

Inspection Report

Happy Client

Property Address:

9876 One Year Builder Warranty Inspection Road
Plano TX 75024



Absolute Inspections, LLC

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PROPERTY INSPECTION REPORT

Prepared For: Happy Client

(Name of Client)

Concerning: 9876 One Year Builder Warranty Inspection Road, Plano, TX 75024

(Address or Other Identification of Inspected Property)

By: Kevin R. Weiss / Absolute Inspections, LLC 1/16/2011

(Name and License Number of Inspector) (Date)

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

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.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 warrant ability 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, 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544
(http://www.trec.state.tx.us). REI 7-2 (8/09)

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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Date: 1/16/2011	Time:	Report ID: One Year Builder Warranty Sample Inspection Report
Property: 9876 One Year Builder Warranty Inspection Road Plano TX 75024	Customer: Happy Client	Real Estate Professional:

1. A professional home inspector is a generalist, and as such we do not claim, nor are we licensed to be an expert in any specific area. An inspector is hired to provide a written opinion on specific items and their function at the time of the inspection only. In the event that a licensed expert or specialized contractor examines noted problems or a specific area after my inspection, and disagrees with my opinions, written or verbal, you are advised to have them state such in writing on their company letterhead and sign the statement.
2. Absolute Inspections LLC's services were performed in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, either express or implied, apply to the services hereunder.
3. Important: this inspection is a first step toward a partial understanding of the property condition at the time of the inspection. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern, however the inspection is time limited, general in nature and subject to human error. This inspection will not find or properly interpret ALL problems and this limited service does not pay for items the inspector misses. The inspector's opinion can vary from the opinions of other persons. The inspection is good at reducing risk but cannot eliminate risk. If these services do not meet your needs please call our office about comprehensive inspection services available from various specialists.
4. The inspection and report do not and are not intended to address code and regulation compliance, the presence of or danger from Chinese Drywall, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, microbiological organisms such as mold or fungus, wood destroying insects, or other conditions not specifically required to be inspected and reported under applicable Texas Real Estate Commission rules. If the inspector sees a suspect condition (mold for example) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all suspect conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete.
5. This report represents Absolute Inspections LLC's professional instrument of service as of the report date. As our final document, it may not be altered after final issuance. The inspection was conducted and this report was prepared on behalf of and for the exclusive use of the above-named Client solely for its use and reliance. Notwithstanding the foregoing, any and all third party reliance upon this Absolute Inspections LLC's service and this inspection report is prohibited and will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.
6. In the event Client identifies any defect in or arising out of Absolute Inspections, LLC's services or this report, CLIENT agrees to provide Absolute Inspections with: (1) written notification of such defect within 5 business days of discovery, and (2) prompt access to the premises for re-inspection. Failure of Client to comply with the above conditions will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.
7. Delivery of this Inspection Report to Client is contingent upon Absolute Inspections LLC's receipt of payment in full. Consultant shall be entitled to recover reasonable and necessary attorneys' fees on claims against Client in connection with this Agreement or the Services performed hereunder. This report may be electronically distributed by Absolute Inspections and changes, deletions or amendments to the report of any type are strictly prohibited. In the event of a conflict the copy on file at Absolute Inspections office will be considered the official final document.
8. It is recommended you obtain receipts and warranties for repairs resulting from this inspection. The charge for reinspection or inspection of repairs will be \$200.00 for the first hour and \$100.00 for any portion of an hour thereafter.

9. Digital pictures and Infrared Imaging pictures may be included in this report. These pictures are a sample of damages or concerns and do not represent to show all deficiencies or damages found. Not all damages, deficiencies or concerns will have pictures in the report. Not all photos taken will be included in the report. All photos taken at the inspection are considered part of the inspection documentation and are available upon request.

10. Some areas of the house may not have been visible due to floor coverings, wall coverings, etc. If home was occupied at the time of inspection, many areas will not be visible due to personal belongs, furniture, storage, wall hangings and decorations, etc. Such inaccessible and non visible areas are disclaimed and excluded from this report.

Additional explanations and limitations are included at the end of the report. These contain important information about the inspection and must be read to fully understand this report.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Approximately 1 year old

Home Faces:

South

Temperature:

40 - 45

Weather:

Partly Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Snow in the past 3 - 4 days.

Wind Conditions:

Calm

Roof Surface Conditions:

Dry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Type: Post Tension Cable Slab on Grade

Attic Wall to Interior Thickness: 3 - 5 inches

Comments:

 (1) *(An opinion on performance is mandatory)*

The foundation appears to have experienced a common degree of movement for its age and type. In my opinion, based on a single observation, the foundation appears to be functioning as intended at this time. No comment or opinion is rendered regarding future performance.


It is not possible within the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movement may occur. These movements are indicated by small cracks or sticking doors, if however, you notice large cracks or signs of excessive movements, you should consult with a structural engineer or foundation expert as soon as possible.

Failure to maintain expansive soils, such as ours, at a consistent moisture level can result in unusual and/or excessive foundation movements. To reduce the risk of unusual or excessive foundation movement a consistent moisture management and foliage control program should be implemented. It is important to maintain good drainage around the home while at the same time keeping the soil consistently moist. Rainy seasons or droughts are particularly risky periods.

(2) Your builder may have obtained an initial foundation elevation survey ("original construction elevation") on your home, in order to verify that the foundation was constructed within required tolerances. If so, we recommend that you acquire and keep a copy of this from your builder so that you have a frame of reference with which to check the foundation in the future for excessive movement.



A. Picture 1

 (3) "Corner Popping" was observed at some corners of the foundation. "Corner Popping" is usually not a structural concern. It is a condition where the corner of the foundation cracks and sometimes falls away. We recommend that all "popping" corners be repaired or patched to prevent further deterioration or


I NI NP D

possible pest intrusion through the cracks. After repairs have been completed you should monitor these areas for signs of excessive movement and consult with a structural expert in the event such is observed.

B. Grading and Drainage - *Comments:*



B. Picture 1

 (1) Construction and industry standards recommend gutters terminate five feet from the foundation edge, especially in areas where excessive clay soils are prevalent, in order to prevent excessive water from accumulating near the foundation. Excessive water near the foundation can cause foundation related problems. Above ground downspout extensions can make yard care difficult and are often removed by the homeowner, but are functionally acceptable. Below ground extensions are available and should be considered. The absence of extensions may prove acceptable in as long as adequate slope away from the home and splash blocks are provided, but is not recommended. Monitor this condition over time and make corrective action or repair as needed.

(2) Home is only partially equipped with gutters. We recommend full guttering to manage roof water runoff with the expansive soils in our area. When installed you should make sure that all downspouts extend away from the foundation at least 3 feet. I recommend considering an underground extension, as it is least obtrusive.

C. Roof Covering Materials

Viewed roof covering from: Combination of walking roof and viewing from ground

Type of Roof Covering: Composition Shingles

Roof Ventilation: Passive roof vents

Comments:

I N I N P D



C. Picture 1



C. Picture 2



C. Picture 3




C. Picture 4



C. Picture 5



C. Picture 6

 (1) Roof was mounted and walked in a limited fashion due to the steep slope of most of the roof. Inspector walked the valleys and ridges to view the roof from above but did not walk on fields of the roof unless specifically noted. Parts of Roof observed from ground due to the height and/or pitch of the roof making it unsafe for the inspector to walk. Because some of the roof was observed from the ground and roof edge some areas may not be visible and are not inspected. Any areas not visible from the ground are disclaimed and excluded from the inspection. You should consult a licensed roofing contractor if you desire to have a professional actually walk this roof. Conditions of the visible roof, interior and exterior walls and

I NI NP D

ceilings, as well as the attic seemed to indicate that there were no major roof concerns at the time of the inspection. However, any minor concerns, if noted below, should be addressed promptly over the entire roof area by a licensed roofing contractor.



C. Picture 7

(2) Flashing was observed to be lifted and/or not properly secured. This condition could allow water penetration. Repair by a qualified roofing contractor needed. Locations include but are not limited to: Pictured

D. Roof Structure and Attic

Method used to observe attic: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection.

Roof Structure: Conventional HIP Framing Design

Attic Insulation: Blown, Fiberglass, Approximate, less than, R-30

Approximate Depth of Insulation: 8 - 9 inches, 10 - 12 inches

Comments:



D. Picture 1



D. Picture 2

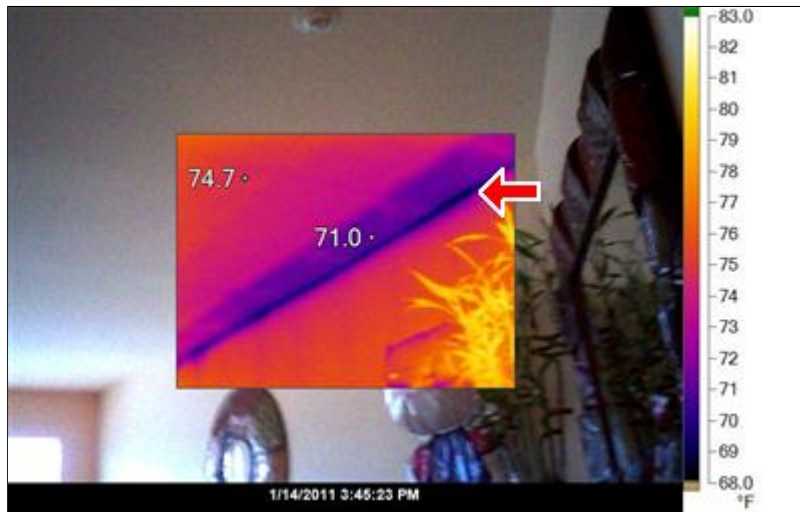
(1) Area of roof structure pictured is by design conducive and prone to leakage. Roof design routes a large amount of roof water to the valley created by the vertical wall. Deterioration / or inadequate

I N I N P D

installation of caulking and or flashing can lead to leakage. These areas should be monitored regularly and maintained as needed



D. Picture 3 Infrared Imaging shows no insulation



D. Picture 4

(2) Infrared Imaging reveals that the rear guest bedroom ceiling is completely missing insulation and one small section of the living room ceiling is missing insulation. This attic area is inaccessible for visual inspection. This lack of insulation has caused multiple efficiency issues while the home has been occupied. Insulation of the living areas, ie the building envelope, is mandatory and crucial to the efficiency and comfort of the home.

I NI NP D



D. Picture 5



D. Picture 6

I NI NP D



D. Picture 7



D. Picture 8

(3) Some areas observed to have less than required R-30 minimum insulation level due to uneven installation. Insulation level at markers observed to be high points and some were still below recommended levels. Recommend having installer add additional insulation to bring the level to a constant level of at least R-30.

 E. Walls (Interior and Exterior)

Exterior wall: Primarily brick with some cement fiber (Hardi Board) type siding products

Interior Wall: Primarily sheetrock/plaster materials

Comments:

Minor trim seam cracks, sheetrock cracks and tape joint cracks were observed in self evident locations throughout the home. These cracks are generally associated with normal foundation movements and


I NI NP D

wood shrinkage that occurs as the lumber dries out during the first year. Recommend cosmetic repair and continued monitoring of the area.


F. Ceilings and Floors - *Comments:*



F. Picture 1

 Loose and squeaking floor boards found on 2nd floor. This can indicate that the floor decking was not properly secured to the joists. Recommend repair by qualified contractor.

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

 (1) Although partial comments about locks and security may be made, this inspection does not determine the intrusion or security risks of the property. Many Police departments and private security companies offer optional security evaluations.



G. Picture 1


I NI NP D

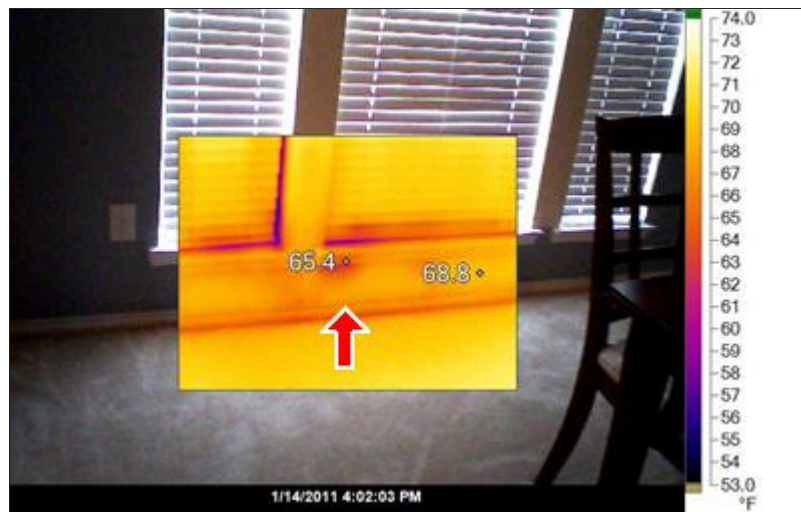


G. Picture 2

(2) Infrared imaging revealed air infiltration at doors to attics/exterior/garage. Cold air flow is indicated by the dark area above/around door, door frame, and/or trim. Recommend sealing between door frame and building frame eliminate to gaps and / or improving the weather-stripping of the door to improve efficiency.

 H. Windows - *Comments:*

 (1) A random sampling of accessible windows was checked for operation. Failed thermal pane seals in insulated windows may be latent and unobservable or detectable and depending upon climatic conditions at the time of the inspection, visible moisture may or may not be observable. Windows are reported based on the conditions at the time of the inspection only, and no opinion as to future performance is made. If any windows are observed to have or exhibit failed seal, condensation or other defects, it is recommended that a professional window/glass contractor be consulted to evaluate all windows at the premises. Although partial comments about locks or security may be made, this inspection does not determine intrusion or security risk issues. This inspection departs from comparing the home to modern tempered or safety glass standards, any reference to such is partial. The condition of flashing behind exterior veneers is not inspected.



H. Picture 1

I NI NP D

(2) Windows were observed that did not close properly and would not latch. This is a security hazard and an efficiency concern. Repair can requires replacement/reinstallation of the window if the window was installed improperly or out of square. When properly installed the window should latch easily and completely. Recommend review and repair as needed by a qualified window contractor.

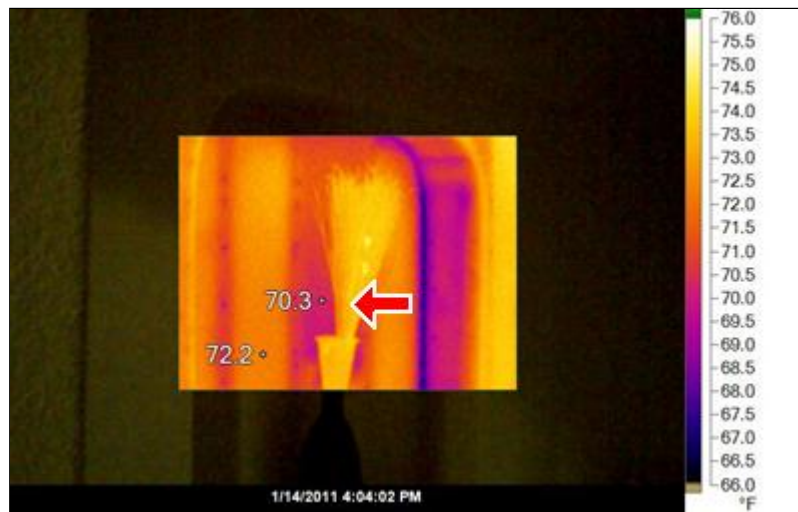
 I. Stairways (Interior & Exterior) - [Comments:](#) **J. Fireplace / Chimney**

Chimney (exterior): Metal Flue Pipe


Operable Fireplaces: One

Comments:

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

 K. Porches, Balconies, Decks and Carport - [Comments:](#) **L. Other - [Comments:](#)**

L. Picture 1

 (1) Thermal anomalies, indicative of missing or improperly installed insulation (in many cases the insulation is present and falling out or improperly installed between the studs), were observed during the Infrared scan of the home. These anomalies show up as the darker colored areas between the studs in the infrared pictures. Improvement of the insulation in these areas could improve your energy efficiency and costs. Generally speaking, any repairs that can be conducted from the attic should be completed, repairs that require removal and replacement of sheetrock should be carefully considered (benefits versus potential cosmetic concerns) before work begins.

I NI NP D



L. Picture 2

(2) Observed broken fence post at rear fence.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Panel Capacity: 200 AMP

Electric Panel Manufacturer: SQUARE D

Service Ground Observed: Observed rod at exterior near meter, Observed in garage under outlet cover.

Service Wire type: Copper

Bonding observed at Water pipe: no

Comments:

(1) Service entrance and panel were inspected and appeared to be properly installed and functioning at the time of the inspection.


(2) Circuit breaker panel was labeled. Inspector does not verify the accuracy of this labeling. You are recommended to verify all circuits yourself to confirm that labeling is accurate.

B. Branch Circuits - Connected Devices and Fixtures

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

Comments:

 (1) You are advised to replace batteries and test smoke detectors at least once a year

(2) Presence of smoke detectors meeting minimum modern quantity and location standards was observed. Current standards require one detector in each bedroom and one detector in each bedroom hall and at least one detector per level.

(3) Smoke detectors randomly tested with unit test button. Units responded to test and appear to function at the time of inspection.



B. Picture 1

(4) Outlet pictured requires GFCI protection. Repair to meet code.

I NI NP D

(5) Homeowner reports that rear guest bedroom AFCI breaker trips repeatedly when several appliances are in use. AFCI breakers can go bad and allow nuisance tripping. Recommend further investigation and possible replacement of this AFCI breaker by a qualified contractor.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source (Heating): Heat Pump Forced Air (also provides cool air)

Heat System Brand: GOODMAN

Number of Heat Systems (excluding wood): Two

Comments:


The heat pump system(s) were operated using normal controls. Unit(s) appeared to function properly. You are advised to have annual maintenance performed on these units.

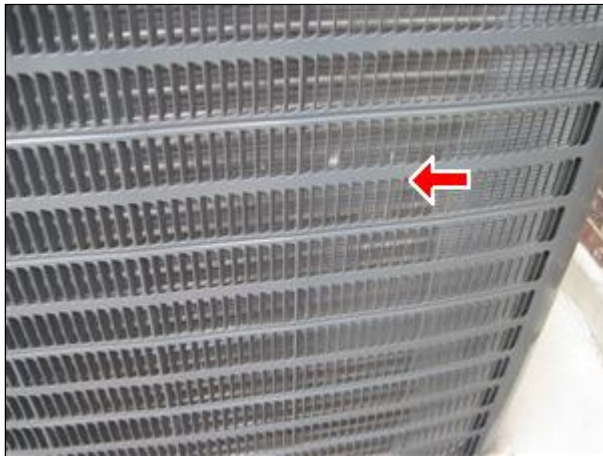
B. Cooling Equipment

Central Air Manufacturer: GOODMAN

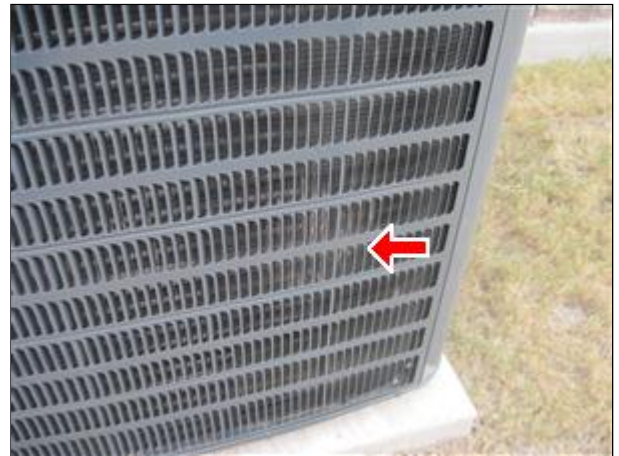
Type and Energy Source (Cooling): Electricity, Heat Pump Forced Air (also provides warm air)

Comments:

 (1) Operation not inspected due to cold outside temperatures at time of inspection. Running A/C unit or heat pump in cooling mode when outside ambient temperature is below 60 degrees, or has been below 60 degrees in the last 24 hours, can damage the compressor and will not give proper readings. Common industry practice is to have HVAC s checked when temperatures warm up again.



B. Picture 1



B. Picture 2

(2) Condenser Coil fins observed to be damaged/bent, need to be straightened to improve air flow/efficiency.

I NI NP D

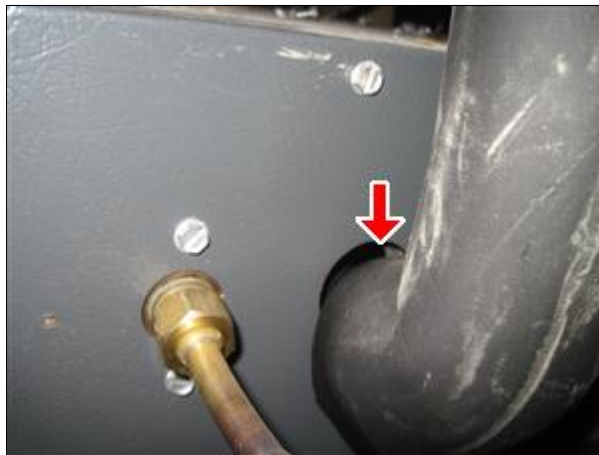


B. Picture 3



B. Picture 4

(3) Grommets/sealant missing around ac lines and or evaporator compartment openings. Allows air to escape unit and should be replaced/repared to improve efficiency.



B. Picture 5

(4) Observed excessive oily residue on the freon line of the upstairs heat pump. Only heating side of system was tested. Emergency heat was active the whole time. Suggests that freon level may be low from leakage. Recommend review and repair as needed of the system by a licensed HVAC contractor.



B. Picture 6



B. Picture 7

(5) Primary condensate drain line(s) trap(s) was/were not insulated. As of September 1, 2000, the Texas Real Estate Commission requires inspectors to identify the absence of insulation on the air conditioning

I NI NP D

primary condensate line as an item in need of repair. The insulation prevents condensation from dripping in the home.

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

Ductwork: Insulated Flex Ducting, Limited visibility/inspection

Filter Type: Disposable

Comments:

The visible ductwork for the home was inspected and observed to be properly insulated and functioning where visible. Some sections of the system were not visible from the decking and were not inspected.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water Source: Public/City

Location of Main Water Supply Valve: Front of home near street

Cutoff Valve at House (other than main water compnay valve): Front Driveway

Pressure Reducing Valve (PRV) present on system: PRV not observed

Static Water pressure reading (reading between 40 and 80 psi considered normal):: 95 psi

Plumbing Water Supply (into home): Not visible


Plumbing Water Distribution (inside home where visible to inspector): PEX - where visible

Whole House Water Filter Present (Not Inspected):: No

Comments:



A. Picture 1

 (1) Static Water pressure reading taken at exterior faucet observed to be 95psi. Pressure reading was above the 40 - 80 psi range considered normal. High water pressure may result in abnormal stress on plumbing fixtures and fittings, noisy or "knocking" pipes, drips and leaks. This condition is generally caused by city supply pressures. Pressure reducing valves exist that can help lower and regulate the water pressure coming into the home. Recommend review and consultation by a licensed plumbing contractor regarding problem causes and possible solutions.

I NI NP D



A. Picture 2



A. Picture 3



A. Picture 4

I NI NP D



A. Picture 5

(2) Active leaks detected in master shower area. Infrared Thermal Imaging found active moisture outside of the shower enclosure. Excessive moisture content was confirmed by a moisture meter. Determining the extent, time-frame, or damage caused by leakage is beyond the scope of this inspection. Review and repair by qualified tile expert needed. ***We strongly recommend that testing, by a state licensed mold inspector, be completed to confirm no health risk due to organic growth before commencement of any repair work.*** Recommend complete removal, evaluation, and remediation by licensed specialist, as needed based on licensed mold inspector's findings. The whole process should be supervised by this specialist with appropriate testing completed before and after remediation is completed. After all testing and repair work has been completed, you should be provided written documentation certifying the quality of repair and the fact that the area is moisture free and no potential health hazards from organic growth are present.

Leakage from the shower enclosure indicates improper installation of the moisture barrier under the tile. When properly installed this system will NOT allow moisture to escape the enclosure. Due to the fact that a complete evaluation of the moisture barrier installation is not possible due to it being inaccessible for inspection and the leakage discovered we recommend that the shower enclosure and tile be completely removed and reconstructed.

(3) Master shower head loose in wall. Should be secure and not move when touched.


B. **Drains, Waste, Vents**
Plumbing Waste: PVC - where visible
Comments:

C. **Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules**
Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallon
Water Heater Manufacturer: STATE

I NI NP D

Water Heater Location:: Garage

Comments:

 (1) T&P valve was operated and appeared to function properly. If leakage is observed outside, at any time, it is an indication of a defective valve mechanism which needs replacement. This T&P valve is an important safety feature of water heater tanks and must be properly maintained. Most manufacturers recommend that this valve be operated on a monthly basis to help keep its parts lubricated and functioning.

(2) Safety pan was present and appeared to be plumbed to the exterior. Actual water testing of this drain is not performed, and inspector cannot certify that the plumbing is intact from unit to the exterior. In rare occasions this plumbing is not secure and can leak in inaccessible places. If you wish to test this plumbing you should contact a licensed plumbing contractor.



C. Picture 1

(3) T & P Drain line is improperly routed. End of pipe should be approximately 6" from ground, pointed down, and unobstructed. Repairs are required for safety.

D. **Hydro-Massage Therapy Equipment** - *Comments:*

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I NI NP D

V. APPLIANCES A. Dishwasher**Dishwasher AirGap:** Countertop air gap device observed*Comments:* B. Food Waste Disposer - *Comments:* C. Range Exhaust Vent - *Comments:* D. Ranges, Cooktops and Ovens - *Comments:* E. Microwave Oven - *Comments:* F. Trash Compactor - *Comments:* G. Mechanical Exhaust Vents and Bathroom Heaters - *Comments:* H. Garage Door Operators - *Comments:* I. DoorBell and Chimes - *Comments:* J. Dryer Vents - *Comments:*

No inspection of the interior of the dryer vent is conducted. It is recommended that you have the dryer vent cleaned upon move in and annually thereafter.

 K. Other Built-in Appliances - *Comments:*

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems - *Comments:*



A. Picture 1

 Adjust heads in zone 7 so that they do not spray on the house.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Absolute Inspections, LLC