

Nunnallee Inspections



Condo with Termite Inspection

Sample Inspection Report



PROPERTY INSPECTION REPORT

Prepared For: NunnalleeInspections.com
(Name of Client)

Concerning: Condo with Termite Inspection
(Address or Other Identification of Inspected Property)

By: Sample Inspection Report
(Name and License Number of Inspector)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC)
(<http://www.trec.texas.gov>).

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐**A. Foundations***Type of Foundation(s):* Slab-on grade

Comments:

Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

☒ ☐ ☐ ☐**B. Grading & Drainage**

Comments:

Buyer's note; maintain flower bed soil, not to rise above joint between concrete and brick pavers of exterior patios, wood destroying insects have been known to gain entry between pavers and concrete patio and migrate to house.

All components were found to be in satisfactory condition on the day of the inspection.

☐ ☒ ☐ ☐**C. Roof Covering Materials**

Comments:

☒ ☐ ☐ ☐**D. Roof Structure & Attic***Viewed From:* Attic hatch with ladder/unable to safely enter attic*Approximate Average Depth of Insulation:* 4-6 inches*Approximate Average Thickness of Vertical Insulation:* N/A*Insulation Type:* Fiberglass Blown R-Value 2.2 Per Inch

Comments:

ROOF STRUCTURE AND FRAMING:

No deficiencies were observed at the time of inspection.

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Inspection Item

ATTIC VENTILATION AND SCREENING:

No deficiencies were observed at the time of inspection.

☒ ☐ ☐ ☐
E. Walls (Interior & Exterior)

Comments:

INTERIOR:

Client Advisory: No moisture, mold and/or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

☒ ☐ ☐ ☐
F. Ceilings & Floors

Comments:

Floor slopes in the upstairs are apparent. This condition is typical for older structures and may be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, however if this is a concern for you, further review by a professional in this field may be prudent.

☒ ☐ ☐ ☐
G. Doors (Interior & Exterior)

Comments:

The door is not latching properly to in the master bedroom

☒ ☐ ☐ ☒
H. Windows

Comments:

The spiral balancer for a window(s) in various locations is damaged and in need of repair.



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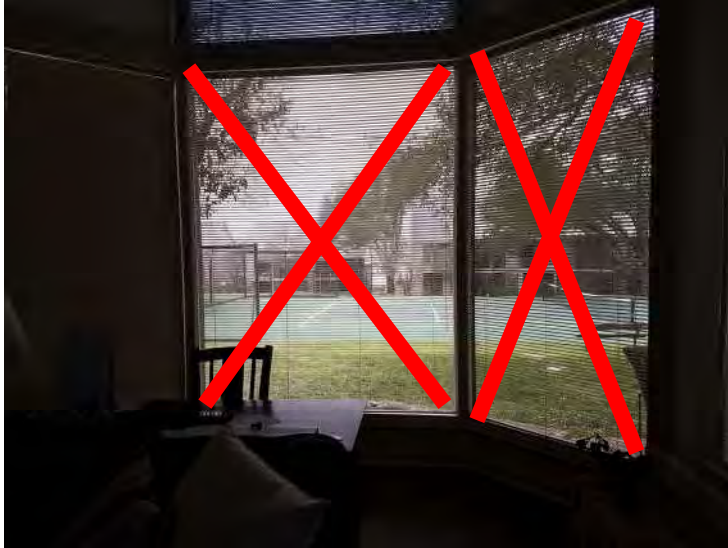
Inspection Item

Safety Glass

(Under current building standards the following are considered hazardous locations that require safety glass.)

These may not have been required at the time of construction although per TREC standards we shall report this item as Deficient.

Glass in individual fixed or operable panels within 18-inches of the floor.



Glass in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60-inches above the floor or walking surface.



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Inspection Item

Damaged window locks were observed in more than one location.



The window(s) adjacent the front door was observed to be broken or cracked.



One or more window(s) in the master bedroom were observed to be broken or cracked.

☒ ☐ ☐ ☐

I. Stairways (Interior & Exterior)

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☒ ☐ ☐ ☒

J. Fireplace/Chimney

Comments:

The damper was functioning as intended at the time of this inspection. Yes ☒ No ☐

The Flue was inspected and was observed to be clean at the time of this inspection. Yes ☒ No ☐

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Inspection Item

Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

Note: An opinion on the performance of the elevated patios is not a warranty against future leaks. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.

☐ ☒ ☐ ☐

I. Other

Comments:

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I NI NP D

Inspection Item

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

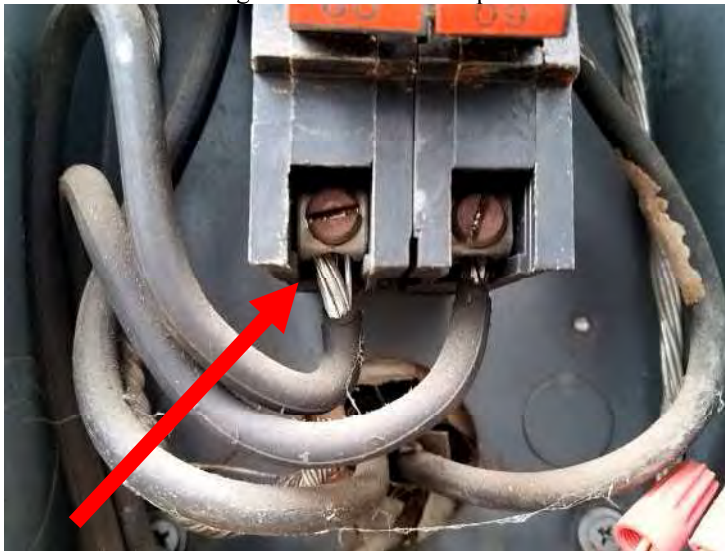
Box Rating and/or Main Disconnect Rating: 200amp

Box Location: Interior Clothes Closet

Notice: There is a Federal Pacific panel box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are encouraged to have the panel box further evaluated by a qualified electrician prior to closing.



The breaker serving the A/C compressor is oversized. Under current electrical standards, this is no longer an acceptable practice. *This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.* There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.



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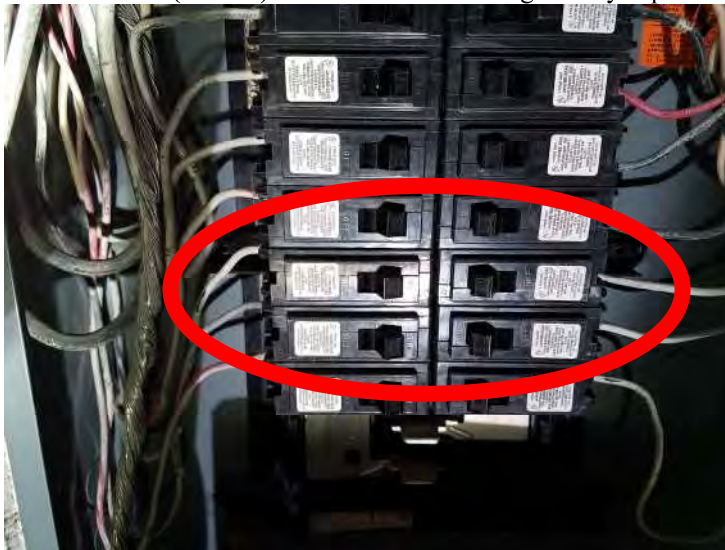
I NI NP D

Inspection Item

The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.



One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties.


☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Not all outlets were checked / inspected / accessible in furnished residence.

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

One or more of the receptacles were observed to be loose at the wall mount

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to be ungrounded. Under current National Electrical Code Standards, the electrical snap switches and dimmer switches should be effectively grounded. This observation is not limited to this home and is a typical with all homes this age.

I did not observe GFCI protection of all outlets in required locations, including but not limited to the

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| I | NI | NP | D | Inspection Item |
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|---|----|----|---|-----------------|

location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|--|---|
| <input type="checkbox"/> All exterior locations | <input checked="" type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen Island (under sink) | <input type="checkbox"/> Wet bar locations |
| <input checked="" type="checkbox"/> All bathrooms | <input type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry room | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

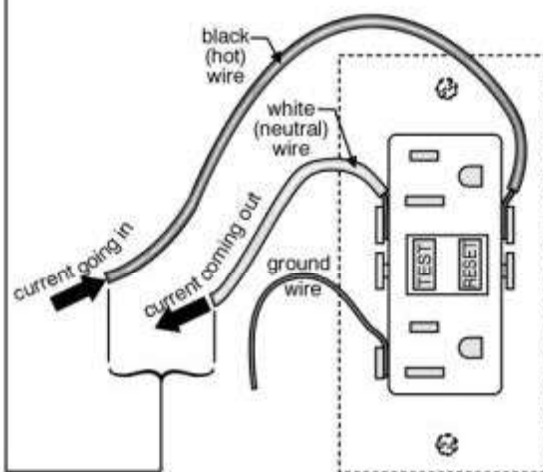
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

If there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



There are missing smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

NOTE: When your home is equipped with the three-pronged *ungrounded* close dryer receptacle please remember, when installing your dryer, the close dryer housing should be grounded to a proper grounding source. (i.e. cold water pipe)

The light in more than one location is inoperative. If the bulbs are not blown, the circuit should be investigated.

Notice: In occupied structures; some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

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Inspection Item

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Electric

Comments:

Central Heating System - Energy Source: Electric

The HVAC system is operating as intended however it must be noted: given the age of this system, mechanical failure in some form should be anticipated. Replacement of the entire system is inevitable; however determining a time frame of the remaining lifespan is beyond the scope of this inspection.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction

Main Central Cooling System – Energy Source: Electric

Today's Temperature Differential (Delta-T): 16-18 Degrees

Approximate System Size: Two and 1/2 ton

Location: Ceiling Mounted

Manufacturing Date: 1992

Manufacturer: Ruud

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Please understand, the air conditioning system is older and the cost to replace should be anticipated. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



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Inspection Item

☒ ☐ ☐ ☐

C. Duct System, Chases, and Vents

Comments:

Access to *ALL* the ducting of the HVAC system is rarely available however; all areas I was able to observe appeared to be in good condition and operating as intended.

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Inspection Item

IV. PLUMBING SYSTEM☒ ☐ ☐ ☒**A. Plumbing supply, Distribution Systems and Fixtures***Location of water meter:* Unknown*Location of main water supply valve:* Unknown*Static water pressure reading:* 55-60 psi*Comments:***PLUMBING SUPPLY:**

All components were found to be in satisfactory condition on the day of the inspection.

DISTRIBUTION SYSTEMS:

All components were found to be in satisfactory condition on the day of the inspection.

FIXTURES:

All components were found to be in satisfactory condition on the day of the inspection.

Hall BathroomThe commode was performing adequately at the time of this inspection ☒ Yes or ☐ No.The vanity drain(s) were draining adequately at the time of this inspection. ☒ Yes or ☐ No.The bathtub drain was draining adequately at the time of this inspection. ☒ Yes or ☐ No.

Lavatory / Sink

The stopper does not appear to be functioning properly.

Master BathroomThe commode was performing adequately at the time of this inspection ☒ Yes or ☐ No.The vanity drain(s) were draining adequately at the time of this inspection. ☒ Yes or ☐ No.The bathtub drain was draining adequately at the time of this inspection. ☒ Yes or ☐ No.☒ ☐ ☐ ☐**B. Drains, Wastes, and Vents***Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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☒ ☐ ☐ ☐
C. Water Heating Equipment*Comments:***Notice:** The T&P (temperature and pressure) valve was not operated at the time of this inspection.*Energy Source:* Electric*Capacity:* 50 Gallons*Location:* Laundry Room

The water heater appeared to be performing adequately at the time of this inspection ☒ *Yes* or ☐ *No*.

The temperature and pressure relief (TPR) valve discharge pipe has been downsized. The TPR discharge pipe should be no smaller than 3/4-inch at any point.



I was unable to locate or observe a service disconnect at or around the water heating unit(s).

No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional

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

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Inspection Item

V. APPLIANCES
☒
☐
☐
☒
A Dishwasher*Comments:*

The dishwasher performed adequately at the time of this inspection ☒ Yes or ☐ No.

All components were found to be in satisfactory condition on the day of the inspection.

The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device be installed in the drain line or create a loop so the drain slopes down to the tail piece. This can be accomplished several ways and is simple to perform.


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☒
B. Food Waste Disposer*Comments:*

The disposer performed adequately at the time of this inspection ☒ Yes or ☐ No.

Wiring serving the food waste disposer should be protected by a conduit.

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Inspection Item

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

The material used for the range hood venting is improper. A smooth walled interior vent is required for this application.

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

The ranges, cooktops, and/or ovens performed adequately at the time of this inspection

☒ Yes or ☐ No.

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

The outdoor electric cooktop is an older unit. While replacement is not needed right away, it would be wise to budget for a new cooktop. In the interim, a higher level of maintenance can be expected.

A control knob on the electric cooktop is damaged and should be repaired.

A burner on the electric cooktop is damaged and should be repaired.



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☒ ☐ ☐ ☐
E. Microwave Oven*Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

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

All components were found to be in satisfactory condition on the day of the inspection.

☐ ☐ ☒ ☐
G. Garage Door Operators*Comments:*
☒ ☐ ☐ ☒
H. Dryer Exhaust Systems*Comments:*

The dryer vent was observed to be crimped and is in need of adjustment.



Notice: Evaluation of the dryer vent operation cannot be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below.

☐ ☒ ☐ ☐
I. Other*Comments:*

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Inspection Item

VI. OPTIONAL SYSTEMS☒ ☐ ☐ ☐**A. Landscape Irrigation (Sprinkler) Systems***Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

☐ ☐ ☒ ☐**B. Swimming Pools, Spas, Hot Tubs, and Equipment***Type of Construction:**Comments:*☐ ☐ ☒ ☐**C. Outbuildings***Comments:*☐ ☐ ☒ ☐**F. Private Water Wells (A coliform analysis is recommended.)***Type of Pump:**Type of Storage Equipment:**Comments:*☐ ☐ ☒ ☐**G. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:*☐ ☒ ☐ ☐**I. Other***Comments:*

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Property was: Occupied Client Present during Inspection: **Yes** Termite Warranty Offered: No Termite Inspection: Paid

Name of Inspection Company: _____

4A. _____ Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐
Other ☐
Name of Person Purchasing Inspection

Inspected Address _____ Telephone No. _____
1D. _____ 1.E. _____
Name of Inspector (Please Print) Certified Applicator ☒ (check one)
Technician ☐

2. _____ 3. _____
Case Number (VA/FHA/Other) Inspection Date

4B. **Not Determined**
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☒
(Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

SCOPE OF INSPECTION AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structures will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. (Defacing and removal of parts and components of the structure is outside Acme Pest Controls scope of inspection). Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company (Nunnallee Inspections and its Inspectors, employees and agents) cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible. In most cases the amount of damage cannot be determined without defacing the property and defacing the property is outside the scope of this inspection.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company (Nunnallee Inspections) usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action needed should be performed by a qualified expert and prior to closing if invalid in a real estate transaction.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure (refer to section 8 of this report), (2) there is visible evidence of a previous infestation with no evidence of a prior treatment (refer to section 8 of this report).
- J. If treatment is recommended based solely on the presence of conducive conditions (section 7B of this report), a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

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Sample Inspection Report For Educational Purposes Only

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Nunnallee Inspections LLC Additional Statements Included in the Scope of Inspection Agreement that are not Promulgated by the Structural Pest Control Board

- A. This inspection is only good for the date and time of the inspection. Nunnallee Inspections LLC, its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may by the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Nunnallee Inspections LLC, its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
- B. Nunnallee inspections Pest Control Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic. The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCB required standards for completing this form. These standards can be provided to you upon request.
- C. **Additional Information from Nunnallee Inspections LLC. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING:** In the wall voids at the bathroom bathtraps and shower stalls/enclosures, plumbing penetrations within the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Nunnallee Inspections LLC and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
- D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Nunnallee Inspections LLC, its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Nunnallee Inspections LLC will be more than happy to refund to you the cost of this inspection within ten business day's from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Nunnallee Inspections LLC and you releasing Nunnallee Inspections LLC, its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):

☒ Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)

☐ Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)

☐ Other Inspected Structures: _

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

6A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐

(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

| | | | | | | | |
|---|-------------------------------------|----------------------|-------------------------------------|--|-------------------------------------|----------------|-------------------------------------|
| Attic | <input type="checkbox"/> | Plumbing Areas | <input checked="" type="checkbox"/> | Planter box abutting structure | <input type="checkbox"/> | Slab Joints | <input checked="" type="checkbox"/> |
| Attic Partially Accessible | <input checked="" type="checkbox"/> | Bath-trap(s) | <input checked="" type="checkbox"/> | Below or Behind High Soil Grade | <input type="checkbox"/> | Cracks in Slab | <input checked="" type="checkbox"/> |
| Insulated areas of attic | <input checked="" type="checkbox"/> | Construction Voids | <input checked="" type="checkbox"/> | Wood Pile in Contact with Structure | <input type="checkbox"/> | Crawl Space | <input type="checkbox"/> |
| Inside Eaves | <input checked="" type="checkbox"/> | Recent Renovation(s) | <input type="checkbox"/> | Behind Personal Effects / Furniture | <input checked="" type="checkbox"/> | Sub Floors | <input type="checkbox"/> |
| Deck | <input type="checkbox"/> | Blocked/Stored Areas | <input checked="" type="checkbox"/> | Debris Piled Next to Structure | <input type="checkbox"/> | Weepholes | <input type="checkbox"/> |
| Behind Storage in Garage | <input type="checkbox"/> | Under Floor Covering | <input checked="" type="checkbox"/> | Crawl Space Partially Accessible | <input type="checkbox"/> | Heavy Foliage | <input type="checkbox"/> |
| Raised Concrete, Brick and/or Stone at Patio/Porch(s) | <input type="checkbox"/> | | | Behind Foundation Beam Cosmetic Repair | <input checked="" type="checkbox"/> | | |
| Foundation Corner Pops | <input checked="" type="checkbox"/> | | | Foundation Plumbing Penetrations | <input checked="" type="checkbox"/> | | |

Other ☐ Specify: _

7A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐

(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

| | | | | | |
|-------------------------------|--------------------------|--------------------------------------|--------------------------|--|--------------------------|
| Wood to Ground Contact (G) | <input type="checkbox"/> | Standing Water in Crawl Space (SW) | <input type="checkbox"/> | Wood Pile in Contact with Structure or within Dripline (Q) | <input type="checkbox"/> |
| Formboards left in place (I) | <input type="checkbox"/> | Planter box abutting structure (O) | <input type="checkbox"/> | Wooden Fence in Contact with the Structure (R) | <input type="checkbox"/> |
| Excessive Moisture (J) | <input type="checkbox"/> | Debris under or around structure (K) | <input type="checkbox"/> | Footing soil line too high (L) | <input type="checkbox"/> |
| Footing soil line too low (L) | <input type="checkbox"/> | Insufficient ventilation (T) | <input type="checkbox"/> | Tree Branches in Contact with Roof Structure (TB) | <input type="checkbox"/> |
| Heavy Foliage (N) | <input type="checkbox"/> | Wood Rot (M) | <input type="checkbox"/> | Flowerbed Wood Formers within Dripline (F) | <input type="checkbox"/> |
| Other (C) | <input type="checkbox"/> | Specify Other: _ | | | |

| | |
|--|-------------------------------------|
| Wood Fence within Drip Line (Conducive by Design) (WF) | <input type="checkbox"/> |
| Wood Deck in Contact with Structure (Conducive by Design) (WD) | <input type="checkbox"/> |
| Planter Box abutting Structure (Conducive by Design) (OD) | <input type="checkbox"/> |
| Wood in concrete expansion joints. (Conducive by Design) | <input checked="" type="checkbox"/> |
| Plumbing penetrations (Conducive by Design) | <input checked="" type="checkbox"/> |

8. Inspection Reveals Visible Evidence in or on the structure:

| Treatment | Active Infestation | | Previous Infestation | | Previous | |
|------------------------------------|------------------------------|--|------------------------------|--|---|--|
| 8A. Subterranean Termites: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 8B. Drywood Termites: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 8C. Formosan Termites: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 8D. Carpenter Ants: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 8E. Other Wood Destroying Insects: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Specify: _

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Drill Holes

8G. Visible evidence of: N/A has been observed in the following areas: _

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company:

Yes ☐ No ☒

If "Yes," specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection)

Yes ☐ No ☒

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes

☐ No ☒

Specify reason: Visible evidence of previous treatment was observed

Refer to Scope of Inspection Part J

10A. This Company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B. N/A N/A N/A

_____ Date of Treatment by Inspecting Company _____ Common Name of Insect _____ Name of Pesticide, Bait or Other

Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: Nunnallee Inspections carries no warranty on this property expressed or implied

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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Sample Inspection Report For Educational Purposes Only

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT
Diagram of Structure(s) Inspected

Foundation Type: **Slab-on grade**

Primary Use: **Residential**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:

(E)=Evidence of Infestation,
(F)=Formosan Termites;
(X)= Drill Holes

(A) =Active;
(C) =Conducive Conditions;
(BS) =Bait Stations

(P)=Previous;

(D)=Drywood Termites;

(B) =Wood Boring Beetles;

(S)=Subterranean Termites;

(H) =Carpenter Ants;

Other(s) – Specify _____

Diagram is not to scale

Diagrams are not drawn for multi-unit complexes.
Drill marks were observed at the rear patio

(Front of structure faces the bottom of page.)

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Additional Comments No visible evidence of wood destroying insects was observed at the time of this inspection. Visible evidence of previous treatment was observed

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

Notice of Inspection Was Posted At or Near

11A. _____ 12A. _____
Inspector

Electric Breaker Box ☐
Water Heater Closet ☐
Bath Trap Access ☐
Beneath the Kitchen Sink ☒

Approved:

11B. _____ 12B. _____ Date Posted _____
Certified Applicator and Certified Applicator License Number Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read, understand, agree to and signed the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report. If additional information is attached, list number of pages: Texas Real Estate
Inspection Report

Signature of Purchaser of Property or their Designee

Date

X _____

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ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

STRUCTURAL SYSTEMS

- In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.
- The spiral balancer for a window(s) in various locations is damaged and in need of repair.
- The door is not latching properly to in the master bedroom
- Floor slopes in the upstairs are apparent. This condition is typical for older structures and may be attributed to over spanned lumber and/or structural fatigue. This does not appear to be causing a functional problem, however if this is a concern for you, further review by a professional in this field may be prudent.
- Safety Glass
- (Under current building standards the following are considered hazardous locations that require safety glass.)
- These may not have been required at the time of construction although per TREC standards we shall report his item as Deficient.
- Glass in individual fixed or operable panels within 18-inches of the floor.
- Glass in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60-inches above the floor or walking surface.
- Damaged window locks were observed in more than one location.
- The window(s) adjacent the front door was observed to be broken or cracked.
- One or more window(s) in the master bedroom were observed to be broken or cracked.
- Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

ELECTRICAL SYSTEMS

- **Notice:** There is a Federal Pacific panel box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are encouraged to have the panel box further evaluated by a qualified electrician prior to closing.
- The breaker serving the A/C compressor is oversized. Under current electrical standards, this is no longer an acceptable practice. *This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.*
- There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.
- The electrical panel is located in a clothes closet. Under current electrical standards, this is no longer an accepted practice. This is an “**as-built**” condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties.
- One or more of the receptacles were observed to be loose at the wall mount
- A random sampling of switches was made. The cover plates were removed and the snap switches were observed to be ungrounded. Under current National Electrical Code Standards, the electrical snap switches and dimmer switches should be effective grounded. This observation is not limited to this home and is a typical with all homes this age.
- I did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- There are missing smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).
- NOTE: When your home is equipped with the three-pronged *ungrounded* close dryer receptacle please remember, when installing your dryer, the close dryer housing should be grounded to a proper grounding source. (i.e. cold water pipe)

The light in more than one location is inoperative. If the bulbs are not blown, the circuit should be investigated.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Central Heating System - Energy Source: Electric

- The HVAC system is operating as intended however it must be noted: given the age of this system, mechanical failure in some form should be anticipated. Replacement of the entire system is inevitable; however determining a time frame of the remaining lifespan is beyond the scope of this inspection.

Main Central Cooling System – Energy Source: Electric

- This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:
- Please understand, the air conditioning system is older and the cost to replace should be anticipated. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

PLUMBING SYSTEM

Hall Bathroom

The commode was performing adequately at the time of this inspection ☒ Yes or ☐ No.

The vanity drain(s) were draining adequately at the time of this inspection. ☒ Yes or ☐ No.

The bathtub drain was draining adequately at the time of this inspection. ☒ Yes or ☐ No.

Lavatory / Sink

- The stopper does not appear to be functioning properly.

Master Bathroom

The commode was performing adequately at the time of this inspection ☒ Yes or ☐ No.

The vanity drain(s) were draining adequately at the time of this inspection. ☒ Yes or ☐ No.

The bathtub drain was draining adequately at the time of this inspection. ☒ Yes or ☐ No.

- The water heater appeared to be performing adequately at the time of this inspection ☒ Yes or ☐ No.
- The temperature and pressure relief (TPR) valve discharge pipe has been downsized. The TPR discharge pipe should be no smaller than ¾-inch at any point.
- I was unable to locate or observe a service disconnect at or around the water heating unit(s).
- No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional

APPLIANCES

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device be installed in the drain line or create a loop so the drain slopes down to the tail piece. This can be accomplished several ways and is simple to perform.
- Wiring serving the food waste disposer should be protected by a conduit.

- The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.
- The outdoor electric cooktop is an older unit. While replacement is not needed right away, it would be wise to budget for a new cooktop. In the interim, a higher level of maintenance can be expected.
- A control knob on the electric cooktop is damaged and should be repaired.
- A burner on the electric cooktop is damaged and should be repaired.
- The dryer vent was observed to be crimped and is in need of adjustment.