

Property Inspection Report  
**KNIGHTSTAR HOME INSPECTION**

**EMAIL [KNIGHTSTARS@TX.RR.com](mailto:KNIGHTSTARS@TX.RR.com)**



Sample

Garland, TX

75044

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**Prepared For:** Sample of a Real Inspection  
(Name of Client)

**Concerning:** Garland, Texas 75044-4620  
(Address or Other Identification of Inspected Property)

NA  
(Realtor)

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**KNIGHTSTAR HOME INSPECTION DOES NOT INCLUDE MOLD, FUNGUS, MILDEW, ETC. IN THIS INSPECTION.**

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**By:** Peter L. Hughes License # 6358 4/10/2009  
(Name and License Number of Inspector) (Date)

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This property inspection report may include a pre-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.state.tx.us](http://www.trec.state.tx.us).

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, interior water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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. 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Pictures are for representation purposes only

Property inspected was       Occupied       Vacant        
 Parties present at inspection       Buyer       Seller       Listing Agent       Buyers Agent  
 Documents provided to inspector       Sellers Disclosure       Engineers Report       Previous inspection report  
 Weather Condition during inspection       Sunny       Overcast       Raining       Snowing  
 Outside temperature during inspection      65°      Time of inspection      9 am - 1 pm

Inspection Scope       Full       Limited - Reason  
 Additional written information provide with this inspection report       Yes (PICTURES)       No

Cost of inspection services \$       Inspection       Closing       By Mail

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I	NI	NP	D	Inspection Item
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### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

**This inspector is not a structural engineer. The inspector does not perform slope or elevation studies on the foundation. The client should have an engineer give an evaluation if any concern exists about slope, elevation, or the potential for future movement.**

- |                                |  |   |
|--------------------------------|--|---|
| Type Foundation appears to be: | <input type="checkbox"/> Slab on Grade | <input checked="" type="checkbox"/> Post Tension Slab |
|                                | <input type="checkbox"/> Floating Slab | <input type="checkbox"/> Pier and Beam                |
| Pier and Beam Crawl Space      | <input type="checkbox"/> Accessible    | <input type="checkbox"/> Not Accessible               |
| Crawl Space inspected          | <input type="checkbox"/> From opening  | <input type="checkbox"/> From under home              |
| Visibility of Crawl Space      | <input type="checkbox"/> Full          | <input type="checkbox"/> Limited                      |
| Limited under                  | <input type="checkbox"/> Bathroom      | <input type="checkbox"/> Kitchen                      |

Foundation Performance: **IN MY OPINION, THE FOUNDATION IS PERFORMING ITS INTENDED FUNCTION, AT THIS TIME WITH CONSIDERATION FOR ANY OF THE FOLLOWING COMMENTS :**

Deficient: It appears there may have been foundation repairs done at some time in the past however there is evidence of continued movement. This is evidenced by cracks in the foundation on the right side along the garage, and foundation cracks in the general area of the kitchen. The garage floor is not level and there is displacement in elevation of the garage floor along the cracks. In other words one side of the crack is higher than the other. There are brick cracks and separation between the overhead garage doors and the brick. There are brick cracks at the back left near the breakfast nook and under the kitchen window. There are gaps by the kitchen window and the brick.

[To determine what repairs are needed at this time or what is required to stabilize the foundation will require the efforts of a structural engineer.](#)

In addition, the inspector noted exposed post tension cable ends under the patio door and in the general area of the kitchen window.

After writing this, I received an email saying there have been foundation repairs. This leaves the questions about the cracks in the brick, and other separations? Were they not repaired? The inspector can not determine those issues and this requires further research. Be sure to review what repairs were performed and any warranties.

**B. Grading & Drainage:** Includes gutters and downspouts.

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**C. Roof Covering Materials**

Comments: This inspection includes the visible roof covering, flashings, skylights, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Comment: Shingles are not lifted to observe nails or staple fasteners if doing so may damage the existing shingles.

Type of Roof Covering     Wood     Tile     Composition      
 Roof Condition     Good     Average     Aged  
 Roof Observed from     Roof     Ladder     Ground  
 Unable to make a close observation due to: na  
 Levels not accessed: none

Deficient: There are improperly made repairs to the area above the fireplace. See Fireplace.



The roof is an overlaid roof. In other word 2 sets of shingles. The second set of shingles has many loose shingle tables. There is a large degree of aggregate that is missing. There is exposed fiberglass backing. There are broken/missing shingle tabs. This makes the roof subject to sun and wind damage.

There are loose flashings.

The roofing material over the patio cover is deteriorated. In addition the wood trim in the area above this is loose.

The inspector advises getting a second opinion from a professional roofer. In the inspectors opinion, the roof is at or close to replacement.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments: This inspection includes the visible roof structure and sheathing. The attic and attic space ventilation will be observed, if possible. Power ventilators are normally not tested.

Attic viewed from     Attic     Attic access opening     No access  
 Attic ventilation     Soffit vents     Exhaust ports     Gable vents  
                            Ridge vents     Wind Turbine(s)     Power Turbine(s)  
                            None Evident

Approximate Average Depth of Insulation: 6  
 Approximate Average Thickness of Vertical Insulation: 6

Deficient: The attic stairs have loose and missing hinge nuts. (for the bolts.)

The attic stairs are improperly installed.

The garage attic ceiling is not properly enclosed. The ceiling is missing the gypsum board. This breaches the fire barrier.

There is missing / loose wall insulation in the kitchen / garage area.

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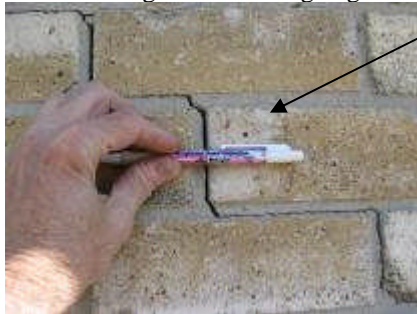
**E. Walls (Interior & Exterior)**

Comments: This inspection includes visible deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

INTERIOR/: Comment: Past wall and ceiling repairs can be seen. It was noted that the interior appears to have been repaired and patched.

Deficient: There is a crack on the downstairs wall in the front entry between the bathroom and stairs. There are damaged areas in the garage walls.

EXTERIOR/: Deficient: There is cracked an separated brick on the back right of the garage. There is separation between the overhead garage doors and the brick. There is separation between the Vertical trim on the right side of the garage and the brick.



There are cracks in the brick on the back left.  
 There is loose brick by the patio doors.  
 There is separation by the freeze boards at the corner of the garage and the back left corner. (These are associated with foundation movement as with the brick cracks.)  
 There is cracked brick by the kitchen window.  
 There is separation between the kitchen & dining room windows and the brick.  
 There are loose bricks in the area of the kitchen window.  
 There is deteriorated wood trim on the over head garage doors.  
 There is separation in the gable siding on the right side above the area of the electric meter.  
 There is missing wood trim around the right side upstairs window and it appears the window is held in with caulk or silicone.

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**F. Ceilings & Floors**

Comments: This inspection includes visible deficiencies of the ceilings, floors related to structural performance or water penetration.

CEILINGS/: Deficient: There is evidence of past ceiling repairs above the downstairs bathtub. This appears to have been related to past water leaks from the upstairs bathroom.



FLOORS/: Deficient: As mentioned previously, the garage floor is cracked and the cement is displaced.



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

Comments: This inspection includes the visible condition and operation of interior and exterior doors (including the overhead garage doors).

Deficient: The door from the house to the garage does not latch when closed. The frame is damaged. The garage door does not have a threshold and does not properly seal the house from the garage. The outside veneer on the front door is warped. The downstairs bedroom right closet doors are not fully installed and the left closet doors do not properly operate. (One will not slide). The upstairs left bedroom entry door is not sticks on the frame. The upstairs left closet door is not installed. The upstairs bathroom entry door is cracked and does not latch when closed.

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**H. Windows**

Comments: This inspection includes the condition of windows and screens. Damaged thermal seal windows are not always visible due to light and other conditions.

Deficient: The kitchen window appears to have a deteriorated thermal seal.  
 The windows lack screens.  
 The upstairs right bedroom window is fogged.  
 The upstairs left bedroom window is loose and fogged.



The dining room window does not lock! (NOTE: the house is not secure)  
 The front sliding window in the family room will not properly slide.

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

Comments: This inspection spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings and deficiencies in steps, stairways, landings, guardrails, and handrails.  
 Note: The inspector can not test guard rails to determine the amount of physical force they can support.

Deficient: The stairs lack and appropriate handrail



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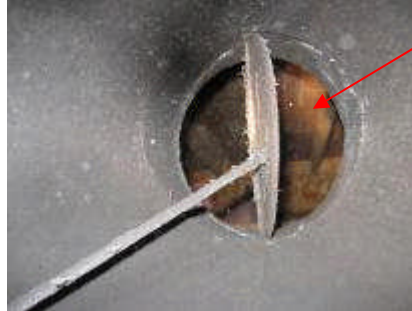
**J. Fireplace / Chimney**

Comments: This inspection includes the visible components and structure of the fireplace and chimney.

- Type of fireplace     Masonry     Metal Insert     Wood stove/insert  
Type of chimney     Tile     Brick     Metal     NONE !!  
 Rain cap     Spark Arrestor    Air vent     present     Not Present or observed = Deficient

**Deficient: The fireplace is a severe danger to the house and the occupants.**

The fireplace lacks a chimney and chimney flue.



**Very dangerous situation!!!**

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

Comments: This inspection includes balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; For safety, decks more than 30 inches above grade require a deck guard. Stairs require a handrail. Note: The inspector can not test guard rails to determine the amount of physical force they can support.

**L. Other**

Comments:

Deficient: The front sidewalk is not level creating a tripping hazard.

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance & Panels

Comments: This inspection includes the service entrance wiring, electrical panels and sub-panels. For safety, access to the panels should not be obstructed.

Wire Type(s) found in Main and Sub Panels:     Copper     Aluminum   

Panel(s) in hazardous Location(s) = Deficient   

AFCI (Arc Fault Circuit Interrupters) devices required to serve family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas:     Present     Deficient     Tested     Not Tested  
(AFCI's are not tested in occupied homes due to potential damage to personal property)

Grounding Electrode System (< 5' from SE))Visible :     Yes     No or not observed = Deficient

Panel fully Labeled:     Yes     No = Deficient

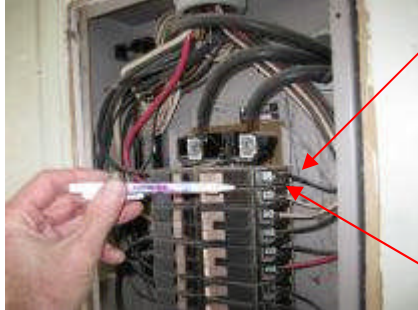
Deficient: AFCI (Arc Fault Circuit Interrupters) devices are required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas: As of 2/1/2009, the Texas Real Estate Commission, TREC, requires the lack of these is to be reported as Deficient.

There is not a visible earth ground near the meter.

The electric meter cover is normally secured with a seal. The seal was not in place. This leaves the question as to how the power was turned on. In addition, the cover is not secure and can be a potential danger.



The Air conditioner (AC) condenser (outside unit) is listed as requiring a maximum breaker of 25 amps and the breaker is listed as 40 amps.



The conductor for the AC is rated at 30 amps and the breaker is a 40 amp breaker.

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**B. Branch Circuits – Connected Devices and Fixtures,** Comments: This inspection includes electrical receptacles (plugs), switches and fixtures. GFCI circuits are designed to save lives by shutting off the current if power shorts to ground many times faster than a fuse or breaker. GFCI's should be tested periodically to verify they do function.

Branch circuit wiring       Copper       Aluminum  
 Branch circuit wiring is       Grounded 3 wire       Ungrounded 2 wire  
 Smoke Alarms in appropriate locations:  Yes  No=Deficient

*Comment: The inspector turned the power off to the range, dryer, water heater, and heater and AC at the completion of the inspection. (Note the water heater is full of water)*

Deficient: The kitchen, garage and bathrooms lack GFCI's.  
 The GFCI on the patio does not function. (no front porch receptacle was located.)  
 No smoke alarms were located. Smoke alarms are required in each bedroom, in the areas outside of the bedrooms and one per floor.

There are inappropriate wire splices above the downstairs bedroom and the wire is inappropriate for the connection and the connection is not a junction box.  
 There is no garage light and it appears the light has been used to install a receptacle. The receptacle is not covered, leaving the wires exposed and it is not GFCI. In addition there is an inappropriate use of an extension cord for the over head garage door opener.  
 The front porch light is missing the bulb and light globe.  
 The stairway light is not functioning a three way. In other words it can not be controlled by the upstairs and downstairs wall switches.  
 The family room ceiling fan is on an inappropriate extension cord and was not tested.  
 The downstairs bedroom wall receptacle on the right wall is wired reversed.  
 The upstairs bedroom ceiling fans are not properly installed. They have exposed Romex not in conduit. In addition, the right bedroom fan lacks a globe and the left bedroom has exposed wire nut connections.  
 Both wall receptacles in the upstairs bedrooms under the windows lack power.  
 The upstairs hall light does not function.  
 The upstairs bathroom heat lamp (light) does not function.  
 The kitchen sink light does not function.

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

**A. Heating Equipment**

Type of System: Forced air

Energy Source      Gas       Electric

Gas Shut Off Valve :  Present     Accessible     Not Present and/or Observable = Deficient

Branch Line:       Iron / Flex       Copper

Comments: This inspection is a visible check of the gas and electrical heating systems.

**I RECOMMEND THAT THE UNIT BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY.**

**Location requirements : OK**

**Filter Type:** Missing

Deficient: The interior of the HVAC system is very dirty.



The unit lacked a filter.

The unit is no not located in an appropriate location. The unit is located in the garage and this can allow a transfer of air from the garage to the house.

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**B. Cooling Equipment**

Type of System: Electric

Comments: This inspection is a visible check of the cooling systems.

**I RECOMMEND THAT THE UNIT BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY**

Comment: The AC tested 17 degrees as measured at the vents. This is within normal cooling tolerance. This is not to say all vents test equally.

Deficient: See electric about the breaker.

The evaporator coils are very dirty.



The outside electrical shut off lacks an inside cover and this creates a safety situation where the wires and connections are exposed when the cover is open.

**C. Duct System, Chases, and Vents**

Comments: This inspection includes the visible condition of the ducts, vents, fans and filters.

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I	NI	NP	D
Inspection Item			

### IV. PLUMBING

#### **A. Water Supply System and Fixtures**

Comments: This inspection includes the condition of accessible and visible water supply components.

Main Branch and Shut off valves are not tested due to the potential for leaking.

Location of water meter: By the street

Location of main water supply valve : Could not be seen

Static Water pressure : 80 (Normal 40 – 80 psi)

Note: Gas leaks at accessible gas piping are reported in this section, not under the optional GAS section!

Comment: To protect the house from water damage the inspector turned the water off when the inspection was complete.

Deficient: The downstairs hall bath sink lacks a stopper and sink does not drain.  
The downstairs bathtub is rusted by the drain and lacks a stopper.



The upstairs sink drain is corroded and the sink lacks a stopper.  
The upstairs toilet is loose on the floor.

There are chips / rust in both of the bathtub porcelain finishes.

Both bathtub faucets and spouts are not sealed to the surround (tile).

No back-flow prevention on outdoor hose bibs. (water spigots) This may not have been a requirement at the time of this home's construction, but today's standards suggest that back-flow prevention devices should be installed. Note - The picture to the right shows a back flow prevention device. They are inexpensive, easy to install, and can be found at most hardware stores.



back flow prevention

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

Comments: This inspection includes the condition of accessible and visible waste-water and vent pipes  
**THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN**, because the inspector does not have the ability to simulate the pressure created by the pump in a washer. Shower pans are tested in the shower mode, not pressure tested.

Overflows are not tested except new unoccupied homes due to the potential of creating water damage.

Type of waste lines:                      Iron      Copper

Deficient: The cleanout covers at the front of the house lack covers.

**C. Water Heating Equipment**

(Report those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Electric

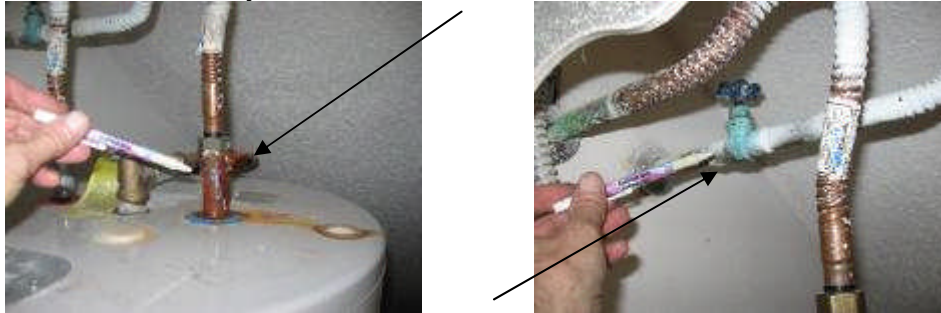
Number and Total Capacity in gallons : 50

Comments: This inspection includes visible condition of the water heating equipment.

Combustion vents       Pan

Deficient: The water heater is not functioning. It was noted that the heat element covers were not screwed on?

There is a water leak by the cold water inlet.



The shut off does not appear to be an appropriate type of shut off and the shut off is leaking.

When testing the T&P valve (safety valve) water appeared to flow for a moment then quit? It can not be seen where the T&P terminated. This is an important safety device and requires further investigation.

There is not electrical shut off in the area of the water heater.

**D. Hydro-Massage Therapy Equipment**

Comments: This inspection includes the visible condition of built-in hydrotherapy equipment.

Operable access panel?:  Yes     No    = Deficient

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## V. APPLIANCES

### A. Dishwasher

Comments: The visual inspection of the dishwasher includes the door gasket, control knobs, and interior parts.

Anti-siphon device  (Required by TREC and the 2006 IRC)

Deficient: Not functioning.

### B. Food Waste Disposer

Comments: The visual inspection includes the splashguard, grinding components, and exterior.

Deficient: Improper electrical wire and connection to the unit.



### C. Range Exhaust Vent

Comments: The visual inspection includes the filter, vent pipe, and switches as well as operate the blower

Part of the microwave     Downdraft

### D. Ranges , Cooktops, and Ovens

Comments: The visual inspection of the range / oven / cook tops includes the knobs, elements, handles, glass panels, lights or light covers, and inadequate clearance from combustibles.

Electric     Gas     No-tip device

Oven temp when set to 350 : 340    (normal range is between 325 - 375)

Deficient: The back portion of the range where the controls are is loose. (broken)

The front right heating element does not function.

The unit lacks an anti tip device.

The oven light does not function.

### E. Microwave Oven

Comments: The visual inspection of the microwave cooking equipment includes the knobs, handles, glass panels, door and seals.

Deficient: The control panel is loose and does not fully function.

The door is cracked.

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Trash Compactor**

Comments: The visual inspection of the trash compactor includes the overall condition of the unit and operation of the unit.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: The visual inspection includes the operation of the unit, observing sound, speed and vibration level. Ducts exhaust to attic?  (normal in years past, now considered deficient)

Deficient: The inspector could not determine where the bathroom exhausts duct too. This requires further investigation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Garage Door Operator(s)**

Comments: The visual inspection includes the condition and operation of the garage door operator. For safety, ropes should not be attached to garage doors that have automatic door openers. This rope could become a choking hazard to children. Manual garage door locks should be disabled to protect your door from accidental damage.

Deficient: The garage door opener is disconnected and not tested.

The overhead garage door frame rails are loose.



The overhead door has 2 damaged panels.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Doorbell and Chimes**

Comments: The visual inspection includes the condition and operation of the unit.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Dryer Vents**

Comments: The visual inspection includes the condition and the routing of ducts (where visible and accessible.)

Appliance connected to dryer vent

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### VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinklers Systems**

Comments: The visual inspection of the sprinkler system includes operating all zones or stations on the system manually and observes water flow at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers. [Many cities now require a rain sensor. Check with your city to determine if this is now a requirement and if there are any watering restrictions in your area.](#)

Anti Siphon Valve(s) Present?       Back Flow Preventers Present?   
 Shut Off Valve(s) Present?       Rain Sensor visible

**B. Swimming Pools , Spas, Hot Tubs, and Equipment**

Comments: The visual inspection of the swimming pool and/or spa includes the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observation of the condition of tiles, copings, and decks. [The inspector does not dismantle or open components or lines, add water, determine underground leaks or operate ancillary equipment or remote devices or determine the effectiveness of Anti-Entrapment devices. Please contact a pool company for complete testing of these devices.](#)

Unit is a:       Swimming Pool       Spa       Pool / Spa Combination  
 Type of pool/spa construction       Gunite       Fiberglass       Vinyl        
 GFCI on Pool / Spa Light       Present       Not Present  
 Motors on GFCI       Present       Not Present  
 Type of Heater       Not Present       Electric       Gas  
 Gas Shut Off Valve       Present       Accessible       Not Present and/or Observable  
 Branch Line       Iron / Flex       Copper        
 Fence / Enclosure       Present       Not Present      Gates self closing   
 Anti-Entrapment type drain covers            Door Alarms        
 Atmospheric Vacuum Release System       Present       Not Present or Observed

**C. Outbuildings**

Comments: The visual inspection of detached outbuildings includes the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components (if present).

**D. Outdoor Cooking Equipment**

Energy Source: \_\_\_\_\_  
 Comments: The visual inspection of the outdoor cooking equipment includes the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present), and heat diffusion material as well as observe the stability of the unit and pedestal.

**E. Gas Supply Systems**

Comments: The inspection of the gas line is limited to the condition of all accessible and visible gas piping. [Pressure testing can not be done by the inspector since this requires removing the gas meter or otherwise opening the gas line. See the plumbing section!](#)

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

I	NI	NP	D	Inspection Item
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**F. Private Water Wells** (A coliform analysis recommended)

Type of Pump       Submersible       Surface       Electric  
 Mechanical       Pump Jack

Type Storage Equipment       Pressure Tank       Atmospheric Tank       None

Comments: The inspection of the water well includes the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality or potability or the reliability of the water supply or source, or locate or verify underground water leaks.

Location of Well      System tested      minutes  
 Type of Well       Cistern       Drilled-Electric       Drilled-Wind

**G. Private Sewage Disposal (Septic) Systems**

Comments: The visual inspection of the septic system includes the condition of accessible and visible components of the system at the time of the inspection.

The inspector will not excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system. He will not determine the type of construction used unless readily known without excavation or destructive examination. The inspector recommends that the owner has the system checked annually.

System presently in use       Yes       No  
 Type of System       Aerobic       Anaerobic  
 Other Equipment       Aerators       Dosing Pump  
 Location of Tank/Drain field area       Front       Rear       Side       Unknown

**H. Whole-House Vacuum Systems**

Comments: The visual inspection includes the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

**I. Other Built-in Appliances**

Comments: This inspection may include various built-in appliances.

Deficient: The refrigerator did not appear to cool.