

PROPERTY INSPECTION REPORT



SUMMIT
HOME INSPECTIONS



Josh Graves 23602
Summit Home Inspections

Inspection Prepared For:
Agent: -

Date of Inspection: 1/1/25
Year Built: Size:
Weather:

PROPERTY INSPECTION REPORT FORM

Name of Client	1/1/25
TX	Date of Inspection
Address of Inspected Property	
Josh Graves	23602
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS**A. Foundations***Type of Foundation(s):* Slab on Grade

Comments:

• 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 property. This is a limited, visual survey of the accessible general conditions and circumstances present at the time of this inspection. 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. 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.

• The foundation appeared to be generally performing as intended.

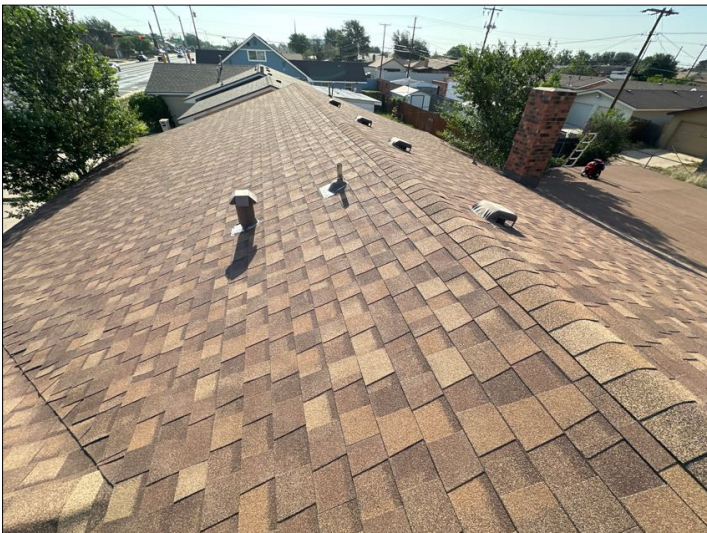
**B. Grading and Drainage**

Comments:

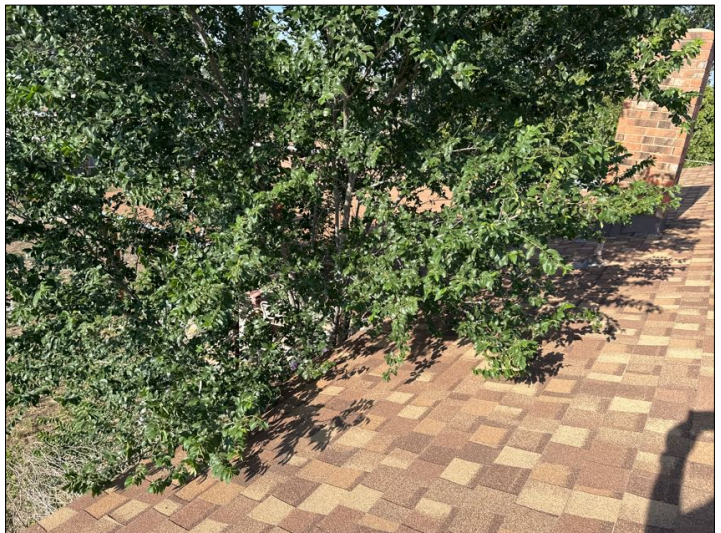
**C. Roof Covering Materials***Type(s) of Roof Covering:* Asphalt composition shingles*Viewed From:* Roof

Comments:

- Noted localized granule loss and/or shingle blistering. Recommend spot repair.
- Recommend keeping trees trimmed back to prevent limbs from causing shingle damage/abrasions.
- Noted one or more shingles with under-driven fastener(s). Recommend the nails be flushed and shingle be resealed.



roof in generally good condition



keep limbs trimmed back from roof

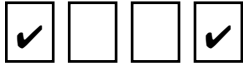
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*blistering example**nail pop example***D. Roof Structure and Attics***Viewed From:* Attic*Approximate Average Depth of Insulation:* Insulation is 3-4" inches deep

Comments:

- The framing/trim that supports the attic access cover is loose. Recommend this be resecured.
- The insulation levels are lower than modern standards and one or more voids in coverage were noted. The homeowner may consider adding loose-fill insulation to improve the home's comfort and efficiency.

*general photo**attic hatch damaged*

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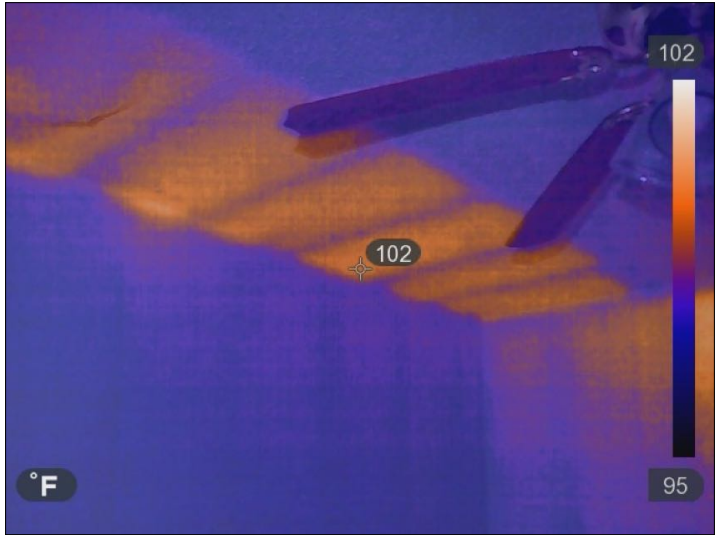
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insulation missing/low example



insulation missing/low example

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E. Walls (Interior and Exterior)**Primary Exterior Cladding:** Brick veneer**Secondary Exterior Cladding:**

Comments:

- Noted common shrinkage and/or settling cracks in the exterior veneer at one or more areas around house. This is typical of all masonry construction and is generally of no structural significance. Recommend sealing/tuck-pointing to prevent moisture intrusion.
- Noted one or more areas with brick spalling/deterioration. This typically indicates an area of repeated wetting and drying of the brick.
- Interior drywall cracks and/or damage were observed in one or more areas.
- Noted cracked wall tile in one or more areas. Refer to picture(s).
- Water damage was noted in the eaves (fascia, soffit, decking etc) in one or more areas.
- Noted water stains/damage in one or more areas. Refer to pictures.
- WDI (wood destroying insect) damage was observed in one or more areas. A home inspection is non-invasive and thus hidden damages may exist. The client may desire an invasive inspection of the affected areas to determine the integrity of the framing etc.
- Recommend routine sealing improvements around exterior, especially any wall penetrations (fixtures, hose bibbs, A/C lines, etc) & transitions (wall to window/trim etc). See pictures for examples.

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cracked tile example



previous water damage example



thermal/expansion crack example



seal ALL transitions

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fill void



water damaged fascia example



loose brick



brick spalling example

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*brick spalling example**wall exposed/missing drywall***F. Ceilings And Floors****Comments:**

- Water stains and/or swelling were observed on the ceiling in one or more locations. They were dry on the day of the inspection but it has not rained recently. Recommend these areas be re-evaluated after a moderate-heavy rain.
- The carpeting was stained in one or more areas.
- Drywall cracks and/or damage were observed in one or more areas.

*general staining example**previous water damage example*

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*previous water damage example**previous water damage example**general staining/wear example*

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

- The garage entry door was observed to be a non-fire rated door (hollow-core). Under current building standards; the entry door between the garage and the residence should have a minimum of a 20 minute fire block rating.
- The garage entry door should be self-closing per modern building standards. If desired, this can be added via self-closing hinges.
- Exterior doors at one or more locations were observed to need weatherstripping and/or bottom sweep improvements. This will help with air and dirt leaking into the home and improve the efficiency.
- The screening material on the storm/screen door is damaged/missing.
- One or more doors were observed to be sticking and/or not closing properly. Recommend adjustment to improve operability.
- One or more doors have missing/damaged hardware. Refer to pictures

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non fire-rated, non self-close door



replace damaged door



damaged storm door screening



weatherstrip damaged/missing

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*sticking door example**bedroom door off hinges***H. Windows****Window Types:****Comments:**

- One or more windows were noted with damaged window glass (crack, hole, etc).
- One or more of the window screens were observed to be damaged and/or missing. We are required by TREC to mark this as "deficient"

*busted out window panes**screen(s) damaged/missing*

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

Comments:

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J. Fireplaces and Chimneys**Locations:** Fireplace is located in the living room**Types:** Masonry fireplace

Comments:

- Recommend the addition of a chimney cap and/or spark arrestor to help prevent vermin and moisture intrusion
- The chimney flue should project above the mortar cap/crown (typically 1-2") to help prevent moisture entry.

*recommend spark arrestor/rain cap*

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this is an **EXAMPLE** of a
spark arrestor & rain cap



minor crack(s) in fire brick



K. Porches, Balconies, Decks, and Carports

Comments:

- The wood posts supporting the porch are built on grade. It is not recommended for wood to make ground contact as this promotes wood rot/deterioration. Recommend a qualified contractor add a 1" standoff base/bracket or similar device.
- The covered back porch structure is mounted to the eaves of the house. Roof eaves are not intended to bear a structural load and additional supports may be considered.
- Noted a surface crack/spalling on the porch. This typically results where rebar was installed too close to the surface of the concrete. Recommend patching.



recommend standoff brackets/bases



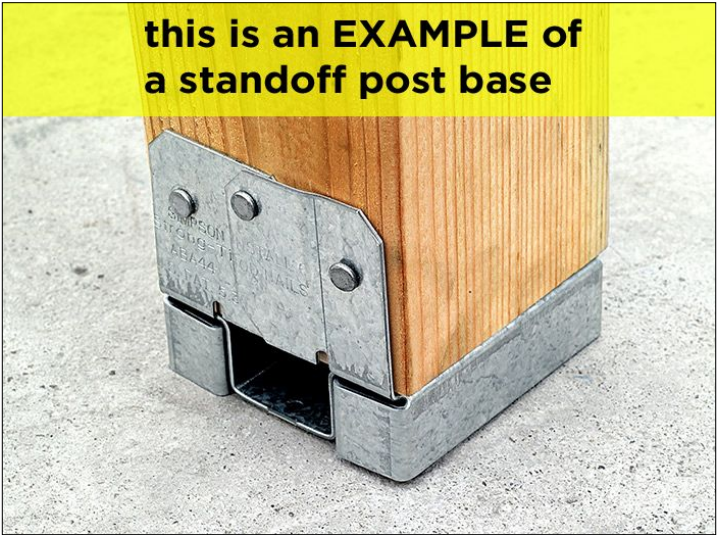
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eave mounted structure/addition noted



general wear/spalling example

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L. Other

Materials:
Comments:

I=Inspected

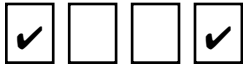
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II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Panel Location(s): Main panel - garage

Box and/or Main Disconnect Rating: 100 amps

Comments:

- The electrical service wires do not have proper clearance above the roof according to modern building codes. Because more than 6' of wire crosses the roof, the wires should be installed so as to be no lower than 3' off the roof.
- The main electrical panel should either have a service disconnect breaker or take no more than "six hand movements" (tripping 6 breakers) to eliminate power to the entire house.
- The overhead service wires were observed to be weathered. Degraded/cracked insulation was noted.
- The inspector was unable to locate/visually verify a grounding rod or rebar ("uffer") ground (GEC) near the main service. Grounding is a safety provision that provides a path to dissipate stray current from lightning, etc. Recommend an electrician for further evaluation and repair.
- Where wires pass through the knockouts in the metal panel should be protected from damage by bushings and/or romex connectors.
- The trip tie(s) on one or more of the double pole breakers are missing
- The trip ties on the double pole breakers in the subpanel were not an approved tie material (they were nails, etc.)
- One of the screws that secure the subpanel cover in place was sharp-tipped and could possibly damage/cut wire insulation. Recommend replacement with a proper machine screw.
- Paint contamination of the panel interior and/or breakers was noted.



insufficient roof clearance per modern standards



cracks/wear on sheathing of overhead cables

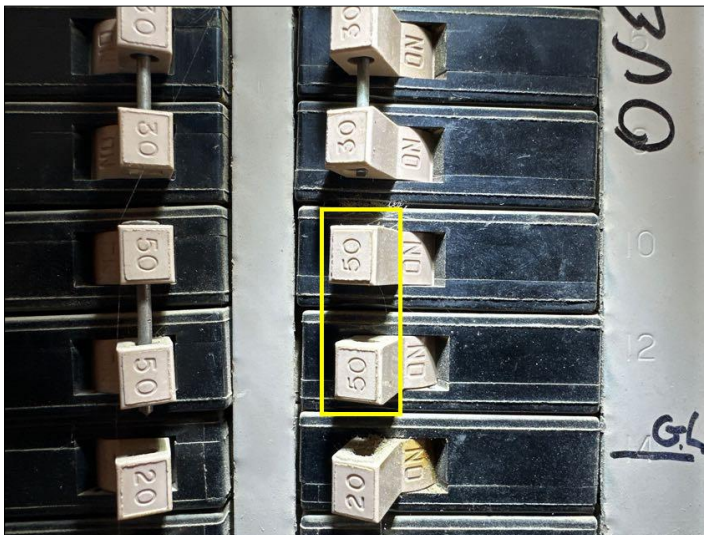
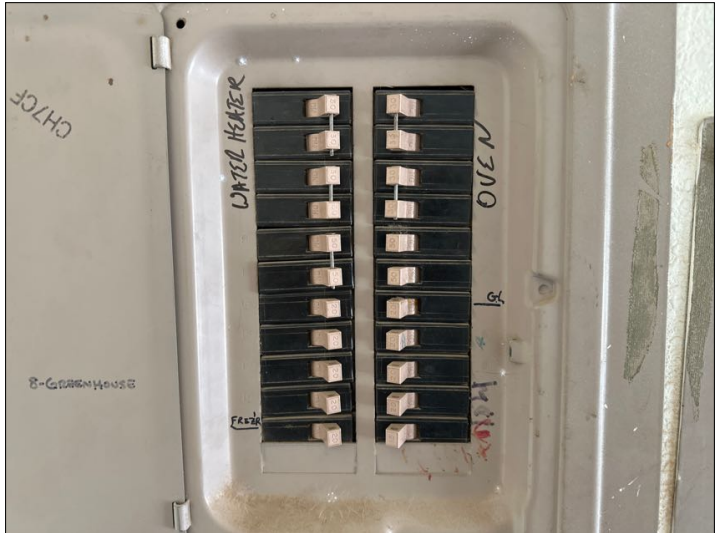
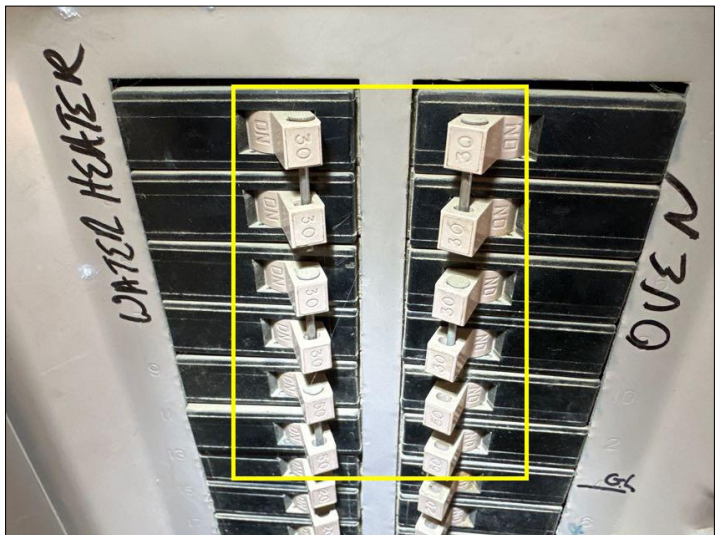
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*sharped-tipped screws not approved**missing trip tie**used nails for trip ties*

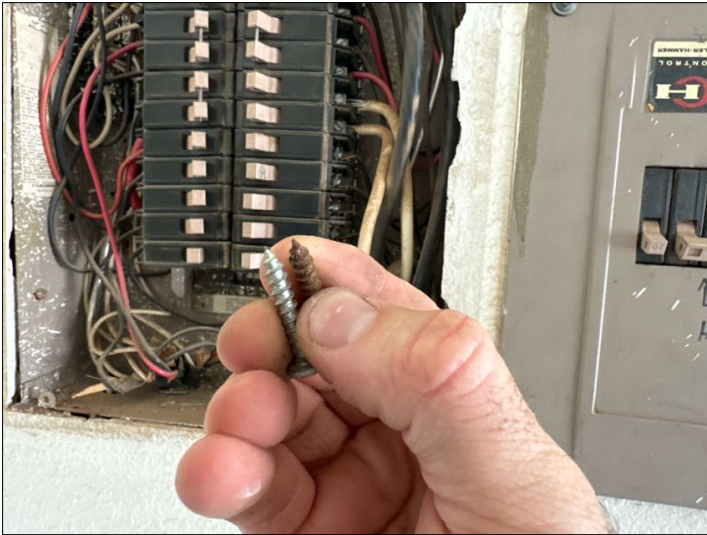
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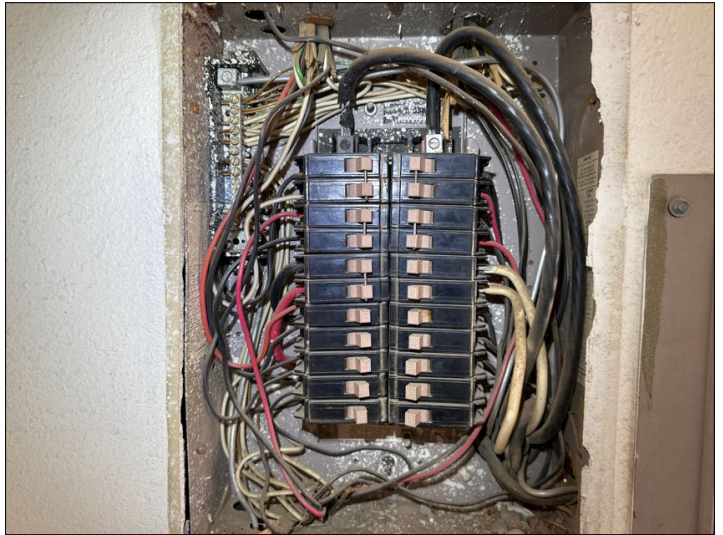
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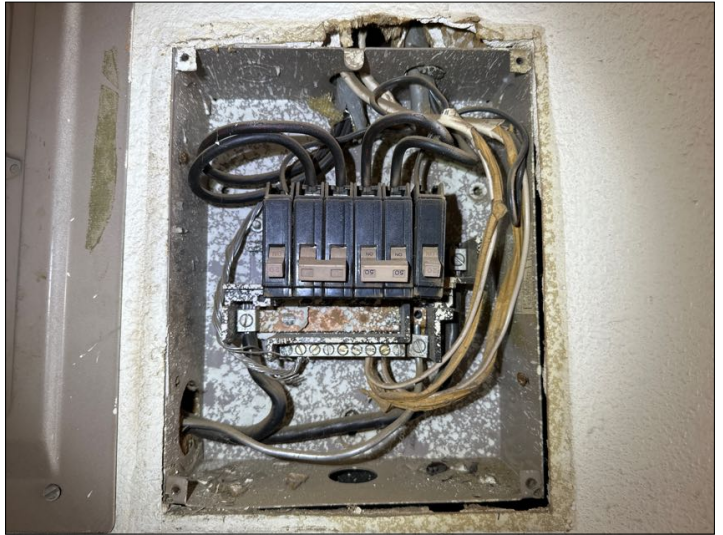
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sharped-tipped screws not approved



double tapped neutrals



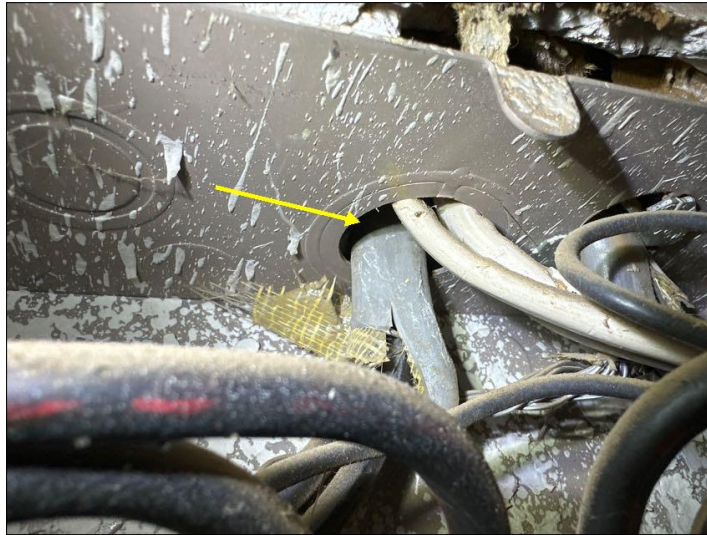
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example of missing clamp/bushing



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring

Comments:

- **GFCI** protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms and exterior receptacles. While these regulations have changed over the years, TREC requires us to missing GFCI protection as deficient. GFCI protection was missing from one or more receptacles in the following areas: REFER TO PHOTOS/CAPTIONS for areas.
- Noted the absence of arc-fault protection (**AFCI** type receptacles and/or breakers) in one or more areas. AFCI protection is required in kitchens, living rooms, dining rooms, bedrooms, sunrooms, closets, hallways, laundry areas etc.
- Noted one or more openly spliced electrical wires. All wire splices should take place in covered junction box. ***most older homes have several improper splices and the supporting photos are not intended to serve as an exhaustive list.
- Noted lack of cable connector/clamps where wire(s) enter metal junction box(es) and/or appliance cabinets. Refer to pictures.
- One or more receptacles around the house indicated an "open ground". This means that the equipment grounding wire is either absent or loose or that the receptacle itself is damaged and in need of replacement. Recommend repair by a licensed electrician
- Noted one or more damaged/cracked receptacles. Recommend replacement.
- Exposed romex type wiring, which is typically not rated for exterior use, was noted at the building exterior and should be protected from damage & UV degradation by proper conduit &/or replaced with proper cable.
- Noted one or more closet light fixtures missing their protective dome/covering.
- One or more ceiling fans vibrated/rattled beyond normal tolerances while in operation.
- One or more lights did not turn on. Recommend replacement of the bulb and further evaluation of the fixture/wiring IF the light is still inoperable.
- Noted romex/electrical cable running in an area (face of a wall, floor, inside cabinet etc) where protection from damage via raceway/conduit is recommended.
- One or more light fixture covers were noted as missing.
- Noted a ceiling fan that did not appear to be operable.

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*repair open splice**recommend protecting electrical cables at exterior**missing fixture cover**example of missing cable clamp*

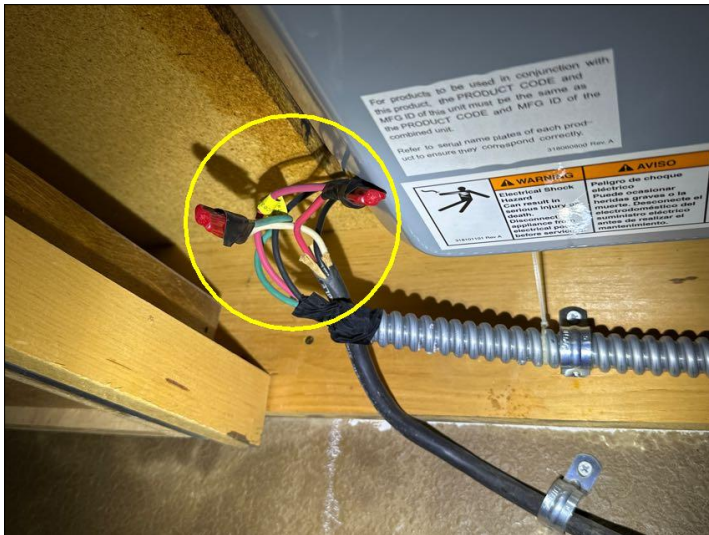
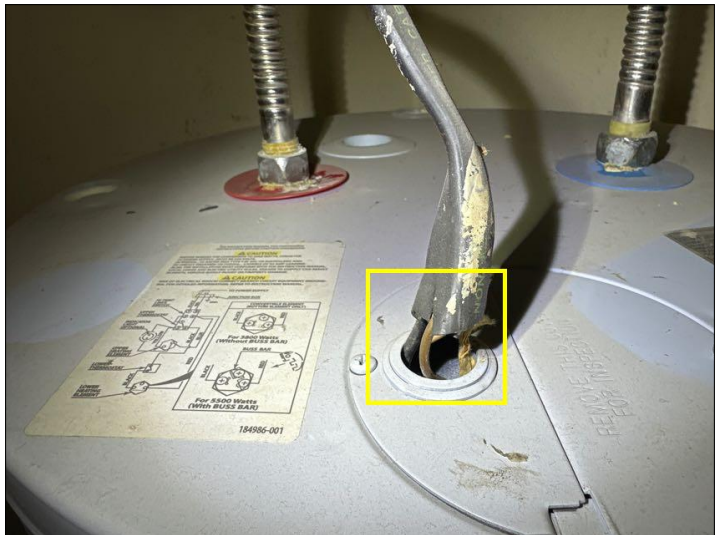
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*open splice at cooktop**example of missing cable clamp - water heater**loose light fixture cover**inoperable bedroom fan*

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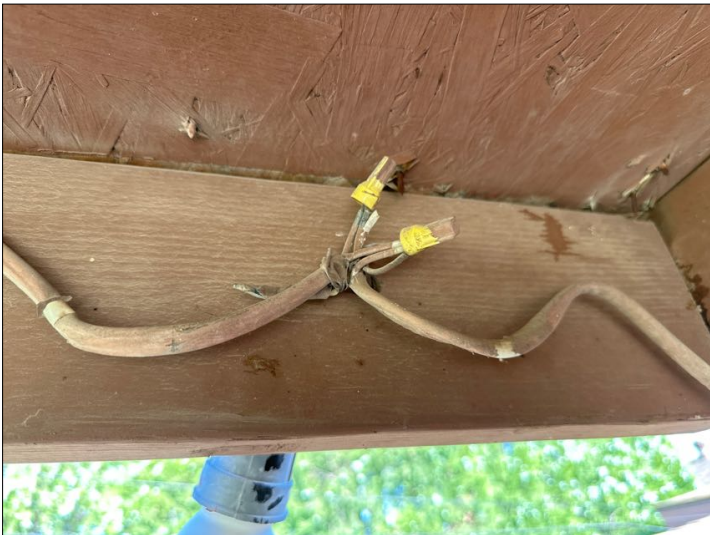
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cosmetic damage example



missing fixture cover - front porch



example of open splice



example of open splice

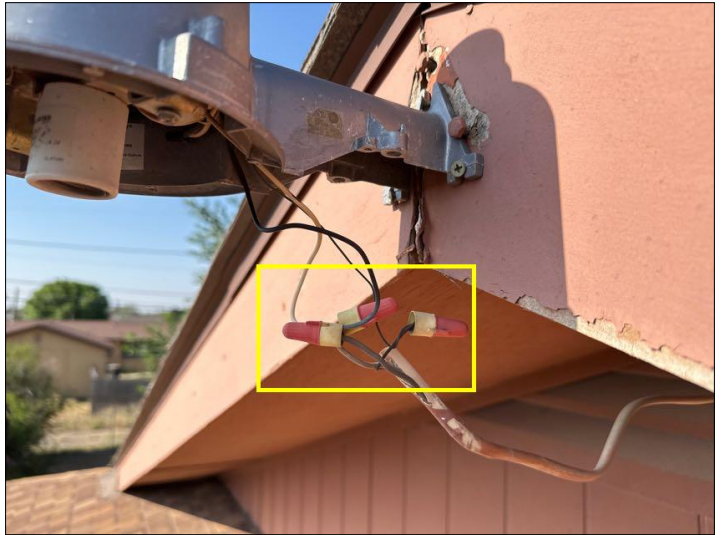
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*damaged security light**example of open splice**recommend GFCI in garage**replace damaged receptacle in garage*

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example of open splice



example of open splice



example of open splice



recommend GFCI in bathroom(s)

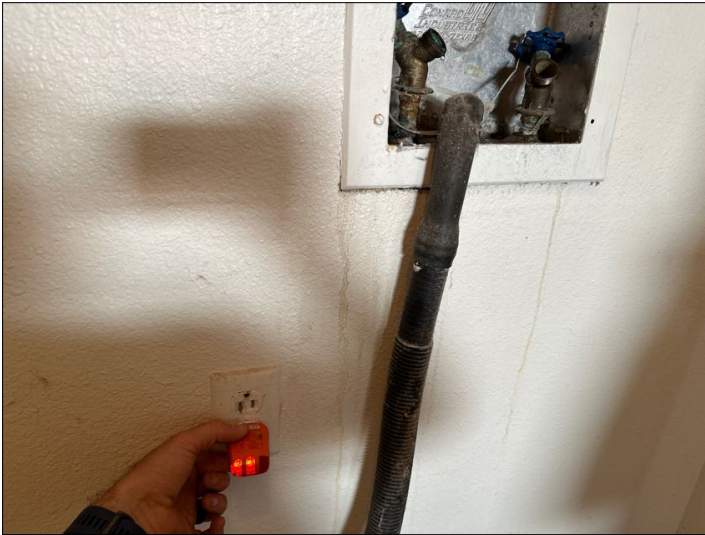
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*recommend GFCI protection - laundry**recommend GFCI in kitchen**recommend GFCI in kitchen**open ground receptacle in kitchen*

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I NI NP D

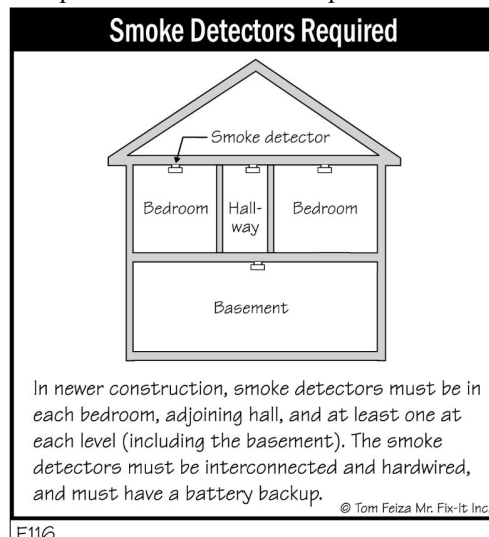


some fixtures NOT turning on

☒ ☐ ☐ ☒
C. Other

Comments:

- One or more smoke alarms in required areas (bedrooms, room(s) adjacent to bedrooms) were missing, inoperable, and/or unresponsive at the time of inspection. Recommend correction.



E116

had to bypa

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
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A. Heating Equipment**Type of Systems:** Central Heating**Energy Sources:** Electric

Comments:

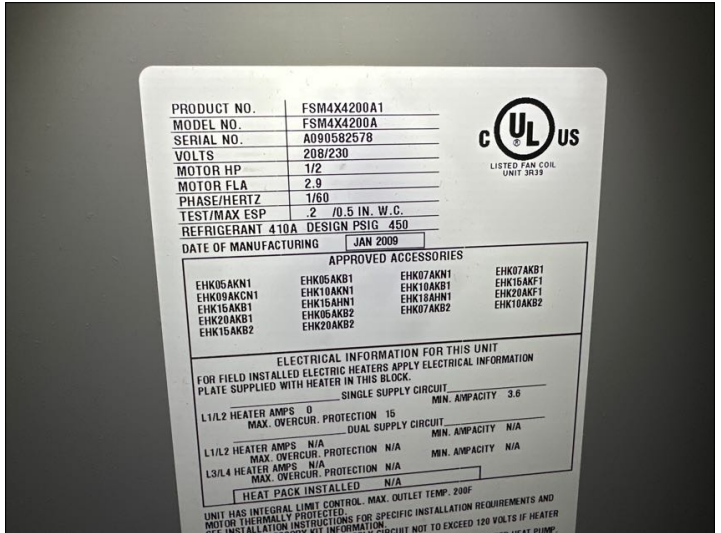
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I NI NP D



electric furnace/air handler, 2009



heat in operation; good

**B. Cooling Equipment****Type of Systems:** Central Cooling**Brand Name:** see caption in photos for information**Comments:**

- The refrigerant line (suction line/larger line) is missing insulation in one or more areas. Where insulation is missing, the line will sweat. Refer to picture(s).
- The refrigerant lines were observed to be freezing/frozen. This can be due to an air restriction, low refrigerant charge, etc. Recommend an HVAC contractor for evaluation and repair.

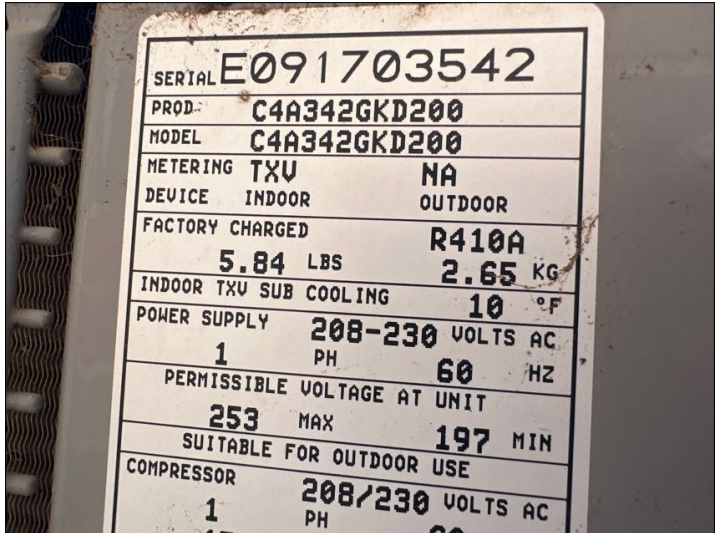
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I NI NP D



2009, 3.5 ton unit



unit froze up upon operation; recommend further evaluation



unit froze up upon operation; recommend further evaluation

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

Comments:

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I NI NP D



previous water damage in return air chase

☐ ☒ ☐ ☐

D. Other

Comments:

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Alley

Location of Main Supply Valve: *not discovered*

Static Water Pressure Reading: static pressure was within recommended operating pressures (40-80 PSI).

Comments:

- Recommend any water piping outside of the thermal envelope of the house (attic, garage, exterior, etc) be insulated to prevent freezing &/or improve efficiency.
- Noted localized poor water pressure at a fixture. This may be indicative of a restriction (stop valve, supply hose, faucet valve etc).
- The kitchen sink sprayer was damaged and/or inoperable
- One or more bathroom sinks were observed to have missing/inoperable pop up drain stoppers and/or lift rods.
- Noted water dripping from a faucet handle and/or base. This usually indicates a worn cartridge and/or washer.
- The stop/gate valve(s) in the washing machine box was leaking. Recommend replacement

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*water meter cover broken**insulate piping**low water pressure at kitchen sink**dripping/slow leak from laundry hose bibb connections*

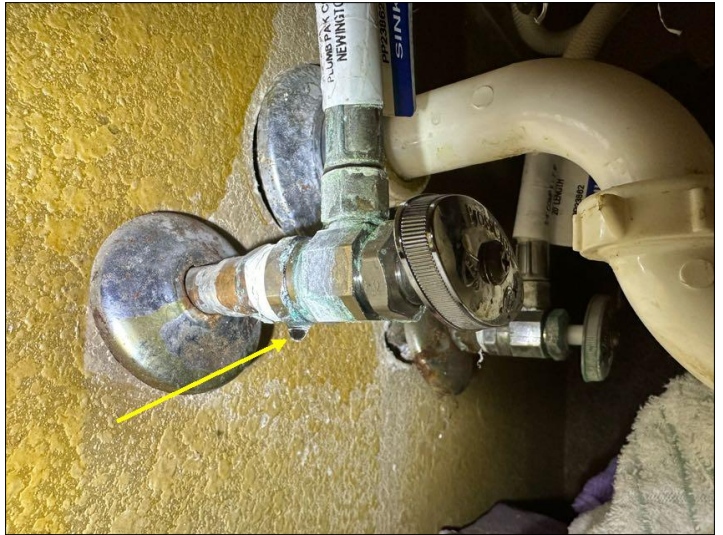
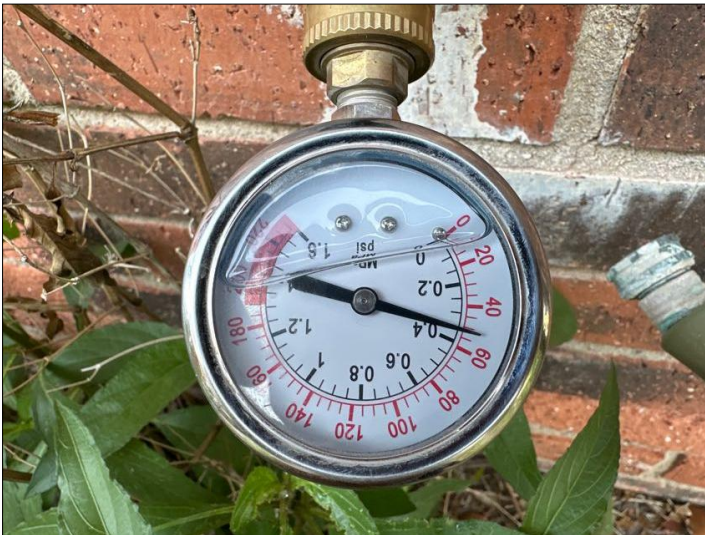
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*leaking shower valves - guest bathroom**leaking faucet - master bathroom**static pressure approx 50 PSI**diverter rod sticks*

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I NI NP D

*pop up drain missing/inoperable**kitchen sprayer doesn't work well*
☒ ☐ ☐ ☒
B. Drains, Wastes, and Vents**Type of Drain Piping Material:**

- ☒ PVC

Comments:

- Noted an obstructed and/or slow draining fixture in one or more areas. Recommend repair. ***the kitchen sink was backing up and draining out of the wall cleanout.
- One or more of the drains appeared to be draining slowly and should be evaluated for an obstruction.
- One or more sinks are piped with flexible/corrugated drainpipe. This product is often used by handymen and homeowners but is not actually approved and could contribute to increased blockages.
- One or more drain leaks were observed and should be repaired. Refer to picture/video

*kitchen sink drains out cleanout due to blockage downstream**flex/corrugated drain line at kitchen sink*

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D=Deficient

I NI NP D



slow drainage noted at guest bath

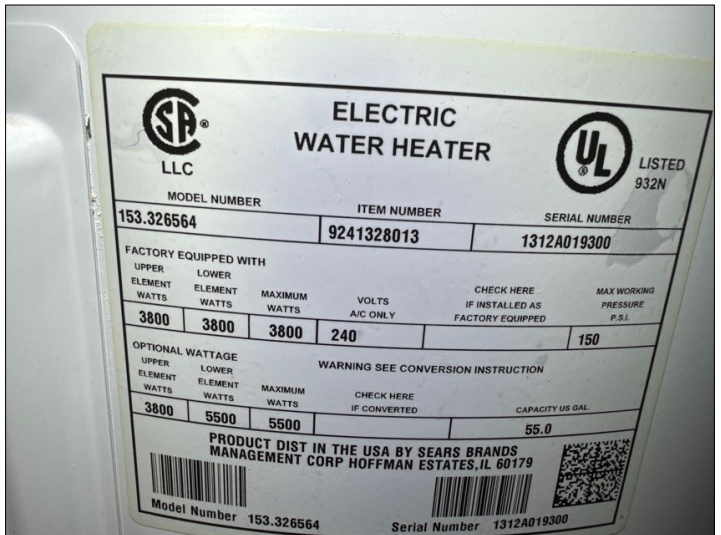


guest bath drain sticks

☒ ☐ ☐ ☒
C. Water Heating Equipment**Energy Source:** Water heater is electric**Capacity:** See data plate picture(s) and caption(s) below.

Comments:

- The service disconnect for the water heater is in another room (not within a line of sight) and is not compliant with modern codes.
- PVC pipe is not approved for application as a TPR discharge line because it is not rated for heated water. Recommend connection of approved material, such as CPVC or copper be made.
- Recommend a proper catch pan/drain pan be installed.



Kenmore, 2012, 55 gallon

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



recommend drain pan



TPR piped out with PVC



no proper service disconnect



hot water reference photo

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Gas Distribution Systems and Gas Appliances**Location of Gas Meter:****Type of Gas Distribution Piping Material:**

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Other**Materials:**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES**A. Dishwashers**

Comments:

*cosmetic damage example***B. Food Waste Disposers**

Comments:

- Disposal was inoperable (jammed) at time of inspection.

*disposal NOT operable at time of inspection*

I=Inspected

NI=Not Inspected

NP=Not Present

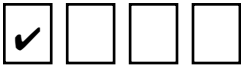
D=Deficient

I NI NP D

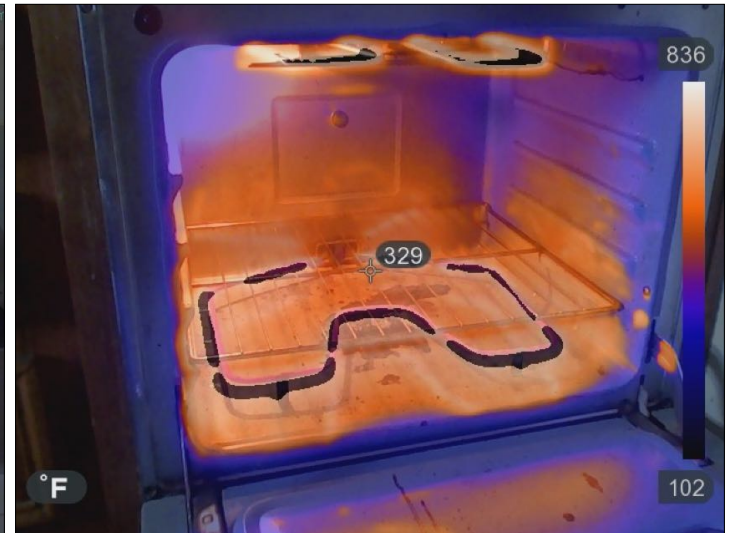
**C. Range Hood and Exhaust Systems**

Comments:

- The exhaust vent was terminated in the attic and should extend to the exterior per current building standards. While this is an 'as-built' condition, we are required to mark it as 'deficient' per the TREC standards of practice.

*hood vent terminates in attic***D. Ranges, Cooktops, and Ovens**

Comments:

*stovetop in operation; good**oven in operation; good*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*oven in operation; good*

✓			
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E. Microwave Ovens

Comments:

*microwave in operation (with test device); good*

✓			✓
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath and/or laundry exhaust fans terminate in the attic space and should be vented to the exterior per current building standards. We are required to report this as "deficient" per the TREC standards of practice.

I=Inspected

NI=Not Inspected

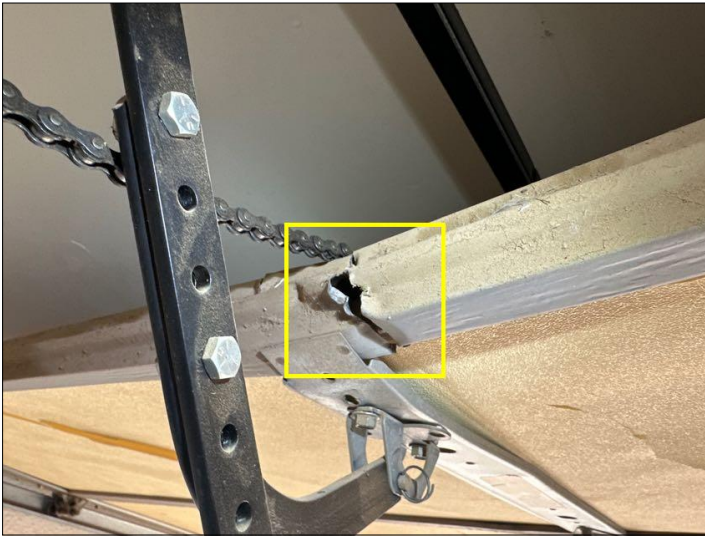
NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators****Door Type:****Comments:**

- One or more of the overhead doors/garage doors were damaged and replacement is recommended.
- The garage door sensors were noted as being installed higher than the recommended max of 6" from the ground floor. This must be marked "deficient" per the TREC standards of practice.
- The weatherstripping system at the jamb and/or door bottom is damaged and/or not providing a good seal in one or more areas. See picture(s).
- The doors did NOT open via the openers at the time of inspection. Recommend further evaluation and repair.

*garage doors won't open via openers**garage door damaged/bending**garage door damaged/bending**garage door damaged/bending*

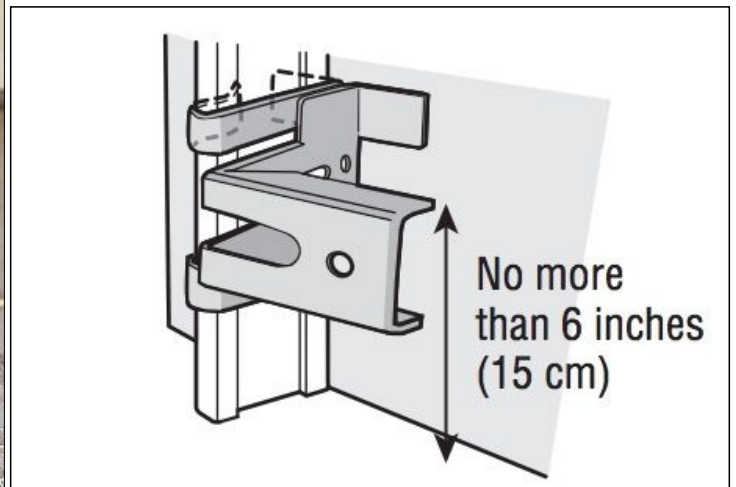
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

*missing/damaged weatherstrip**missing weatherstripping**reverse eyes installed higher than max 6"*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust vent is required to terminate to the exterior of the structure per modern building standards.
- The dryer vent is separated/disconnected in one or more areas. Recommend repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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dryer vent terminates into garage; extend to exterior

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I. Other

Observations:



original dryer vent not properly sealed to roof vent