Whisper Computer Solutions, Inc.
Texas 7-5 Boilerplate (v2.1) w/ Invoice

INVOICE DATE
07/19/2018

LOCATION

REALTOR

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

SUBTOTAL $0.00
TAX $0.00
TOTAL $0.00
BALANCE DUE $0.00

THANK YOU FOR YOUR BUSINESS!
PROPERTY INSPECTION REPORT

Prepared For: ___________________________  (Name of Client)

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

By: Joe R Inspector, Lic # 07/19/2018  (Name and License Number of Inspector)  (Date)

(Name, License Number of Sponsoring Inspector)

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.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

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 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 as specified by the TREC Standards of Practice. 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. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.
Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

<table>
<thead>
<tr>
<th>Present at Inspection:</th>
<th>☐ Buyer</th>
<th>☐ Selling Agent</th>
<th>☐ Listing Agent</th>
<th>☐ Occupant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Status:</td>
<td>☐ Vacant</td>
<td>☐ Owner Occupied</td>
<td>☐ Tenant Occupied</td>
<td>☐ Other</td>
</tr>
<tr>
<td>Weather Conditions:</td>
<td>☐ Fair</td>
<td>☐ Cloudy</td>
<td>☐ Rain</td>
<td>Temp: ______</td>
</tr>
<tr>
<td>Utilities On:</td>
<td>☐ Yes</td>
<td>☐ No Water</td>
<td>☐ No Electricity</td>
<td>☐ No Gas</td>
</tr>
</tbody>
</table>

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### 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.

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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. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

Comments:

Signs of Structural Movement or Settling

☐ Strike plate/alignment
☐ Twisted float joints
☐ Cracks in brick, stone, or stucco
☐ Cracks in exposed concrete floors
☐ Floors not level
☐ Cracks in Parge Coat
☐ Deteriorated Pier/Beam Condition
☐ Excessive or improper shims
☐ Separations between trim and siding
☐ Beam splices not supported by piers
☐ Inadequate ventilation of crawl space
☐ Cracks in wall(s) and / or ceiling
☐ Hazards, clearances, or other conditions, viewed from access
☐ 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.

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
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.

C. Roof Covering Materials
Type(s) of Roof Covering: Roof Covering Materials
Viewed From: Roof Viewed From
Comments:

D. Roof Structures and Attics
Viewed From: Roof Structure Viewed From
Approximate Average Depth of Insulation:
Approximate Average Thickness of Vertical Insulation:
Comments:
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

F. Ceilings and Floors

Comments:

- Ceiling cracks in some areas
- Signs of structural settling
- Water stains on floor
- Other

- Water stains on ceiling
- Floor cracks in some areas
- Ceiling Missing at Garage

G. Doors (Interior and Exterior)

Comments:

Interior Doors
- Damaged doors:
- Doors do not operate properly:
- Doors loose on hinges:

REI 7-5 (5/4/2015)
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

**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.  Stairways (Interior and Exterior)**

*Comments:*

<table>
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<tr>
<th>INT</th>
<th>EXT</th>
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</table>
J. Fireplaces and Chimneys

**Comments:**

<table>
<thead>
<tr>
<th>Type of Fireplace:</th>
<th>Factory</th>
<th>Masonry</th>
<th>Free Standing</th>
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<tbody>
<tr>
<td>No gas valve access door</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Absence of fire stopping</td>
<td></td>
<td></td>
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<tr>
<td>Gas log valve leaking or damaged</td>
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<td></td>
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<tr>
<td>Circulating fan missing or damaged</td>
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<td></td>
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<tr>
<td>Unable to fully view all fireplace components</td>
<td></td>
<td></td>
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<tr>
<td>Burner pipe is damaged or improperly installed</td>
<td></td>
<td></td>
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<tr>
<td>Lintel, Hearth, surrounding materials damaged or missing</td>
<td></td>
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<tr>
<td>Chimney coping or spark arrester damaged or missing</td>
<td></td>
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<tr>
<td>Deficiencies in Chimney structure or components</td>
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<tr>
<td>Hearth extension inadequate in size or material</td>
<td></td>
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<tr>
<td>Adequate clearance from combustible materials</td>
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</tbody>
</table>

K. Porches, Balconies, Decks, and Carports

**Comments:**

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<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Structural deficiencies</td>
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<td></td>
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<tr>
<td>Step down from house to exterior surface &lt; 3 1/2&quot;</td>
<td></td>
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<tr>
<td>Spindles or rails greater than 4&quot; spacing</td>
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<tr>
<td>Deck is not properly attached to main structure</td>
<td></td>
<td></td>
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<tr>
<td>Guardrail missing if &gt; 30&quot; from grade</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Guardrail is not of proper height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spindles or rails greater than 4 3/8&quot; spacing on stairs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal area beneath porch or deck not accessed</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

L. Other

**Comments:**

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Comments:**

<table>
<thead>
<tr>
<th>Service drop/mast loose and/or pulling away</th>
<th>Panel is not labeled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grounding electrode is not secure to rod</td>
<td>Inside cover is not in place or Secure</td>
</tr>
<tr>
<td>Doubled lugged breakers / Fuses</td>
<td>Incorrect size of wire on breakers / fuses</td>
</tr>
<tr>
<td>One or more knockouts are missing</td>
<td>240 breakers installed without trip ties</td>
</tr>
</tbody>
</table>
Evidence of arcing or excess heat  □  Ground wire / rod / CWB could not be verified
Grommets or Box Connectors Missing  □  Not Bonded and Grounded
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

Sub Panels  
Type of Wire:  □ Copper  □ Aluminum

ARC FAULTS NOT TESTED -- OCCUPIED  □  Ground/ARC Fault Circuit Inoperable
Evidence of arcing or excess heat  □  Incorrect size breakers / fuses
Panels are not labeled  □  Incorrect size wire on breakers / fuses
Not properly grounded or bonded  □  Panel(s) installed at improper location
Grounds and neutrals on same bus bar  □  Double lugged breakers / fuses
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.

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring:  □ Copper  □ Aluminum  Conduit
Comments:
Outlet and Switches
Test indicate reverse polarity  □  Wiring is unsupported beneath the structure
One or more junction boxes do not have covers  □  One or more connections are not in junction boxes
Evidence of arcing or excessive heat  □  GFCI are not properly installed or operate properly
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: Yes/No/Partial
- Bathrooms: Yes/No/Partial
- Exterior: Yes/No/Partial
- Garage: Yes/No/Partial
- Basement: Yes/No/Partial
- Wet Bar: Yes/No/Partial
- Living: Yes/No/Partial
- Dining: Yes/No/Partial
- Crawlspace: Yes/No/Partial
- Laundry: Yes/No/Partial
- A/C Unit: Yes/No/Partial
- Pool/Spa: Yes/No/Partial

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

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

**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
- Condenser unit not level or 3" above grade
- Condenser airflow restricted
- Air handler plenum is not properly sealed
- 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
- 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
- Rust damage/decay/corrosion on unit or components at:
- Less than one-inch air gap
- Deficient Pump/System at:

### 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
IV. PLUMBING SYSTEMS

### A. Plumbing Supply, Distribution Systems and Fixtures

- **Location of water meter:**
- **Location of main water supply valve:**
- **Static water pressure reading:**
- **Functional Flow Inadequate**
- **below 40 psi**
- **above 80 psi**
- **Lack of reducing valve over 80 psi**

**Comments:**
- **Water Source:** Public or Private
- **Sewer Type:** Public or Private

**Sinks**

- Incompatible connecting devices
- Sink leaks into cabinet below
- Drains have no visible "P" trap
- No shut off valves under sink
- Drain stop inoperable
- Sink stopper missing or damaged

**Bathtubs and Showers**

- Leakage around tub / shower
- Improper slope of shower
- Shower diverter valve not operating
- Hot and cold water reversed
- Dealing shower stalls
- Shower head is leaking

**Commodes**

- Leakage around commodes
- Loose at floor mounting
- Flush mechanism inoperable
- Tank lid broken or missing
- Flapper valve is faulty

**Washing Machine Connections**

- 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**

- Exterior hose bibs do not have back-flow prevention
- Faucet handles are loose, damaged or missing
☐ Leakage present at: ____________________________________________
☐ Plumbing Leaks / Hose Bibs / Sprinkler System

☐ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:

☐ ☐ ☐ ☐ 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

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

☐ ☐ ☐ ☐ D. Hydro-Massage Therapy Equipment

Comments:
☐ Access panel is inaccessible
☐ The presence of active leaks
☐ Inoperative unit(s) and controls
☐ Deficiencies in ports, valves, grates and covers
☐ Lack of ground fault circuit interrupter, inaccessible pump(s) or motor(s)
☐ Electrical motor not bonded
☐ Vacuum switch does not operate
☐ Improper location of unit switch
E. Other

Comments:

V. APPLIANCES

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

B. Food Waste Disposers

Comments:

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

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

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: ☐ Electric ☐ Gas

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

Oven(s):

Unit #1: ☐ Electric ☐ Gas
<table>
<thead>
<tr>
<th>I=Inspected</th>
<th>NI=Not Inspected</th>
<th>NP=Not Present</th>
<th>D=Deficient</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

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

Unit #2: ☐ Electric ☐ Gas

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

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

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### E. Microwave Ovens
*Comments:*

- ☐ Deficiencies in door seal / tightness of closure
- ☐ Interior light does not operate
- ☐ Does not operate by heating a container or water
- ☐ Timer does not function

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### F. Mechanical Exhaust Vents and Bathroom Heaters
*Comments:*

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

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### G. Garage Door Operators
*Comments:*

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

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### H. Dryer Exhaust Systems
*Comments:*

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

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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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:

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
- Titles, 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

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

D. Private Water Wells (A coliform analysis is recommended)

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

☐ ☑ ☐ ☐ 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

☐ ☑ ☐ ☐ F. Other
Comments: