic inspection, preventative treatment or treatment for active infestations as necessary.

***This is very important information please take note of this info...

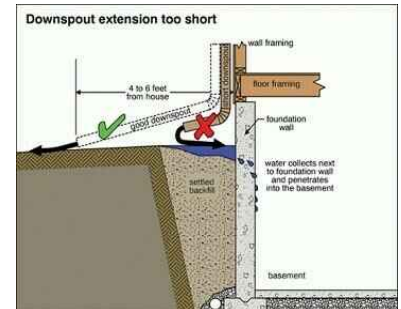
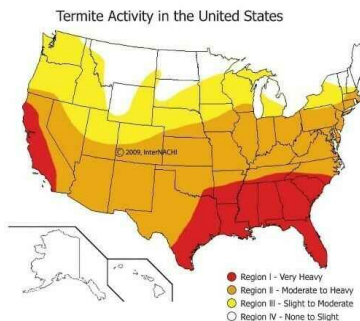
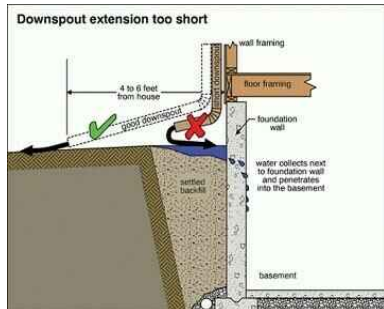
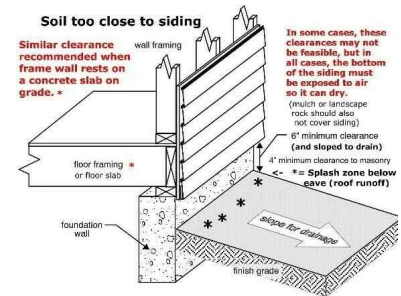
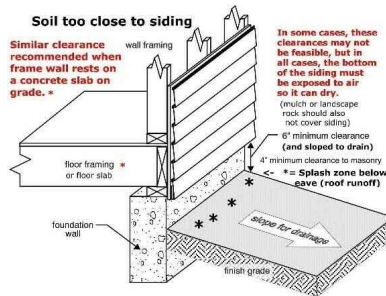
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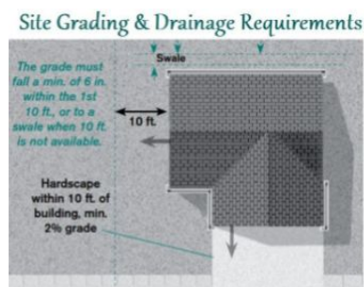
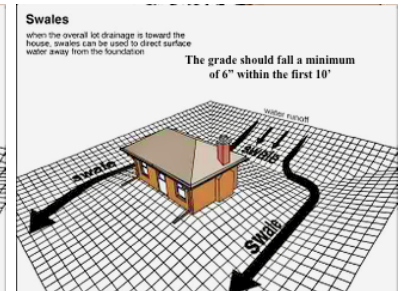
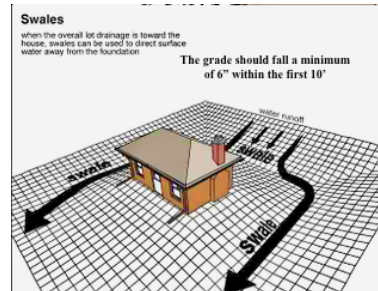
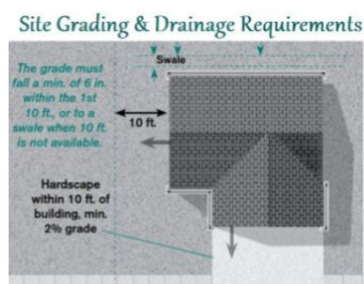
I NI NP D



Reference Surface Drainage: YES, Please take a moment and read this informative information -
Useful Code Reference Below: ****Please Read very informative information****

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. **Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet.**



The Inspector is NOT required to.: Please Read -

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(2) The inspector is not required to: (A) inspect flat-work or detention/retention ponds (except as related to slope and drainage); (B) determine area hydrology or the presence of underground water; or (C) determine the efficiency or performance of underground or surface drainage systems.

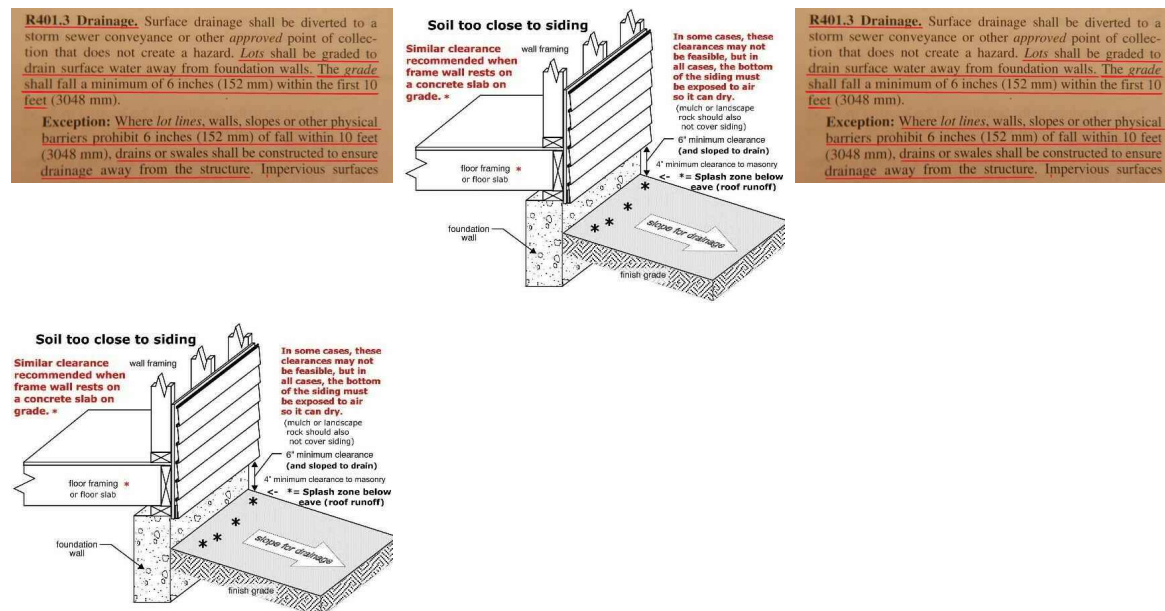
1: Inadequate drainage slope away from the foundation was observed in one or more locations

☹️ Deficiencies

Written Opinion:

The lot does not appear to slope away at a 2% grade or drop 6" over 10' as required on all four sides, this may lead to foundation distress. Consider the benefit of rain gutters to control the rain run-off from the roof. The conditions above may contribute to future structural settling/movement if not improved

Recommendation: Contact a qualified professional.



2: Soil erosion noted

☹️ Deficiencies

Erosion of soil/grading was observed in one or more perimeter locations. Gutters and rain diverter's are highly recommended around the perimeter

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering Material: Asphalt Shingles -

Notice: This limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate to you past or continual problems and in the case of a fairly new roof a copy of the contractors and manufacturer warranty to see if any warranty can be transferred or is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurance purposes.

I=Inspected

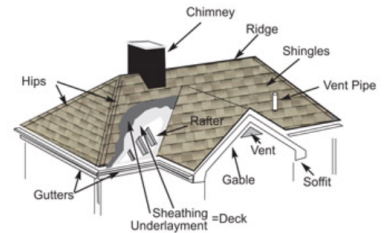
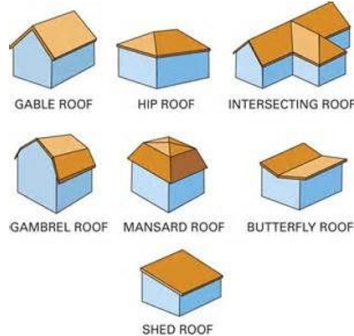
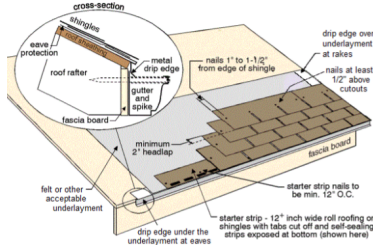
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Typical asphalt shingle application



Typical asphalt shingle application

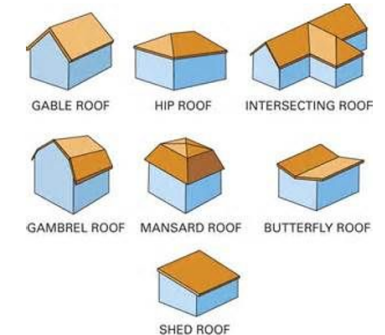
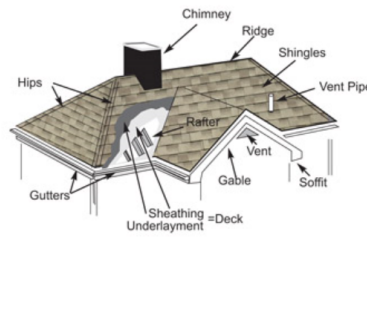
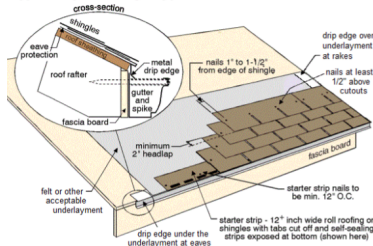
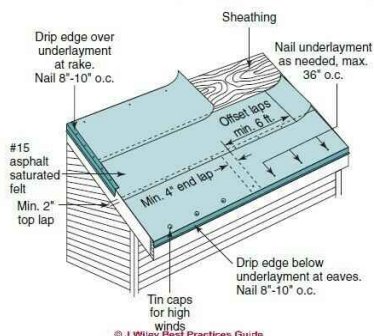
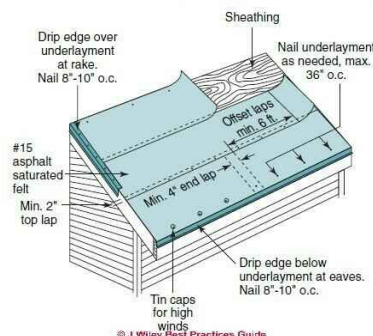


FIGURE 2-2 Underlayment for Asphalt Shingles.



© J Wiley Best Practices Guide

FIGURE 2-2 Underlayment for Asphalt Shingles.



© J Wiley Best Practices Guide

Viewed From: Binoculars, Ground, Ladder, Roof, Viewed roof with digital camera pole, Physically Walked on the Roof -

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Useful Code Reference Material : Roof Covering Materials -
Useful Code References:

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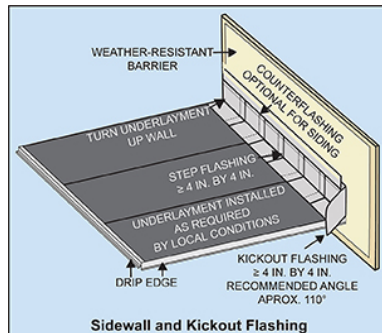
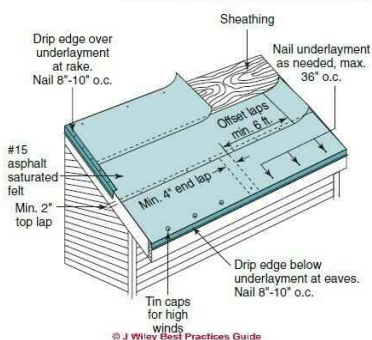
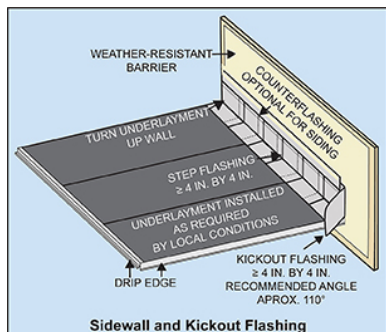
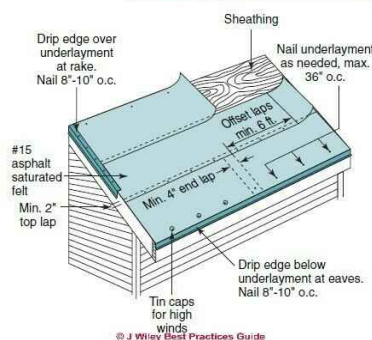
R801.3 Roof drainage.

In areas where expansive or collapsible soils are known to exist, all *dwelling*s shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.

R905.2.8.5 Drip edge.

A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

Note: The inspector is not required to determine the remaining life expectancy of the roof covering, inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof surface.

FIGURE 2-2 Underlayment for Asphalt Shingles.**FIGURE 2-2 Underlayment for Asphalt Shingles.**

Disclaimer of All Roofing Systems: Please Read -

All deficiencies should be reviewed by a licensed/certified professional in this field. Hail damage is not always visible and is not assessed or included at this time. Note: There are many components to a roof system that can't be seen or examined at this time. It is recommended to have a professional roofing contractor examine this roof to gain information about any concealed or exposed leak areas to a roof system. This inspection or report is not intended to predict insurability of this roof or find every possible roof leak present or future.

Note: The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights

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I	NI	NP	D
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can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

TREC LIMITATIONS: The inspector is not required to do the following: (1) determine the remaining life expectancy of the roof covering; or (2) inspect the roof from the level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from walking on the roof.

1: Exposed Nails

☹️Deficiencies

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct to prevent water seepage at the roof penetration. Warning please be advised exposed nail heads rust and eventually will leak these are known water penetration points. Please have them sealed with high quality UV protectant sealants and monitor annually!! Exposed roofing fasteners can leak at anytime; therefore, it is imperative these issues are addressed in a timely manner!

Recommendation: Contact a qualified roofing professional.

2: Exterior roof jack vents, PVC vents and bathroom vents should be painted with high-quality UV protectant paint

☹️Deficiencies

PVC vents should always be painted or covered and protected from UV rays they become dry and brittle overtime. Please be advised it is imperative that all roof jack vents, PVC vents, including any other types of ventilation devices penetrating through the roof should be protected from UV rays and the weather elements. Warning, please be advised any type of roofing penetrations can lead to roof leaks at any given time, for any reason this is not a warranty expressed or implied!!!

Recommendation: Contact a qualified professional.

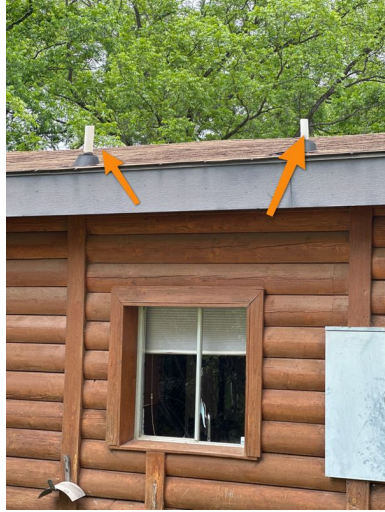
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I	NI	NP	D
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☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Vantage Point from which the attic was inspected;: Ground, Ladder, Attic, Some areas obstructed from view, View from scuttle entrance, Second floor access point, Hallway attic access, Entered into the attic -

(2) The inspector is not required to:

—(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

—(B) operate powered ventilators; or

—(C) provide an exhaustive list of locations of deficiencies and water penetrations.

Approximate Average Depth of Insulation Located in the Attic: Insulation Voids in some areas, 3"-6", Fiberglass batt, Blown in, 6"-9", 9"-12" -

Please understand this is only a range or estimate based on the insulation I observed at the time of inspection. Insulation voids are present within all structures and pictures only represent examples not every single location.

1: Insulation voids in the attic

⊖ Deficiencies

Upon further investigation and inspection of the structure, I was not able to verify and confirm complete even coverage of insulation throughout the attic structure, because access was limited to all areas of the entire attic! However, please be advised, all homes have insulation voids in certain areas and I simply cannot cover every square foot of the attic area. Therefore it is always a good practice to have the attic insulation double checked and verified with energy star ratings from a certified insulation contractor.

Recommendation: Contact a qualified insulation contractor.

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

Interior Wall Materials: Drywall, Wood byproducts, Wood, Stone, Rock, Brick, Concrete, Plywood siding and decking material, OSB plywood, Gypsum board -

This was NOT a mold inspection. Any moisture related problem may result in mold, fungi, noxious odors, etc. and should be further inspected. The Environmental Protection Administration (EPA) has a booklet entitled *A Brief Guide to Mold, Mildew and Your Home*. It is available as a downloadable pdf file and may be found at:

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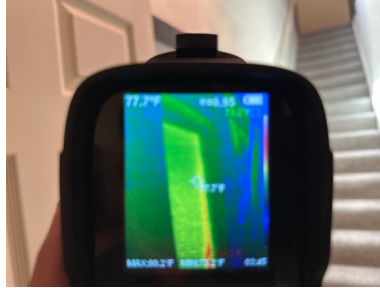
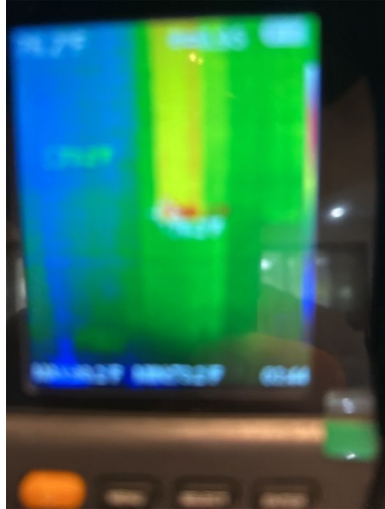
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I	NI	NP	D
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<http://www.epa.gov/mold/moldguide.html>

Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.



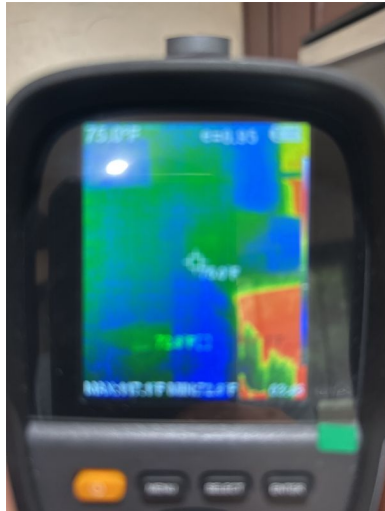
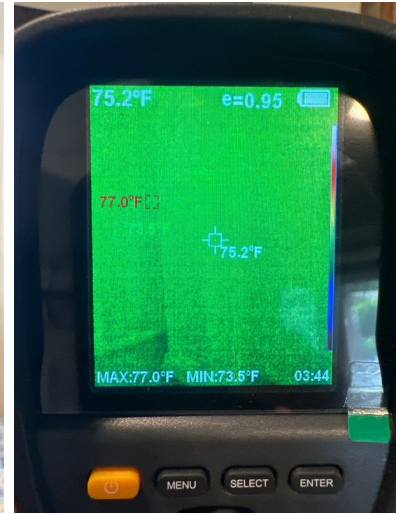
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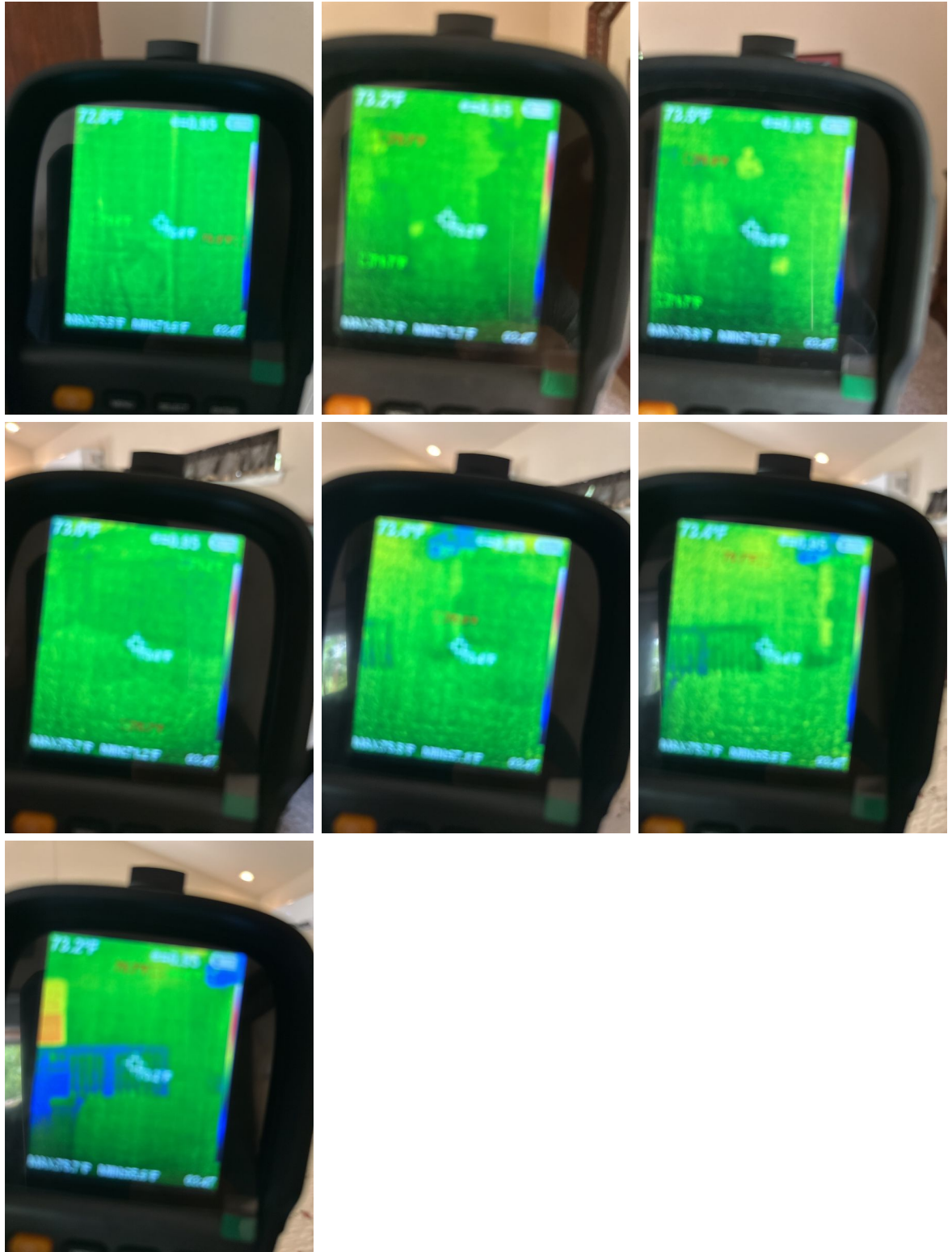
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I	NI	NP	D
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Exterior Wall Materials: Brick, Stone, Rock, Brick-and-mortar, Concrete, Hardie Plank Lap Siding, Mortar, Modified Wall Board, Cement Board, Wood, Wood trim around windows, Wood byproducts, Cedar logs, Rough cedar fascia boards, Cedar siding planks, Rough cedar fascia boards -

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<http://www.epa.gov/mold/moldguide.html>

Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.

1: Caulking sealant and paint improvements needed.

➡ Deficiencies

Cosmetic touchups needed throughout...Evidence of shrinkage cracks, caulking and sealants are needed.

Recommendation: Contact a qualified professional.

2: Siding in contact with finish grade

➡ Deficiencies

All siding materials should be a minimum of 4-6 inches from the soil or grade.

Recommendation: Contact a qualified professional.



3: Damaged/loose siding observed in one or more areas

➡ Deficiencies

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Right rear corner above the back door

4: Exterior wood rot on siding and trim

☹️Deficiencies

Evidence of wood rot including damaged siding materials and wood trim noted. Therefore these areas will need to be repaired or replaced at some point. Please be advised photographs found in this report are only examples and random samples around the structure and do not represent every single deficiency. Please be advised I observed wood rot in one or more locations around the exterior perimeter of the structure.

Recommendation: Contact a qualified professional.



Left rear corner

5: Exterior wall sill/sole plate in contact with grade

☹️Deficiencies

Warning please be advised the sill/sole plate should not be in contact with the grade. Technically It should be a minimum of 4 to 6 inches above grade attached and secured to concrete slab foundation. This is to prevent water penetration from flooding, wood rot and wood destroying insects such as termites.

I=Inspected

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I	NI	NP	D
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Recommendation: Contact your builder.



6: Exterior siding materials in contact with grade

⚠️Deficiencies

Please be advised siding materials should be a minimum of 4 to 6 inches from grade

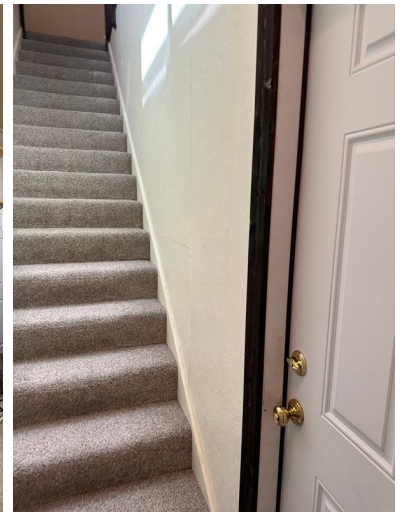
Recommendation: Contact a qualified professional.

7: Fire rated barrier needed between garage and living

⚠️Deficiencies

Please be advised according to standard building codes a proper fire rated system should be installed separating the garage from living space! This is usually accomplished by one using 5/8" inch thick fire rated X board, basically 5/8 inch thick. Drywall that has a fire rating.

Recommendation: Contact your builder.



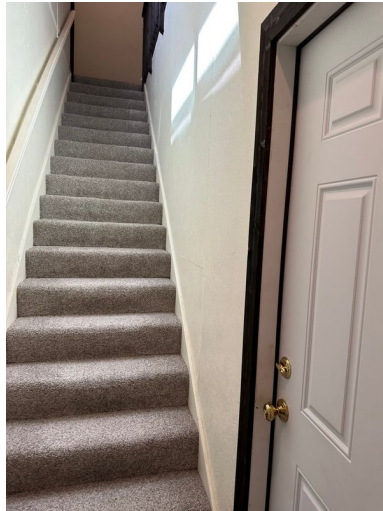
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I	NI	NP	D
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☒ ☐ ☐ ☐ **F. Ceilings and Floors**

THIS WAS NOT AN OFFICIAL MOLD INSPECTION: Note:

This was NOT a mold inspection. Any moisture related problem may result in mold, fungi, noxious odors, etc. and should be further inspected. The Environmental Protection Administration (EPA) has a booklet entitled *A Brief Guide to Mold, Mildew and Your Home*. It is available as a downloadable pdf file and may be found at:

<http://www.epa.gov/mold/moldguide.html>

Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.

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

1: Multiple doors are out of alignment, not closing & latching properly, and or damaged.

🔴 Deficiencies

Striker plate needs adjustment, doors not latching properly or Deadbolt does not operate smoothly on one or more doors throughout. Repairs and adjustments needed. Door frames, possibly out of square.

Recommendation: Contact a qualified handyman.

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I	NI	NP	D
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bedroom door does not latch

2: Weather Stripping / top and bottom seal is damaged and or missing at exterior doors.

☹️Deficiencies

[Here is a DIY guide on weatherstripping.](#) Weather stripping, gaskets or other air barrier repairs and replacement needed on one or more exterior doors.

Recommendation: Recommended DIY Project



Daylight between the French doors
right front second level bedroom



3: Self closing hinges needed at garage and attic doors

☹️Deficiencies

No self closing hinges on the door leading from the living area(s) into the garage. Warning please be advised this is code and a safety hazard protection from carbon monoxide poisoning is needed separation from garage, attics and living space!

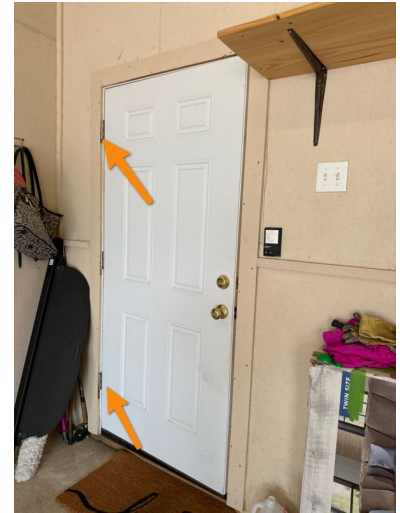
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NP=Not Present

D=Deficient

I NI NP D



Garage Living Room

4: Self closing hinges need adjustment

⚠️ Safety Hazard

Please be advised the self closing hinges need adjustment. These are ratchet self closing hinges that can be adjusted and ratcheted with special tools in order to ensure the door is self closing. Warning please be advised all garage doors leading into living should be self closing This is a carbon monoxide safety hazard warning and is found in both State and National Building Codes!!

Recommendation: Contact a qualified professional.

5: Door Stops missing or damaged throughout

⚠️ Deficiencies

Door Stops missing in one or more locations throughout resulting in damaged walls

Recommendation: Contact a qualified professional.

6: Damaged and deficient door frame and trim pieces

⚠️ Deficiencies

Please be advised I observed damaged doors, trim and door framing pieces from past repairs. Therefore refinishing caulk and paint is needed.

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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1st Floor Bathroom

7: Door stops missing in one or more locations

➡ Deficiencies

Damaged or missing doorstops throughout

Recommendation: Contact a qualified professional.

8: Deadbolts not operating smoothly

➡ Deficiencies

Please be advised, one must jiggle the key back and forth in order to find the sweet spot to activate the deadbolt. Deadbolt locks are difficult to operate and turn when operating doors. Repairs and adjustments need to be made.

Recommendation: Contact a qualified professional.



2nd Floor Primary Bedroom

9: Door hardware not functioning smoothly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Deficiencies

Door hardware should function and latch smoothly

Recommendation: Contact a qualified professional.

10: Pocket doors need adjustments

Deficiencies

Pocket door deficiencies, does not latch and the door hardware does not function smoothly repairs and replacements needed

Recommendation: Contact a qualified professional.



2nd Floor Primary Bathroom

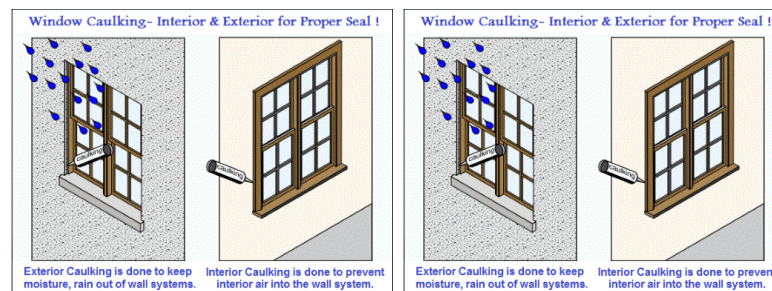
☒ ☐ ☐ ☒

H. Windows

Information about Windows: Please Read -

Note:

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of the inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.



The Inspector is not required to report or inspect the following:: Important Please Read -

(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;

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I	NI	NP	D
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(B) determine the cosmetic condition of paints, stains, or other surface coatings; or

(C) operate a lock if the key is not available.

(D) provide an exhaustive list of locations of deficiencies and water penetrations.

(E) exhaustively inspect insulated windows for evidence of broken seals;

(F) exhaustively inspect glazing for identifying labels; or identify specific locations of damages.

1: Multiple windows are out of square, difficult to operate, will not stay open, and or have loose, damaged, & missing hardware.

🚩Deficiencies

Significant adjustments, lubrication and silicone spray is needed. Apparently the windows have never been open or operated on a regular basis throughout. Here in Texas it is always hot so naturally we have a bad habit of never opening or operating the windows. As a result the spring loaded ballast and balance pivot bars freeze up or get stuck and then when one tries to operate the window the spring pops out or it snaps out of place causing problems and issues with the smooth operation of the window. Adjustments, repairs and replacements needed on windows throughout.

Recommendation: Contact a qualified professional.

2: Caulking sealant improvements are needed at multiple window locations for proper protection from the exterior elements.

🚩Deficiencies

Please be advised pictures are only examples and do not represent every single location throughout the home.

Recommendation: Contact a qualified professional.

3: Window seals are weathered, deteriorated, and or falling out of place. Recommend further review by a window contractor.

🚩Deficiencies

Warning please be advised the weatherstripping and seals around the window sashes are deteriorated and deficient. Weather elements, cold air and hot air can enter the structure at these insulation voids around the windows

Recommendation: Contact a qualified window repair/installation contractor.

4: Missing Screen(s)

🚩Deficiencies

One or more windows are missing a screens throughout the home. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



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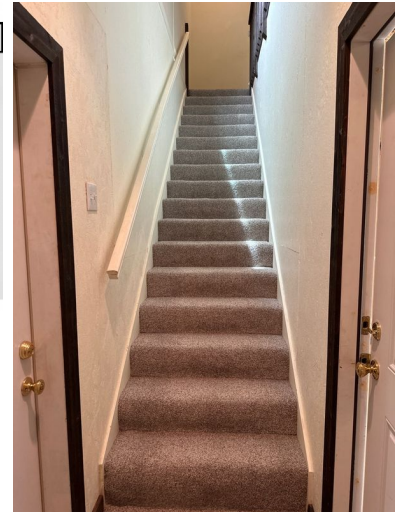
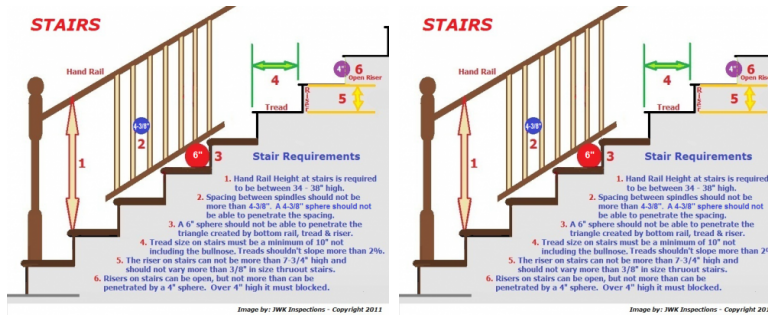
NP=Not Present

D=Deficient

I NI NP D

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

Stairway illustration:
See illustration below



1: Hand railings do not terminate to wall

⚠️ Safety Hazard

Recommendation: Contact a qualified carpenter.



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I	NI	NP	D
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☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

General Information about Fireplaces: Please Read -
Unable to fully view all fireplace components

Note:

This inspection of these fireplaces was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney and termination cap had been properly or safely built. We recommend a complete fireplace inspection by a qualified Fireplace Inspector before operating this fireplace with either gas or solid fuel. A thorough chimney cleaning known as a chimney sweep should be performed every 3 to 5 years depending on the usage of the fireplace.



1: Professional Cleaning needed

▲Safety Hazard

Chimney sweep and cleaning needed...Chimney soot is a fine black or dark brown powder formed due to incomplete combustion of wood or coal in a confined space. The main issue with creosote is that it is extremely flammable, and as the amount of creosote inside the chimney flue increases so does your risk of a chimney fire. Therefore it is imperative the internal functions of the chimney flue be inspected on an annual

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basis depending on usage. Preventative maintenance, cleaning and Inspection is recommended annually for the safety of your home and family.

Recommendation: Contact a qualified professional.



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

Functioning at this time:

Functioning at this time

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

II. ELECTRICAL SYSTEMS

Warning proper bonding and grounding cannot always be verified:

Warning proper grounding and bonding cannot always be verified 100% of the time.



Corrugated Stainless Steel Tubing and Bonding: Important Please Read -
 [[Gas lines NOT visible CSST]] CSST (Corrugated Stainless Steel Tubing) And Bonding

Even if CSST is not visible at time of the inspection, inspector is still not able to determine that there is no CSST due to concealment behind walls, flooring, attics, insulation, ducting and stored items. Inspector is not a certified CSST expert and did not inspect the CSST system. I defer inspection of all CSST, installation and bonding to an expert that satisfies the requirements of local code officials, gas provider, TREC, the Fire Marshall, the manufacturers, the lender and the property causality insurance provider. To ensure that clients are informed of possible hazards of CSST, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring inspectors to report if the house has CSST when performing an inspection for a buyer or seller. Improper installation of CSST is considered a hazard by the Texas Real Estate Commission as stated on page 2 of their "Texas Real Estate Consumer Notice Concerning Hazards or Repairs" The inspector is a generalist and not a licensed electrician. CSST is sometimes used as supply lines for gas appliances such as ovens, fireplaces, water heaters and furnaces. CSST requires proper bonding of at least # 6 AWG conductors or larger. Sometimes these bonding conductors and clamps are not visible or accessible to the inspector. Therefore, the inspector recommends that a licensed electrician inspect the entire electrical systems and ensure that all of CSST and gas lines are properly bonded. Even though gas appliance connectors (connectors that run from a gas valve/outlet to a gas appliance) are not considered CSST, many people recommend that it also be electrically bonded to protect it from possible lightning strike damage. Buyer or seller should check with a licensed electrician or plumber and or local code official.

[[Visible CSST]] CSST (Corrugated Stainless Steel Tubing) and Bonding

Inspector is not a certified CSST expert and did not inspect the CSST system. I defer inspection of all CSST, installation and bonding to an expert that satisfies the requirements of local code officials, gas provider, TREC, the Fire Marshall, the manufacturers, the lender and the property causality insurance provider. To ensure that clients are informed of possible hazards of CSST, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring inspectors to report if the house has CSST when performing an inspection for a buyer or seller. Improper installation of CSST is considered a hazard by the Texas Real Estate Commission as stated on page 2 of their "Texas Real Estate Consumer Notice Concerning Hazards or Repairs" The inspector is a generalist and not a licensed electrician. CSST is sometimes used as supply lines for gas appliances such as ovens, fireplaces, water heaters and furnaces. CSST requires proper bonding of at least # 6 AWG conductors or larger. Sometimes these bonding conductors and clamps are not visible or

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

Service Panel Brand: Square D, Siemens



Service Feeder Conductors/Wires: Aluminum, copper, Not Visible

The inspector is not required to:: Please Read -

The Inspector is NOT required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged be the inspector; verify the effectiveness of over current devices; or operate over current devices.

1: Panel Missing Labels

Deficiencies

The electrical panels were NOT completely and/or properly labeled. All breakers should be specifically identified as to sections of the house, lighting, receptacles... etc.

Recommendation: Contact a qualified electrical contractor.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Branch Circuits, Connected Devices, and Fixtures**

Branch Panel Brand: Square D



Type of Wiring: Aluminum, Copper

Information about Smoke and Fire Alarms : Please Read - This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are un- monitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all *accessible* devices are tested with the integral Test button as recommended by the manufacturer.

Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (i.e. hallways or common areas) and in the living space of each story of the building. Missing alarms per these standards is a deficiency per the *TREC Standards of Practice* and must be reported as such. The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced. Manufacturers typically state that their devices should be replaced after 10 years.

Safety: *The alarms should be tested regularly per the manufacturer's instructions; typically weekly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendations; test*

I=Inspected

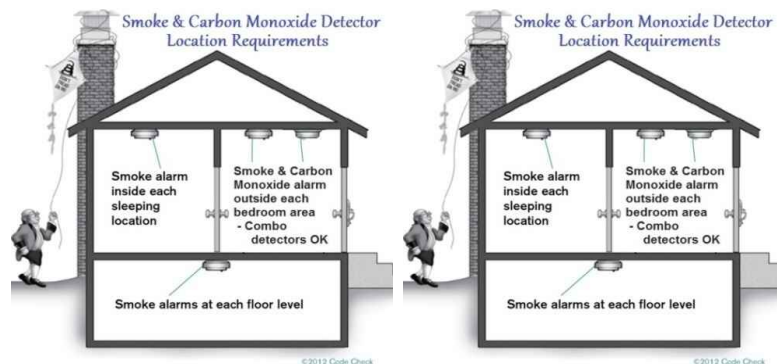
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I NI NP D

every six months and replace batteries every year.



The Inspector is NOT required to Inspect the following: Entire Structure -

(2) The inspector is not required to: (A) inspect low voltage wiring; (B) disassemble mechanical appliances; (C) verify the effectiveness of smoke alarms; (D) verify interconnectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for the hearing-impaired; (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

1: GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge

☹️Deficiencies

Ground Fault Circuit Interrupters (GFCIs)

GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: *All kitchen countertop receptacles, and bathroom receptacles, receptacles within 6' of sinks, all outdoor receptacles and all receptacles outlets, including ceiling receptacles for any overhead garage door operators.* Missing GFCIs per today's standard is a *TREC Standards of Practice* reporting requirement.

Recommendation: Contact a qualified professional.

2: No GFCI Protection

⚠️Safety Hazard

No GFCI protection present in this location. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe. Safety hazard warning, please be advised GFCI protection is mandatory in all kitchens, bathrooms, garages, utility rooms, attic including the exterior perimeter of the home. Repairs and replacements shall be completed by a Master licensed electrical contractor

Recommendation: Contact a qualified electrical contractor.

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Kitchen



No GFCI protection found on the kitchen island

3: GFCI outlet(s) not tripping/resetting in one or more locations

⚠️ Safety Hazard

Please repair or replace deficient GFCI outlets because this is a safety hazard Around the exterior perimeter

Recommendation: Contact a qualified electrical contractor.

4: Carbon Monoxide Detector Missing

⚠️ Safety Hazard

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.
Warning safety Hazard a carbon monoxide detector must be present with an attached garage

Recommendation: Contact a qualified professional.

5: Smoke detectors and carbon monoxide detectors missing

⚠️ Deficiencies

Combination smoke detector, carbon monoxide detector needed in the common hallways

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒

D. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Informational Notes: Please Read -

Note:

Older heating and air conditioning units may have an increased possibility of developing problems at anytime and may have limited useful life remaining and the need for replacement may exist. The inspector is a generalist only and only visible components can be inspected! The inspector may recommend that a professional licensed HVAC technician examine the entire climate control system and give the client a second opinion. Programmable digital thermostats and set back features on thermostats are not inspected. Accessories such as humidifiers, motorized dampers and electric filters are not inspected. Through wall units and windows ac units are also not inspected!

HVAC items NOT Inspected or required to be inspected TREC SOP

(d) For heating, ventilation, and air conditioning systems inspected under this section, the inspector is not required to perform the following actions:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized or decommissioned equipment; or
 - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
- (4) verify:
 - (A) compatibility of components;
 - (B) tonnage match of indoor coils and outside coils or condensing units;
 - (C) the accuracy of thermostats; or
 - (D) the integrity of the heat exchanger; or

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Cooling Condenser Unit #2: Electric Condensing Unit, Heat Pump, Mini split



Cooling Condenser Unit #3: Not present

Condenser # 4: Not present

Condenser #5: Not present

1: Rain diverter's or gutters needed over HVAC unit

Deficiencies

Universal building codes state, rain diverters or gutters should be in place over condensing units

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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2: Rain diverters or gutters needed over AC condenser

Deficiencies

Rain diverters or gutters needed over the unit. Excessive water from roofing system should not terminate on exterior condensing unit

Recommendation: Contact a qualified roofing professional.

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

1: HVAC Ducts Should be cleaned and serviced every 3-5

Maintenance Item

Warning please be advised it is a good standard practice for homeowners to have their HVAC ductwork properly cleaned by licensed HVAC technicians every 3-5 years Depending on the climate and location of the home. In some instances where allergens and mold levels are extremely high it may be necessary more often!! Warning please be advised microbial growth is usually present inside HVAC ductwork throughout and should be cleaned and monitored annually by licensed HVAC Professional's!!

Recommendation: Contact a qualified HVAC professional.

☒ ☐ ☐ ☐ E. Other

Comments:

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I NI NP D

IV. PLUMBING SYSTEMS

Location of Main Water Supply Valve : Located in the front yard near street, Street and Sidewalk Level, Front Yard

Location of Water Meter: Exterior, Water Meter Located in the Front yard near the Street/Sidewalk, Advising and requesting that a licensed plumber pressure test and static test the entire plumbing system

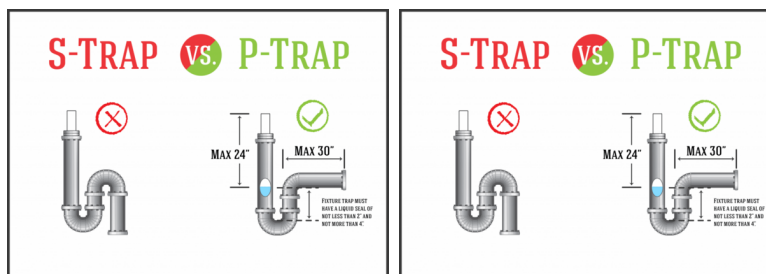
Static Water Pressure Reading: 79



Information about Prohibited Trap Designs: **OBSERVATIONS:**
P3201.5 Prohibited Trap Designs.

The following types of traps are prohibited:

1. Bell traps.
2. Separate fixture traps with interior partitions, except those lavatory traps made of plastic, stainless steel or other corrosion-resistant material.
3. S traps.
4. Drum traps.
5. Trap designs with moving parts.



The Inspector is NOT required to:: Please Read -

(A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (i) the bathtub overflow; (ii) clothes washing machine drains or hose bibbs; or (iii) floor drains; (D) inspect: (i) any system that has been winterized, shut down or otherwise secured; (ii) circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (iii) inaccessible gas supply system components for leaks; (iv) for sewer

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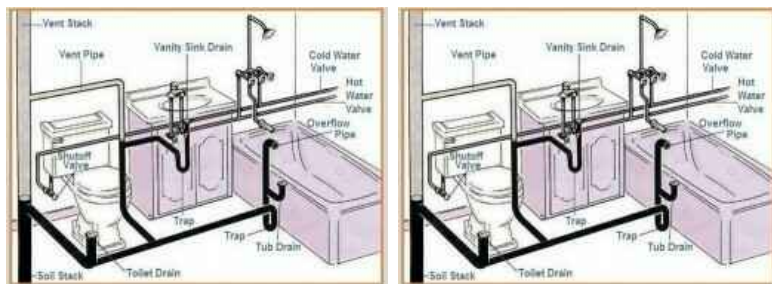
I NI NP D

clean-outs; or (v) for the presence or performance of private sewage disposal systems; or (E) determine: (i) quality, potability, or volume of the water supply; or (ii) effectiveness of backflow or antisiphon devices.

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

Material - Distribution: Copper, Brass, Pex, PVC, Poly, Hose, Brass fittings, Steel, Unknown

Material - Water Supply: Copper, Pex, Poly, PVC, Hose, Brass fittings, Unknown, Brass, Water meter



Static Water Pressure Reading: 79



Type of Supply Piping Material: Stainless Steel, Polybutylene, Galvanized, PVC, Pex, Copper, Brass, Other unknown, Brass fittings, CSST

Information: Please Read -

Note:

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher; clothes washer; irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.

Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections.

Note:

Lone Star Inspections, LLC always highly recommends a complete pressure test of the entire plumbing system. Drains, Sewage and plumbing pipes in walls, ceilings and floors and plumbing lines embedded in the

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I	NI	NP	D
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concrete slab or underground are not visible and cannot be inspected. Only visible plumbing components are inspected. Therefore, it is imperative a licensed plumbing contractor perform several different pressure test on the entire plumbing system, because this is technically the only way one can ensure there are no hidden leaks.

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

Type of Drain Piping Material: PVC, Unknown

Material: PVC, Copper, PEX, Unknown

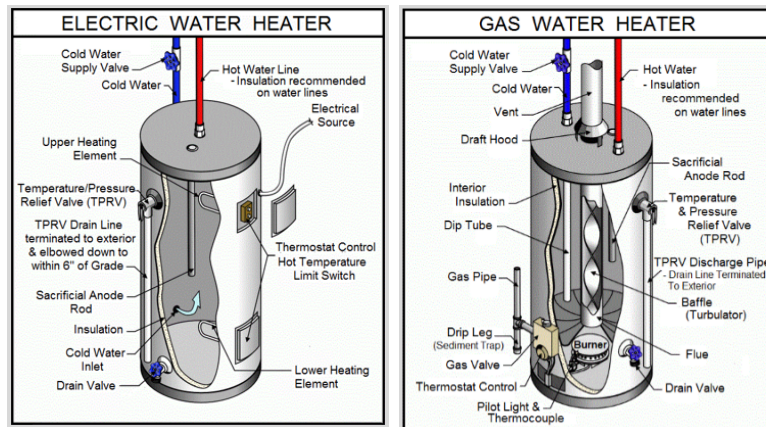
Licensed plumbing contractors should always pressure test the entire plumbing systems: Important Please Read -

It is always a good idea to have a licensed plumbing company pressure test the entire drainage and plumbing system for leaks!!

☒ ☐ ☐ ☐ **D. Water Heating Equipment**

Manufacturer: Whirlpool

Energy Source: Electric



Annual Maintenance Flush Needed:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Unit #1: 19.9

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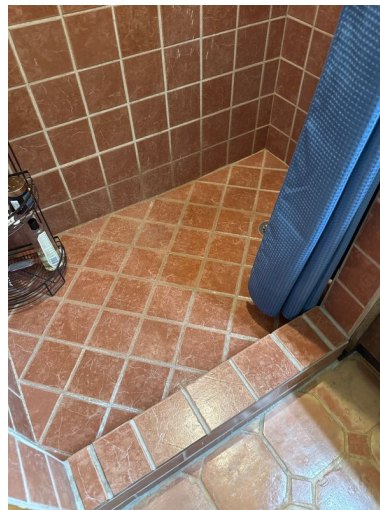


Unit #2: Not present

Unit #3: Not present

☒ ☐ ☐ ☐ **E. Hydro-Massage Therapy Equipment**

Pictures of all showerheads and massage therapy:



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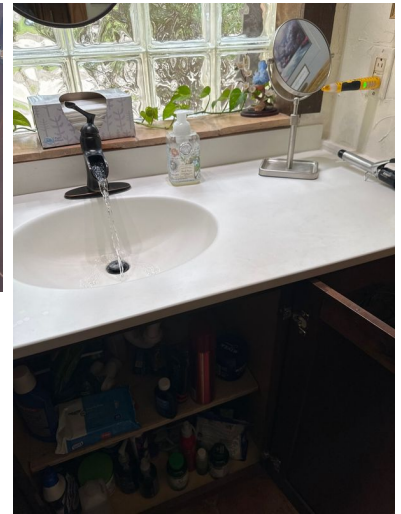
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☒ ☐ ☐ ☐ **G. Sinks**

Inspected sinks, overflows and diverter valves:

I inspected the sinks, hot and cold water valves, overflows and diverter valves



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☒ ☒ ☐ **H. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: None, Not present

Type of Gas Distribution Piping Material: Not present, None

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

All Appliances are Inspected and tested under normal operations: Yes -

Appliances are operated, inspected, and tested in normal operation modes only. 22 TAC 535.232(a) The inspector is not required to: (1) operate or determine the condition of other auxiliary components of inspected items; (2) test for microwave oven radiation leaks; (3) inspect self-cleaning functions; (4) disassemble appliances; (5) determine the adequacy of venting systems; or (6) determine proper routing and lengths of duct systems.

The Inspector is NOT required to;: Please Read -

The inspector is not required to: (1) operate or determine the condition of other auxiliary components of inspected items; (2) test for microwave oven radiation leaks; (3) inspect self-cleaning functions; (4) disassemble appliances; (5) determine the adequacy of venting systems; or (6) determine proper routing and lengths of duct systems.

☒ ☐ ☐ ☐ **A. Dishwashers**

Pics of dishwasher:



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Pics of appliance:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

Recirculation system does not vent to outside:



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

Cook Top / Range Energy Source: Electric



Range/Oven Brand: Whirlpool

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **E. Microwave Ovens**

Pics of microwave:



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

☒ ☐ ☐ ☐ **G. Garage Door Operators**

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Pics of dryer vent, washer, and dryer connections:

