

Whisper Computer Solutions, Inc

Inspection Report

Whisper Computer Solutions, Inc

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PO Box 690502
San Antonio, TX 78269-0502

Phone 210-446-7512

INVOICE

SOLD TO:

INVOICE NUMBER	Sample1: Home Inspection w/Boilerplate (v1.1)
INVOICE DATE	07/04/2017
LOCATION	
REALTOR	

DESCRIPTION	PRICE	AMOUNT
SUBTOTAL		\$0.00
TAX		\$0.00
TOTAL		\$0.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!

INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Joe R Inspector, Lic # 07/04/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

- Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: _____
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
- Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
- Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundations

Type of Foundation(s): Foundation Types

Comments:

Signs of Structural Movement or Settling

- | | |
|---|--|
| <input type="checkbox"/> Strike plate/alignment | <input type="checkbox"/> Twisted float joints |
| <input type="checkbox"/> Cracks in brick, stone, or stucco | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input type="checkbox"/> Floors not level | <input type="checkbox"/> Cracks in Parge Coat |
| <input type="checkbox"/> Deteriorated Pier/Beam Condition | <input type="checkbox"/> Excessive or improper shims |
| <input type="checkbox"/> Separations between trim and siding | <input type="checkbox"/> Beam splices not supported by piers |
| <input type="checkbox"/> Inadequate ventilation of crawl space | <input type="checkbox"/> Cracks in wall(s) and / or ceiling |
| <input type="checkbox"/> Hazards, clearances, or other conditions, viewed from access | |
| <input type="checkbox"/> Door / window frames out of square | |

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

I NI NP D

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Run off intrusion into crawl space

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- Trees/heavy foliage too close to the structure
- Inadequate grading clearance to exterior wall surface
- Planter(s) adjoining the structure
- Cut and fill type lot may accumulate excessive run off
- Level lot, does not facilitate proper drainage
- Grade slopes toward the structure
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

C. Roof Covering Materials

Type(s) of Roof Covering: Roof Covering Materials

Viewed From: Roof Viewed From

Comments:

- | | |
|--|---|
| <input type="checkbox"/> Torn, damaged, perforated or missing shingles | <input type="checkbox"/> Brick chimney not properly flashed and counter-flashed |
| <input type="checkbox"/> Roof decking deflection and / or sagging | <input type="checkbox"/> Skylight covers not secured and / or flashed properly |
| <input type="checkbox"/> Roofing covering installed over older roof covering | <input type="checkbox"/> Exposed or lifting nail heads |
| <input type="checkbox"/> Inappropriate roof covering for slope of the roof | <input type="checkbox"/> Roof penetration(s) not properly flashed /sealed |
| <input type="checkbox"/> Trim, soffit, fascia boards are in need of repair | <input type="checkbox"/> Missing / damaged or inappropriately installed rain caps |
| <input type="checkbox"/> Flashing is lifting, ill configured, or missing | <input type="checkbox"/> Missing step flashing where a roof intersects at exterior wall |
| <input type="checkbox"/> Leaves / debris in the gutters and downspouts | |
| <input type="checkbox"/> Tree branches are too close to the roof structure | |
| <input type="checkbox"/> Vent roof jacks missing or improper installation | |
| <input type="checkbox"/> Indication of water ponding | |
| <input type="checkbox"/> Other | |
| <input type="checkbox"/> Roof ventilation system damaged and in need of repair | |
| <input type="checkbox"/> The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted | |
| <input type="checkbox"/> Previous Repairs to Roof At: _____ | |

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

D. Roof Structures and Attics

Viewed From: Roof Structure Viewed From

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

- | | |
|--|--|
| <input type="checkbox"/> Insufficient attic ventilation | <input type="checkbox"/> Damaged and / or missing vent screens |
| <input type="checkbox"/> Damaged and / or missing roof sheathing | <input type="checkbox"/> Bath / Kitchen vents terminating in attic |
| <input type="checkbox"/> Evidence of moisture penetration | <input type="checkbox"/> Deflection in roof surface |
| <input type="checkbox"/> Elect. Wires are routed across the attic access | <input type="checkbox"/> Evidence of insulation voids |
| <input type="checkbox"/> Inadequate roof support and / or failed members | <input type="checkbox"/> Defective Attic Ventilator |
| <input type="checkbox"/> Inadequate or Missing Attic Access | <input type="checkbox"/> Purlin System Missing |
| <input type="checkbox"/> Loose, missing or damaged gutters/downspouts | <input type="checkbox"/> Damaged access ladder |

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- Signs of Structural Settling
- Water stains on walls and/or ceilings
- Freshly Painted
- Non-Combustable Material Missing at Wall between Living and Garage

Exterior Walls:

- Siding Materials:
- Brick
 - Stone
 - Wood
 - Wood byproducts
 - Stucco
 - Vinyl
 - Aluminum
 - Asbestos
 - Cement Board
 - Other

- Fascia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- Flashing missing and/or incorrectly installed
- Drip screed missing
- Overlap on cement board < 1 1/4 inch
- One or more areas were obstructed
- Other Water Penetration Areas at Exterior Walls
- Inadequate clearance between siding and grade
- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

I NI NP D

F. Ceilings and Floors

Comments:

- Ceiling cracks in some areas
- Water stains on ceiling
- Signs of structural settling
- Floor cracks in some areas
- Water stains on floor
- Ceiling Missing at Garage
- Other

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors: _____
- Doors do not operate properly: _____
- Doors loose on hinges: _____
- Doors rub, stick or hit frames: _____
- Deficient Hardware
- Door between living and Garage Not Fire-Rated

Exterior Doors

- Safety glass not present: _____
- Sliding glass door slides poorly or improperly installed
- Sliding screen door is missing / or damaged
- Doors / sliding glass doors: do not latch properly
- Double cylinder locks pose safety consideration
- Doors rub, stick or hit frames: _____
- Deficient Hardware

Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

I NI NP D

H. Windows

Comments:

- Some windows are difficult to open or close
- Some glass panes are loose, damaged or missing
- Some window lift supports are loose, damaged or missing
- Some window / door screens are damaged or missing
- Absence of safety glass
- Window sill height exceeds 44" egress
- Windows in sleeping areas are of inadequate size for egress
- Thermal pane window seals have failed, moisture is present
- Inspection of the windows was limited
- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing

I NI NP D

I. Stairways (Interior and Exterior)

Comments:

INT EXT

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- Baluster Spacing on steps Exceed 4 3/8"
- Vertical railing spacing is grater than 4"
- Landing Undersized or Missing
- Improper dimensions of stair raisers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

- No gas valve access door
- Absence of fire stopping
- Gas log valve leaking or damaged
- Circulating fan missing or damaged
- Unable to fully view all fireplace components
- Burner pipe is damaged or improperly installed
- Lintel, Hearth, surrounding materials damaged or missing
- Chimney coping or spark arrestor damaged or missing
- Deficiencies in Chimney structure or components
- Hearth extension inadequate in size or material
- Adequate clearance from combustibile materials
- Creosote build up in firebox or flue
- Damper does not operate or missing
- Deficiencies in combustion air vent
- Damper Block missing at Gas Log

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

K. Porches, Balconies, Decks, and Carports

Comments:

- Structural deficiencies
- Step down from house to exterior surface < 3 1/2"
- Spindles or rails greater than 4" spacing
- Deck is not properly attached to main structure
- Guardrail missing if > 30" from grade
- Guardrail is not of proper height
- Spindles or rails greater than 4 3/8" spacing on stairs
- Internal area beneath porch or deck not accessed

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L. Other

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II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel

- Service drop/mast loose and/or pulling away
- Grounding electrode is not secure to rod
- Doubled lugged breakers / Fuses
- One or more knockouts are missing
- Evidence of arcing or excess heat
- Grommets or Box Connectors Missing
- Service line has inadequate clearance to ground
- Panel has more than 6 disconnects, main required
- Panel does not have adequate clearance / accessibility
- Lack of anti-oxidants on aluminum conductor terminals
- A/C condensing unit #1:
Specifies max amp breaker of _____ and a _____ amp breaker is in use
- A/C condensing unit #2:
Specifies max amp breaker of _____ and a _____ amp breaker is in use
- Panel is not labeled
- Inside cover is not in place or Secure
- Incorrect size of wire on breakers / fuses
- 240 breakers installed without trip ties
- Ground wire / rod / CWB could not be verified
- Not Bonded and Grounded

Sub Panels

Type of Wire: Copper Aluminum

- ARC FAULTS NOT TESTED -- OCCUPIED
- Evidence of arcing or excess heat
- Panels are not labeled
- Not properly grounded or bonded
- Grounds and neutrals on same bus bar
- Panel covers, knockouts, cable clamps missing/ loose
- Lack of anti-oxidants on aluminum conductor terminals
- Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.
- Ground/ARC Fault Circuit Inoperable
- Incorrect size breakers / fuses
- Incorrect size wire on breakers / fuses
- Panel(s) installed at improper location
- Double lugged breakers / fuses

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

- Test indicate reverse polarity
- One or more junction boxes do not have covers
- Wiring is unsupported beneath the structure
- One or more connections are not in junction boxes

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- Evidence of arcing or excessive heat
- Improper use of extension cords as permanent wiring
- Loose, damaged, missing outlets / switches / covers
- Test indicate open circuit, no power at various outlets
- Lack of anti-oxidants on aluminum conductor terminals
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Two conductor system without benefit of bare ground wire (typical in older homes)
- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Lack of disconnect at: _____
- Outlet/Switches inoperable at: _____
- Lack of Ground/Bonding at: _____
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Ground/ARC Fault Circuit Interrupt Safety Protection

- | | | | | | | | |
|-------------|------------------------------|-----------------------------|----------------------------------|------------|------------------------------|-----------------------------|----------------------------------|
| Kitchen: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Bathrooms: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Garage: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Basement: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Wet Bar: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Living: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Dining: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Laundry: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| A/C Unit: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Pool/Spa: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Bedroom: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | | | | |

- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.
- GFCI circuit not inspected at: _____

Fixtures

- Ceiling fans inoperable or in need of repair
- Light fixtures inoperable or in need of repair

Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway

Other Electrical System Components

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

I NI NP D

Type of System: Heating Types

Energy Source: Heating Energy Sources

Comments:

- | | |
|---|---|
| <input type="checkbox"/> Operation of heating elements | <input type="checkbox"/> Condition of Conductors |
| <input type="checkbox"/> No gas cutoff valve and / or improper gas valve | <input type="checkbox"/> Evidence of significant rust |
| <input type="checkbox"/> Blower door safety switch broken or missing | <input type="checkbox"/> Gas leak detected |
| <input type="checkbox"/> Blower fan assembly is dirty / or vibrating | <input type="checkbox"/> Forced Air in burner compartment |
| <input type="checkbox"/> Heater flue is too close to combustibles | |
| <input type="checkbox"/> Lack of protection from physical damage | |
| <input type="checkbox"/> Inadequate conditioned, combustion, and dilution air | |
| <input type="checkbox"/> Improper Gas connector materials and connections | |
| <input type="checkbox"/> System does not operate according to manufacturers design | |
| <input type="checkbox"/> Evidence of improper flame (impingment, uplifting, color) | |
| <input type="checkbox"/> Inappropriate location or inadequate access and clearances | |
| <input type="checkbox"/> Inoperable thermostat, controls or operating components | |
| <input type="checkbox"/> System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional | |
| <input type="checkbox"/> Deficiencies in mounting and operation of Window Units | |
| <input type="checkbox"/> Burners, burner ignition devices or heating elements, switches, and/or thermostat not rated or at least 18" from Garage floor. | |

B. Cooling Equipment

I NI NP D

Type of System: Cooling Types

Comments:

- Unit #1:
 Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F
- Unit #2:
 Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F
- Temperature differential is not within range of 14-23 degrees Fahrenheit
- Refrigerant lines not properly insulated at: Condenser Evaporative coil In Attic
- Condenser unit coil fins damaged / dirty Missing conduit on low voltage wiring
- Condenser unit not level or 3" above grade Condenser installed too close to structure <18"
- Condenser airflow restricted Dryer vent is too close to unit
- Air handler plenum is not properly sealed No electric disconnect within sight of unit
- Water in auxiliary/secondary drain pan Lack of GFCI near unit for technician
- Primary condensate line not insulated in open area
- Condensate line termination point was not determined
- Noticeable vibration of blower fan or condensing fan
- Condensate line terminates too close to structure

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- Deficiencies in mounting and operation of Window/Wall Units
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by a licensed professional

For attic installations :

- Minimum 30" clearance above and to the side for maintenance
- Lack of work platform (>30")
- Lack of 24"Walkway, light near unit, or outlet
- Greater than 20 feet from access
- Scuttle opening less than 22" by 30"
- EVAPORATIVE COOLERS** ONE SPEED TWO SPEED Water Supply Line: _____
- Unit winterized, drained and shut down
- Unit Inoperative Inadequate access and clearances
- Rust damage/decay/corrosion on unit or components at: _____
- Less than one-inch air gap Lack of Damper
- Deficient Pump/System at: _____

I NI NP D

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

- Ducting is kinked, restricted or improperly routed
- Inadequate support of duct work
- Deficiencies in materials used for vent system
- Return air filter needs cleaning or replacement
- Some ducting moisture barrier is damaged/missing
- Absence of air flow at supply register
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- There is inadequate venting for carbon monoxide to the exterior from the garage or storage room

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IV. PLUMBING SYSTEMS

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: _____

Functional Flow Inadequate

Location of main water supply valve: _____

Static water pressure reading: _____

below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Comments: _____

Water Source: Public Private

Sewer Type: Public Private

Sinks

Comments: _____

Incompatible connecting devices

Loose or damaged faucet handles

Sink leaks into cabinet below

Hot and cold water reversed

Drains have no visible "P" trap

Leakage around sink(s)

No shut off valves under sink

Vegetable sprayer inoperable

Drain stop inoperable

Caulking or grout missing or damaged

Sink stopper missing or damaged

Inadequate draining

Bathtubs and Showers

Comments: _____

Leakage around tub / shower

Absence of safety glass enclosure

Improper slope of shower

Caulking or grout missing or damaged

Shower diverter valve not operating

Enclosure needs to be sealed

Hot and cold water reversed

Drain stop inoperable

Dealing shower stalls

Tile loose and / or missing

Shower head is leaking

Soap dish missing

Commodes

Comments: _____

Leakage around commodes

Seal leaking between tank & bowl

Loose at floor mounting

Bowl or tank is cracked/damaged

Flush mechanism inoperable

Tank water level is too high

Tank lid broken or missing

Bowl refill tube is missing

Flapper valve is faulty

Washing Machine Connections

Comments: _____

Washing machine not connected at this time - faucets, drains not tested for proper operation

Leakage at plumbing connections

Dryer vented into attic or under house

Exterior Plumbing

Comments: _____

Exterior hose bibs do not have back-flow prevention

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- Faucet handles are loose, damaged or missing
- Leakage present at: _____
- Plumbing Leaks / Hose Bibs / Sprinkler System

I NI NP D

B. Drains, Wastes, and Vents

Comments:

I NI NP D

C. Water Heating Equipment

Energy Source: Water Heating Energy Sources

Capacity:

Comments:

- Unit inoperable
- Water Leakage around unit
- Leakage around connections
- Hot and cold water lines reversed
- Unit installed in an unsafe location
- Gas leak detected around unit
- Improper Flame
- One or more covers are missing or damaged
- Lack of pan and drain system/improper termination
- Operation of heating elements on electric units
- Lack of protection from physical damage
- Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections
- Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor if required
- Lack of an expansion tank when a pressure reducing valve is in place at the water supply line
- Electrical disconnect missing/inadequate clearance
- Improper gas line materials
- Flue/Vent is loose, damaged or poorly connected
- Unit installed with inadequate access and clearances
- Gas shut off is leaking or wrong type
- Missing or inoperable cold water shut off
- Unit is not properly vented for combustion air

Water heater Temperature and Pressure Relief Valve

- T/P valve inspected / verified, but NOT TESTED
- Drain line is not plumbed to the exterior
- T/P valve has no drain line / or wrong size
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line is threaded at termination point

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:

- Access panel is inaccessible
- The presence of active leaks
- Electrical motor not bonded
- Vacuum switch does not operate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Inoperative unit(s) and controls

Improper location of unit switch

Deficiencies in ports, valves, grates and covers

Lack of ground fault circuit interrupter, inaccessible pump(s) or motor(s)

I NI NP D

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

I NI NP D

A. Dishwashers

Comments:

- Unit leaking
- No anti-siphon loop at the drain line
- Unit is not properly secured
- Door seal is damaged or leaking
- Failure to drain properly
- Unit hardwired
- Soap dispenser not functioning properly
- Rust present in interior of unit
- Inoperative unit(s)
- Deficiency in rack, rollers or spray arm

I NI NP D

B. Food Waste Disposers

Comments:

- Unit leaking
- Damaged grinding components
- Corrosion on unit
- Improper mounting
- Inoperative Unit
- Excessive Vibration
- Splash guard is damaged

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

- Filter is dirty / greasy
- Vent pipe terminates improperly/improper material
- Fan / Motor assembly vibrates or is noisy
- Control knobs / switches are defective or missing
- Fan / blower does not work / or work at all speeds
- Light / lens not functional
- No secure mounting of the unit

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

- Control knobs are loose and/or missing
- Burners do not operate
- Inadequate clearance from combustibles
- Absence of anti-tilt device
- Gas leaks were detected around unit
- Improper or absence of gas shut off valve
- Improper materials used for gas connections
- Deficiencies in the operation of the gas flame

Oven(s):

Unit #1: Electric Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Tested at 350°F, Variance noted: _____ °F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: _____ °F (max 25°F)

- | | |
|---|--|
| <input type="checkbox"/> Control knobs are loose and/or missing | <input type="checkbox"/> Gas leaks were detected around unit |
| <input type="checkbox"/> Unit is not properly secured | <input type="checkbox"/> Deficiencies in the operation of the gas flame |
| <input type="checkbox"/> Door seal is damaged or leaking | <input type="checkbox"/> Broiler / heating element does not operate |
| <input type="checkbox"/> Inadequate clearance from combustibles | <input type="checkbox"/> Deficiencies in operation of timer and thermostat |
| <input type="checkbox"/> Interior light does not operate | <input type="checkbox"/> Deficiencies in thermostat(s) sensor support |
| <input type="checkbox"/> Glass panels and/or hardware | |

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

E. Microwave Ovens

Comments:

- | | |
|---|--|
| <input type="checkbox"/> Deficiencies in door seal / tightness of closure | <input type="checkbox"/> Interior light does not operate |
| <input type="checkbox"/> Does not operate by heating a container or water | <input type="checkbox"/> Timer does not function |

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- | | |
|---|--|
| <input type="checkbox"/> Units are loose at ceiling and / or wall | <input type="checkbox"/> Heat lamp timer does not work |
| <input type="checkbox"/> Unit motor and / or fan is noisy | <input type="checkbox"/> Missing covers |
| <input type="checkbox"/> Lack of exhaust ventilator if required | <input type="checkbox"/> Unit Inoperable |
| <input type="checkbox"/> Non vented wall heaters (considered a safety hazard) | |
| <input type="checkbox"/> Vent pipes that do not terminate outside the structure | |

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

G. Garage Door Operators

Comments:

- | | |
|--|---|
| <input type="checkbox"/> Auto reverse does not work - Safety Hazard | <input type="checkbox"/> Switch is installed at improper height |
| <input type="checkbox"/> Missing safety wire inside door spring | <input type="checkbox"/> Switch is loose or damaged |
| <input type="checkbox"/> Electronic sensor not installed or improper height | <input type="checkbox"/> Opener is not properly secured |
| <input type="checkbox"/> No emergency release rope to disable opener | <input type="checkbox"/> Electronic sensor does not operate |
| <input type="checkbox"/> Door locks or side ropes that have not been removed or disabled | |

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D

H. Dryer Exhaust Systems

Comments:

- Dryer vent cover is loose, damaged or missing Dryer vent is not vented properly

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Improper routing and length of vent pipe
- Inadequate vent pipe material
- Improper termination
- Damaged or missing Flapper termination
- The lack of a dryer vent system when provisions are present for a dryer

I NI NP D

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

I NI NP D

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Surface water leaks
- The absence of shut-off valves
- The lack of a rain or freeze sensor
- Deficiencies in the condition of the control box
- The absence or improper installation of anti-siphon devices and back flow preventer
- Deficiencies in water flow or pressure at the zone heads
- Deficiencies in ZONE: _____

I NI NP D

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

Type of Construction: Pool Construction Types

Comments:

- Lack of bonding at pump motor, blower, or other electrical equipment to ground
- The absence of or deficiencies in safety barriers
 - FENCE: H;48" C;2" grade, 4" concrete Latch;54" 4" spindles non-climbable
 - EXIT ALARM:** Present Absent
- Water leaks in above-ground pipes and/or equipment
- Deficiencies in lighting fixtures
- The lack of failure of required ground-fault circuit interrupter protection

DEFICIENCIES FOUND IN:

- Surfaces Tiles, coping, and decks Drains, Skimmers, Valves
- Slides, steps, diving boards, handrails, and other equipment
- Filters, gauges, pumps, motors, controls, and sweeps
- Pool Heater: Gas Electric

I NI NP D

C. Outbuildings

Comments:

- Lack of ground-fault circuit interrupter protection in grade-level portions
- Unfinished accessory buildings used for storage or work areas, boathouses, and boat hoists

DEFICIENCIES FOUND IN:

- Structural Electrical, plumbing, heating, ventilation Cooling systems

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I NI NP D

D. Private Water Wells

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments:

- Operate at least two fixtures simultaneously
- Recommend or arrange to have performed water quality or potability testing

- DEFICIENCIES FOUND IN: Water pressure and flow and operation of pressure switches
 Condition of visible and accessible equipment and components
 Well head, including improper site drainage and clearances

I NI NP D

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____

Comments:

- Visual or olfactory evidence of effluent seepage or flow at the surface of the GROUND
- Inoperative aerators or dosing pumps
- DRAIN FIELD NOT FREE OF OBSTRUCTIONS

- DEFICIENCIES FOUND IN: Visible Components Functional Flow Aerobic discharge
 Site Drainage and Clearances

I NI NP D

F. Other

Comments: