



RESIDENTIAL INSPECTION REPORT

7318 Avenue J
Houston, TX 77011



Inspector

Zachary Hernandez

TREC #24019

(866) 484-8318

office@inspectorteam.com



Agent

Sharon Leshikar

eXp Realty, LLC

832-603-3345

sharon.leshikar@outlook.com



PROPERTY INSPECTION REPORT FORM

TDECU	08/11/2026 9:00 am
Name of Client	Date of Inspection
7318 Avenue J, Houston, TX 77011	
Address of Inspected Property	
Zachary Hernandez	TREC #24019
Name of Inspector	TREC License #
Greg Bryan TREC#	3608
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

Access Provided By: Lockbox

Type of Building: Single Family

In Attendance: None

Occupancy: Vacant

Weather Conditions: Clear

Temperature (approximate): 85 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

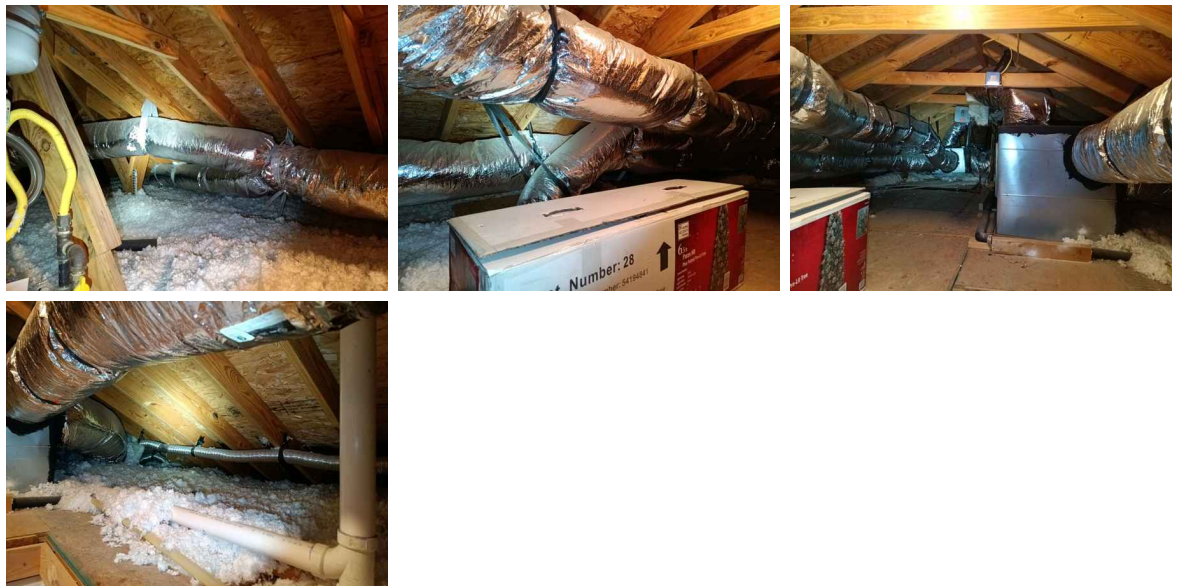
I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

General Photos of Roof Covering:



General Photos of Attic Structure:



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

I	NI	NP	D
---	----	----	---

General IR Photos of Attic Structure:



General Photos of Exterior:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

General Photos of Interior Spaces:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

General IR Photos of Interior Spaces:
☒ ☐ ☐ ☐ **A. Foundations**
Type of Foundation: Slab on Grade*Crawl Space Viewed From:* N/A*Performance Opinion:* Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

I=Inspected

NI=Not Inspected

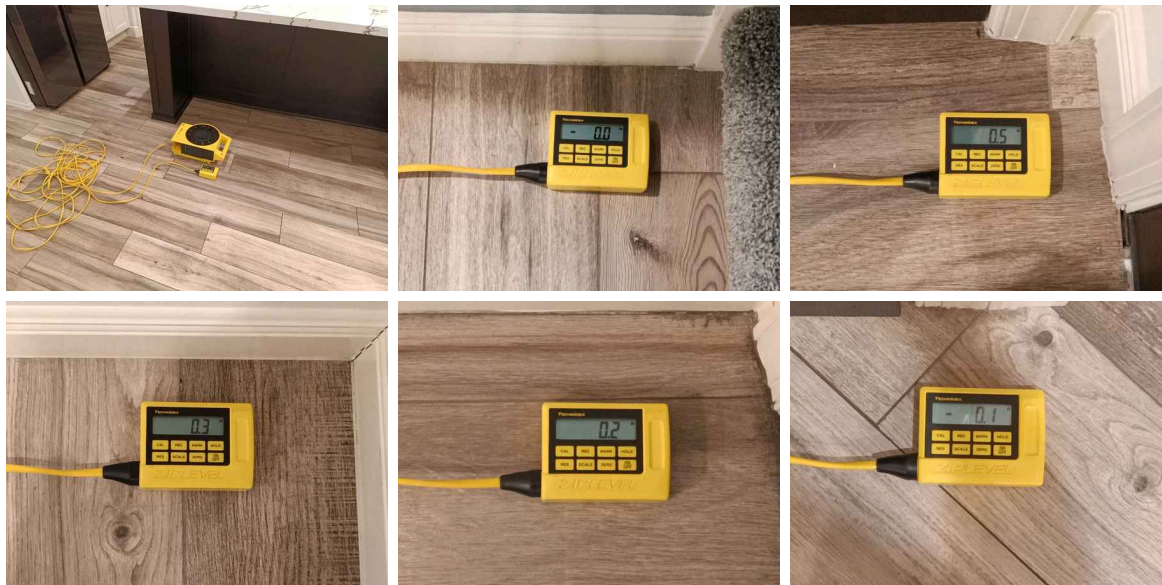
NP=Not Present

D=Deficient

I	NI	NP	D

Digital Level Pictures:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.

*Comments:*
☒ ☐ ☐ ☒ **B. Grading and Drainage**
Below-Grade Drainage Components Present:

Below-grade drainage components are concealed from view and are outside the scope of this inspection. This inspection does not include determination of their condition, discharge location, or flow performance.

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

1: Grading & Drainage: Clogged Catch Basins**Recommendation**

Clogged catch basins will prevent the perimeter drainage system from operating correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified landscaping contractor



Right

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles

Viewed From: Drone

Roof Fastening Method Not Verified:

The roof fastening method was not verified, as doing so may damage the roofing material. Evaluation of fastening details and compliance with current windstorm requirements is outside the scope of this inspection.

Comments:

Roof Access Was Limited: Too High -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.


☒ ☐ ☐ ☐ **D. Roof Structure and Attic**

Viewed From: Decked Areas of Attic

Approximate Average Depth of Insulation: 14 Inches

Attic Access Method: Pull Down Ladder

Type of Attic/Roof Ventillation: Ridge and Soffit Vents

Type of Insulation Material: Blown Fiberglass

Attic Access was Limited:

The attic was entered and inspected from accessible floored areas. Areas without safe, accessible flooring were viewed from nearby accessible areas, which may limit visibility of some components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

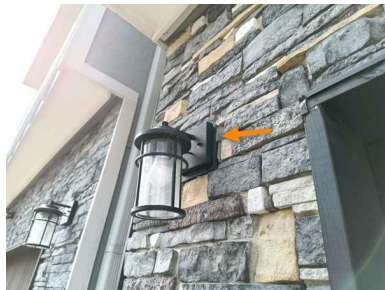
I	NI	NP	D

Comments:
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
*Comments:***1: Exterior: Seal Exterior Surfaces****👉Recommendation**

All Exterior Wall Penetrations, Light Fixtures -

One or more exterior surfaces were not adequately sealed/caulked. Proper sealing helps protect building materials from moisture intrusion, wood deterioration, and insect entry points, while also enhancing durability and appearance. See attached photos for examples. Seal all exterior surfaces as needed.

Recommendation: Contact a qualified professional.



Light fixtures, front

2: Exterior Walls: Surface Defects**👉Recommendation**

The exterior wall coverings, such as siding, trim, fascia, soffit, and/or eaves had observable defects. Examples include, but are not limited to:

- Damage

See photos for examples. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Damaged siding, rear

☒ ☐ ☐ ☒ **F. Ceilings and Floors**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

1: Ceiling: Evidence of Previous Moisture Contact**➡Recommendation**

Ceiling showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor left bedroom



2nd Floor left Bedroom, tested dry

2: Flooring: Squeaky Subflooring**➡Recommendation**

Multiple Locations

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor left bedroom



2nd Floor Hall

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

☒ ☐ ☐ ☒ **H. Windows**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

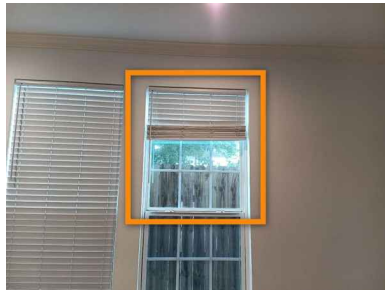
I	NI	NP	D

1: Windows: Failed Seals or Low-E Coatings**Recommendation**

Multiple Locations

There was evidence of failed seals or the Low-E coating on the panes was deteriorated. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Living Room



2nd Floor left bedroom



2nd Floor right bedroom

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

Comments:

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

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

Comments:

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

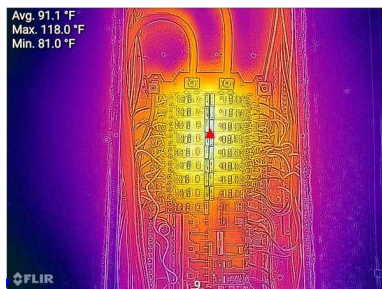
I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panels:



General Photos of 220V Outlets:



General Photos of Grounding Systems:



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

Main Disconnect/Service Box Types and Locations: Breakers - Exterior Wall

Service Entrance Cable Location: Overhead

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Service Size: 200 Amps

Comments:

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Smoke Alarm Testing Method:

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

1: Receptacles: GFCI Protection Inadequate/Missing

👉 **Recommendation**

Exterior -

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

2: Receptacle/Switch Covers: Missing, Loose or Damaged**🔴Recommendation**

One or more receptacle/switch cover plates were missing, loose or damaged. Replacement of cover plates is recommended for safety. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



Loose, furnace switch

3: Receptacles: Improper Wiring**🔴Recommendation**

Receptacles were not wired correctly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Hot / neutral reversed, second floor left bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

4: Lights: Fixtures or Globes Damaged/Missing/Loose**🔴Recommendation**

Multiple Locations

Light fixtures or globes were missing, damaged or loose. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Loose, half bathroom



Damaged sensor, front

5: Fan only operates when light is off**🔴Recommendation**

When the wall switch is flipped in the up position only the fan works and the light doesn't. And when the switch is flipped to the down position, the fan does not work and the light turns on. The wiring appears to not have been connected correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Living Room

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

I	NI	NP	D
---	----	----	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Photos of Thermostats:

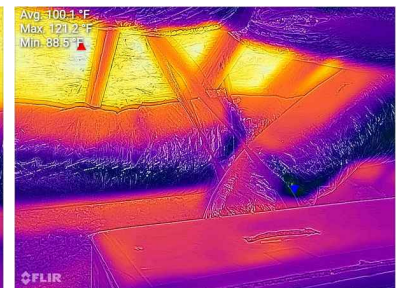
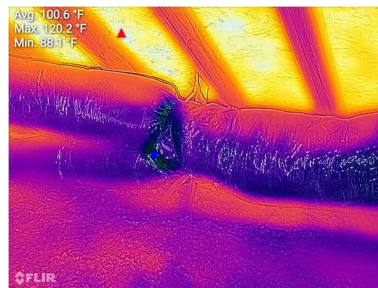
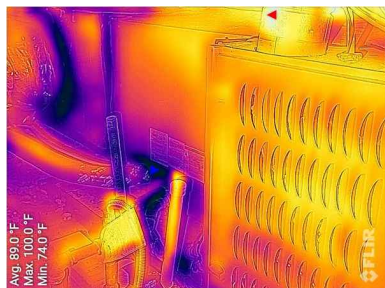


1st Floor-



2nd Floor-

General Infrared Photos of HVAC Equipment:



- ☒ ☐ ☐ ☐ **A. Heating Equipment**
Type of System: Furnace
Energy Source: Natural Gas

I=Inspected

NI=Not Inspected

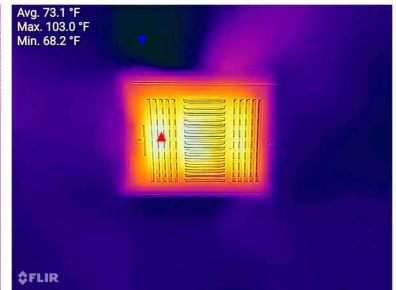
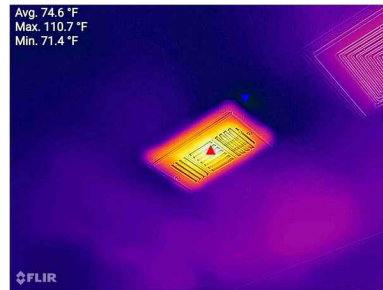
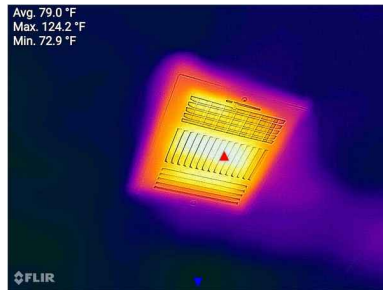
NP=Not Present

D=Deficient

I	NI	NP	D

Heating System Was Functioning:

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



Comments:

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System: Central Air Conditioner

Type of Refrigerant: R410A (Puron)

I=Inspected

NI=Not Inspected

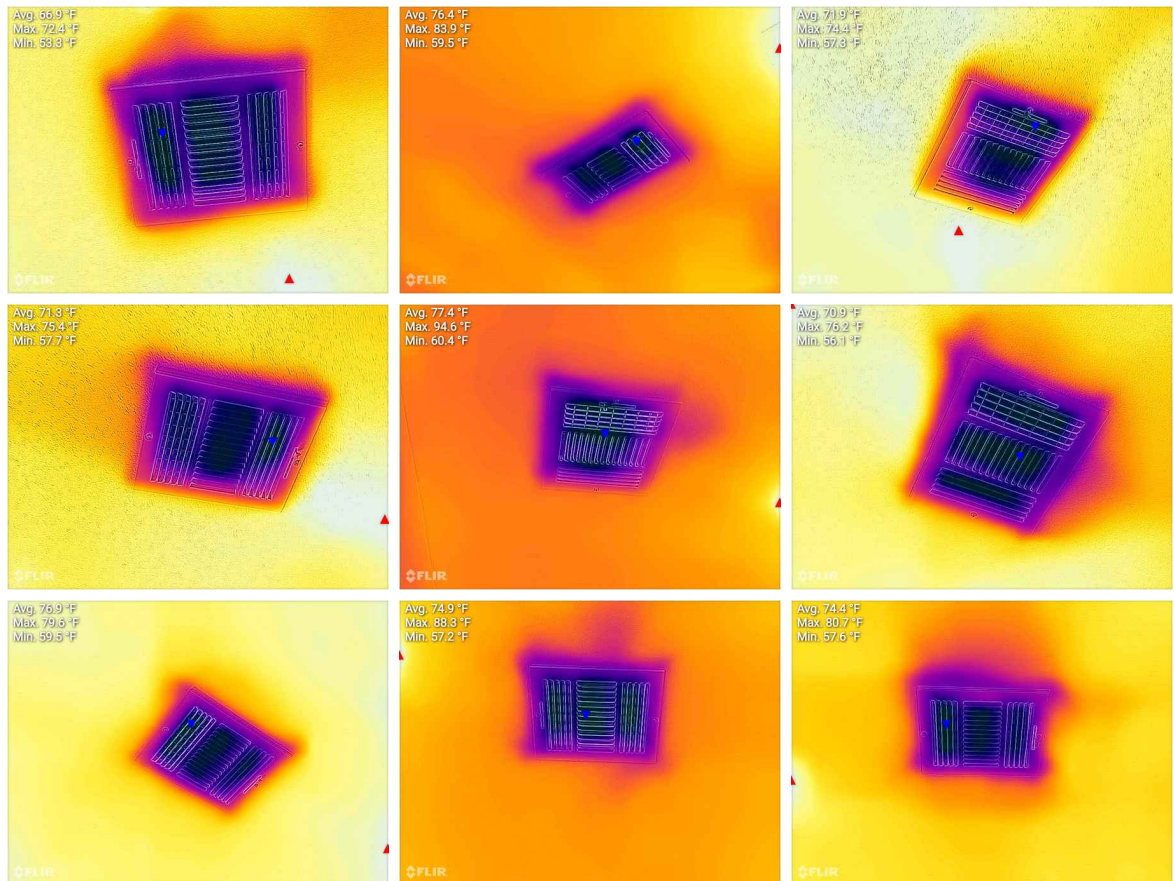
NP=Not Present

D=Deficient

I	NI	NP	D

Cooling System Was Functioning:

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



Temperature Difference (Delta) - First Floor: 17°

Temperature Difference (Delta) - Second Floor: 18°

Comments:

No Access to Internal Coils:

There were no removable panels/covers to provide viewing access to the internal evaporator coils.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

1: Condenser: Insulation Missing/Damaged on Refrigerant Lines**➡Recommendation**

There was a small gap in the insulation where the refrigerant line connects to the cabinet. This is causing some condensation to drip into the pan, indicated by the arrow in the photo. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.

**2: Condensate System: Insulation Missing or Damaged on Drain Lines****➡Recommendation**

The pipe was condensing, adding additional pipe insulation is recommended.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

3: Condensate System: Emergency Pan Defects**☞Recommendation**

The emergency overflow pans had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Corrosion

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.

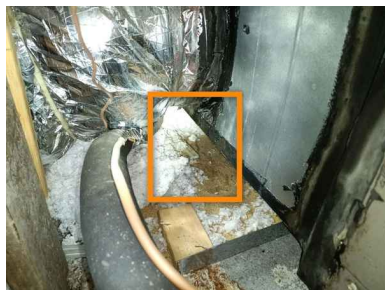


Corrosion, dry at time

4: Condensate System: Discoloration Under, Around or On HVAC Equipment**☞Recommendation**

Discoloration under, around or on HVAC equipment indicates prior moisture contact. The area was dry at the time. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



Under supply plenum

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

Comments:

Return Chases in Ceilings:

Inspector does not access return chases in ceilings.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

1: Filters: Requires Replacement or Missing**➡Recommendation**

The furnace filters may have been beyond their expected lifespan or were missing. In addition, inspector cannot determine what effect this has on the temperature readings. Replacement is recommended.

Recommendation: Recommended DIY Project



Dirty, primary bedroom

2: Ducts: Defects Present**➡Recommendation**

The HVAC ducts had one or more defects present at the time of the inspection. Examples include, but are not limited to:

- Air leakage

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



Air leakage, coil cabinet

I=Inspected

NI=Not Inspected

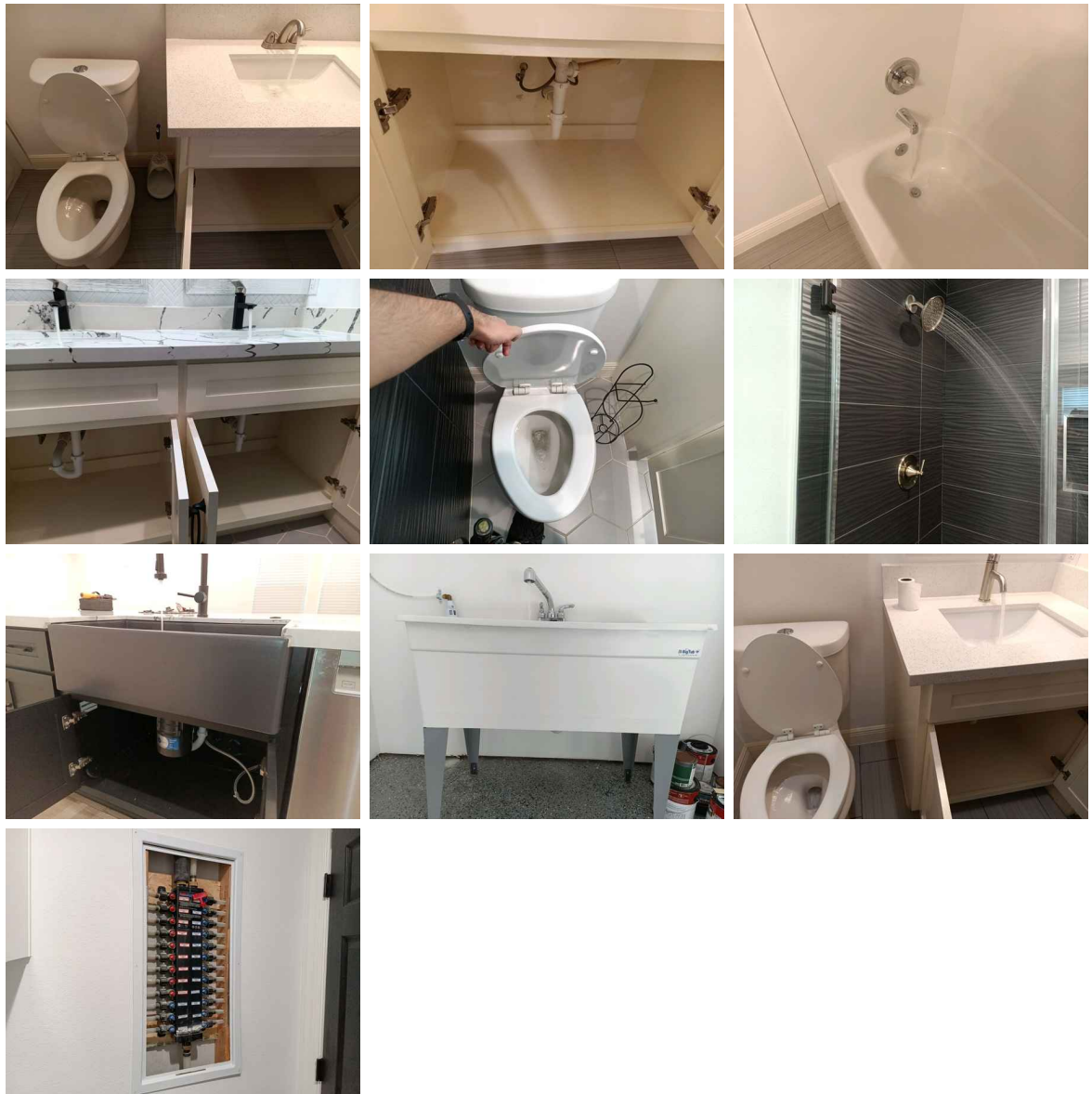
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEMS

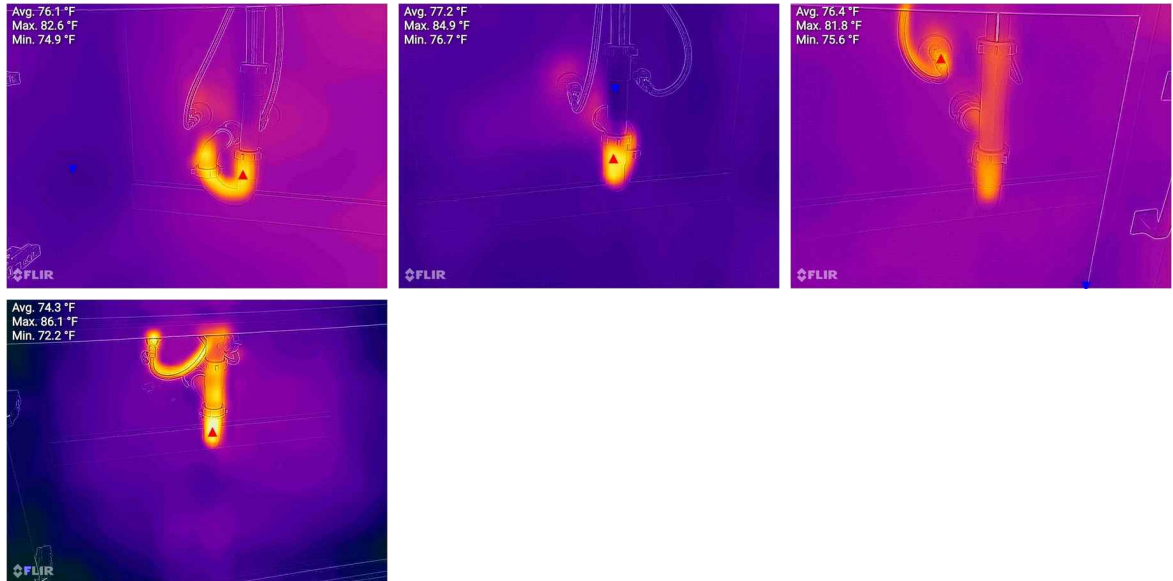
General Photos of Plumbing Fixtures & Drains:



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

I	NI	NP	D
---	----	----	---

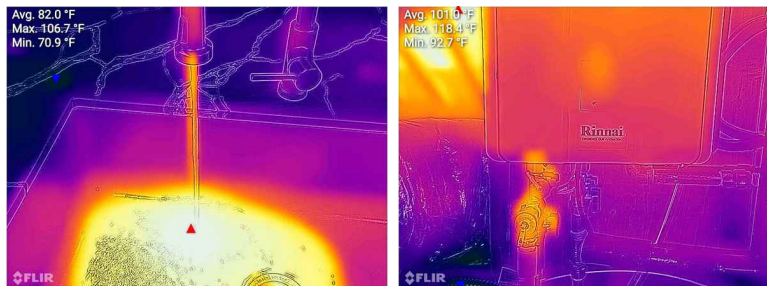
General IR Photos of Plumbing Fixtures & Drains:



General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



- ☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Water Meter: Front Yard Near Street

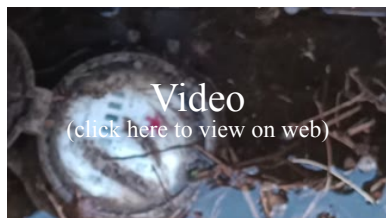
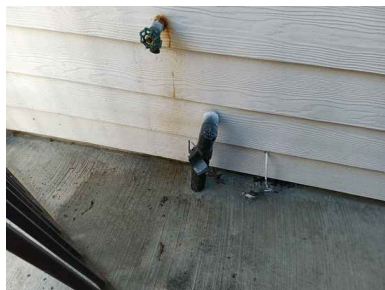
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Water Meter Video:*Location of Main Water Supply Valve: Exterior Wall - Right Side**Static Water Pressure Reading: 45 PSI**Type of Supply Piping Material: PEX**Comments:**Plumbing in Vacant Houses:*

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

Water Treatment Equipment:

Water treatment equipment is not covered under the scope of this inspection. For further evaluation, contact the installer or manufacturer of the equipment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

PEX Water Supply Plumbing Observed:

Visible water supply piping included PEX material. Its presence alone does not indicate a defect.

This inspection does not determine future performance, insurability, or lending requirements. Some older PEX systems may create insurance or lending questions. Recommend the client verify any requirements with their insurance provider, lender, or a licensed plumber prior to purchase.

1: Fixtures: Drain Stops Missing, Damaged or Ineffective**🔴Recommendation**

Multiple Locations

Drain stops had issues that prevented them from working properly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Missing stopper, half bathroom



Stuck, Primary Bathroom

2: Shower/Tub: Missing/Deteriorated Caulking or Grout**🔴Recommendation**

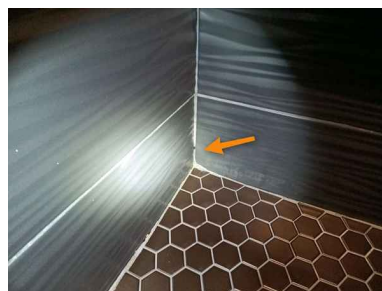
Multiple Locations

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor hall bathroom



Primary Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

3: Toilets: Did Not Flush Properly**🔧Recommendation**

Multiple Locations

The handle needed to be held down to flush properly, typically an adjustment in the tank can be done. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom



Primary Bathroom

4: Damaged water meter cover and box**🔧Maintenance Item/Note**

The cover was cracked and the box was damaged. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

**5: Toilet seat nut****🔧Maintenance Item/Note**

The nut was blocking the seat cover from opening fully. The nut would not allow the cover to stay open. It appeared to be the wrong size.

Recommendation: Contact a qualified professional.



Primary Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

6: Loose trim screw[Maintenance Item/Note](#)

The screw to secure the trim was loose. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Laundry Area

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

Type of Drain Piping Material: PVC

Refer to Sewer Scope Section:

A Sewer Scope assessment was performed. Please refer to the SEWER SCOPE Section of the full report for recommendations and observations.

Comments:

Bathtub Overflow Drain Limitation:

Bathtubs are not filled to the overflow opening, and overflow drains are not performance-tested due to the risk of hidden leakage at concealed connections. The inspection is limited to normal tub operation and conditions visible from accessible areas at the time of inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source: Natural Gas

Capacity: Tankless

Location: Attic

Year of Manufacture: 2021

Comments:

Inspector Does Not Test TPR Valve:

The inspector does not test TPR valves due to safety reasons and risk of damage to the property.

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

Comments:

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

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

I	NI	NP	D
---	----	----	---

Location of Gas Meter: Right Exterior



Type of Gas Distribution Piping Material: Black Iron

Comments:

1: Gas Piping: Uncapped Gas Supply Lines

➡Recommendation

Uncapped gas supply lines were present. Gas supply lines should be capped for safety when not in use. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



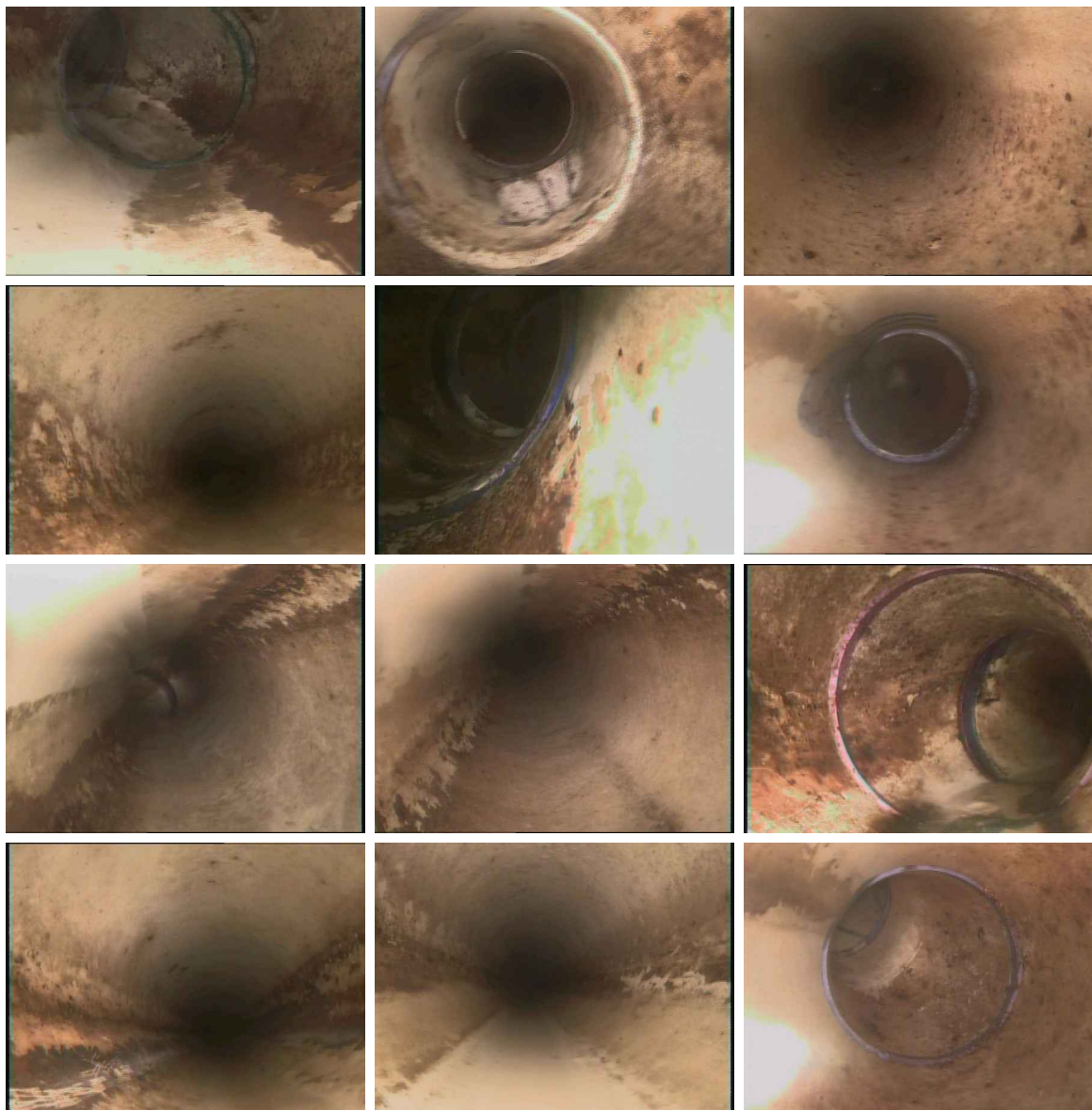
Laundry Area

☒ ☐ ☐ ☐ **F. Main Line Sewer Scope Assessment**

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

I	NI	NP	D
---	----	----	---

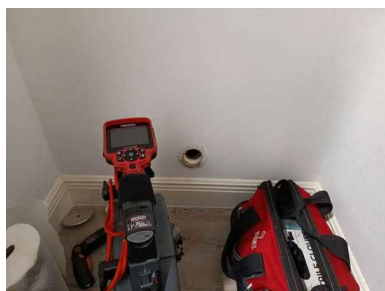
Sewer Scope Photos:



Distance Scoped: Limited by pipe bends

Material: PVC

Point of Entry: Closet



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

I	NI	NP	D
----------	-----------	-----------	----------

No Major Deficiencies Observed:

An assessment of the sewer line from the building to its termination with the city sewer line was performed. The line was viewed with a camera to determine if any obstructions, breaks, or tree roots were present that may require the attention of a qualified plumber. No major deficiencies were observed and the main sewer line appears to be functioning as intended at this time.

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

General Photos of Dishwashers:



General Photos of Food Waste Disposals:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops and Ovens:



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

I	NI	NP	D
---	----	----	---

General Photos of Garage Door Operators:



General Photos of Dryer Exhaust Systems:



☒ ☐ ☐ ☐ **A. Dishwashers**
Comments:

☒ ☐ ☐ ☐ **B. Food Waste Disposals**
Comments:

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

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

☐ ☐ ☒ ☐ **E. Microwave Ovens**
Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

1: Loose vent pipes**🔧 Recommendation**

The bathroom exhaust vent pipes came loose from the underside of the roof. This can allow some of the exhaust into the attic. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Middle of attic

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Contact Reversal Test Not Performed:

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

1: Cleaning Vent Recommended**🔧 Maintenance Item/Note**

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **I. Other**

Comments: