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**www.XStreamInspections.com**

## PROPERTY INSPECTION REPORT

**Prepared For:** \_\_\_\_\_  
 (Name of Client)

**Concerning:** \_\_\_\_\_  
 (Address or Other Identification of Inspected Property)

**By:** Shelly Morgan - Inspector #6196 02/04/2014  
 (Name and License Number of Inspector) (Date)

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

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs,

renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER 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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This Inspection Report was written in accordance with the Texas Real Estate Commissions **Standards of Practice 535.227-535.233**. **This is a visual inspection only.** *We do not disassemble anything;* we do not inspect for any environmental issues such as lead paint, asbestos, radon, mold, Chinese drywall, etc. This is a non-invasive inspection, no moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. This inspection is not for the purposes of building code compliance, insurability, soil analysis, and/ or habitability. This inspection is limited to the items listed in the report which are readily accessible and are our professional opinion of those items.

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Property Faces:	North
Structure Was:	Single Story Pier and Beam
Property Was:	Occupied
WDI Report Performed:	T0204142
Parties Present at Inspection:	None
Weather Was:	Mostly Cloudy/Windy
Outside Temperature:	Below 40 degrees
Report Number:	0204142
Inspection Fee:	\$300.00



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## I. STRUCTURAL SYSTEMS

### A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

*Type of Foundation(s):* Pier and beam

*Comments:*

There are signs of previous repairs visible at some of the sill plates.

The concrete piers appear to be in good condition.

Metal shims are present at some areas throughout the crawlspace area.

#### Deficiencies: Foundations

There are exposed/hot electrical wires lying on the ground under the furnace unit in the crawlspace.

Excessive termite damaged wood debris is present in the crawlspace.

Insufficient ventilation is present for the crawlspace area.

The metal a/c ducts need to be insulated in the crawlspace.

Some areas of the subfloor have signs of active water penetrations; under the furnace and master shower area.

There is an extensive crack at the exterior beam wall at the back of the structure.

There are cracks present at the concrete slab at the garage floor.

There are floor joists and/or girders with signs of termite damage.

There is a rusted gas line present in the crawlspace.

The metal ducts and Freon lines need to be insulated in the crawlspace.

Overgrown vegetation is obstructing the exterior beam wall around 50% of the structure. It is not recommended that vegetation be affixed to any concrete wall/foundation surface.

Although there are several deficiencies present in the crawlspace, the main pier and beam support system appears to be as expected for age and soil type. No significant structural deficiencies were observed at the time of this inspection.

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### B. Grading & Drainage

*Comments:*

Note: Foundation area surface and/or subsurface drains are not inspected.

Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation and have no low spots to allow pooling next to foundation.

#### Deficiencies: Grading & Drainage

The drainage is relatively flat at all sides of the structure with signs of active ponding present around all sides of the structure.

The back plastic gutters are detached, leaking and/or appear to be attributing to the extensive wood rot at the sunroom exterior wall.

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### C. Roof Covering Materials

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

*Type(s) of Roof Covering:* Composition Roofing Material

*Viewed From:* Walked on roof

*Comments:*

The roof coverings appear to be in good condition. Minor deflections which could be associated with weather were observed.

Tree limbs need to be trimmed away from the roof surface.

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**D. Roof Structure & Attic**

*Viewed From: None - no access hatch found*

*Approximate Average Depth of Insulation: Unknown*

*Approximate Average Thickness of Vertical Insulation: Unknown*

*Comments:*

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

*Comments:*

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

**Deficiencies: Walls (Interior & Exterior)**

Extensive wood rot is present at the sunroom.

All of the interior garage walls were obstructed with personal items and most of the interior walls, cabinets and closets are obstructed with personal items and not accessible for inspection.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or door frames and at interior tub and tile areas.

Some of the master shower tiles appear to be hollow and/or loose.

Minor kick out was observed at the exterior fascia and/or soffit areas.

**F. Ceilings & Floors**

*Comments:*

Note: Not all interior floors are accessible as they may be obstructed by floor coverings, furniture, stored items, etc

**Deficiencies: Ceilings & Floors**

There are several cracked floor tiles cracked at the kitchen and entry.

There is a minor slope present at some of the floors. The deficiencies are typical for pier and beam foundations.

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

*Comments:*

**Deficiencies: Doors (Interior & Exterior)**

The garage exit door is hollow core; it should be solid core for fire rating purposes.

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Weather stripping is needed at all exit doors.

**H. Windows**

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Metal

Type of Glazing: Single/Thermal Seal

*Comments:*

**Deficiencies: Windows**

Some windows are difficult to open.

One of the family room windows is cracked.

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

**J. Fireplace/Chimney**

Location/Type of Fireplace:

*Comments:*

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

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws, and/or nails.

*Comments:*

The front porch appears to have a positive slope away from the structure.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Main Panel Location: Exterior

AFCI's Located at: None

The breaker box appears to be properly installed and grounded.



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

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

Type of Wiring: Copper

Comments:

**Deficiencies: Branch Circuits, Connected Devices, and Fixtures**

The GFCI receptacles at the kitchen countertop does not trip with the tester.

Some of the interior receptacles have open ground wires.

There are unprotected electric wires present at the back wall/street light that is affixed to the structure. That light was not test and/or may get too hot to be that close to the wood fascia.

Some of the receptacles are the old type ungrounded type.

Unprotected electrical wires need to be protected in the crawlspace, as they are directly below the condensation drain line for the HVAC unit in the crawlspace

The exterior receptacles are missing the weather tight protective covers that are now required for new construction.

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

#### A. Heating Equipment

*Comments:*

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

The gas furnace produced sufficient heating temperatures when demand was placed on the thermostat.

#### Deficiencies: Heating Equipment

The flex gas line is unprotected where it enters the housing.

There is no fire collar at the vent pipe for the furnace.

It is recommended that a service call be performed on the HVAC System, and the crawlspace portion to ensure that all deficiencies are properly repaired.



#### B. Cooling Equipment

*Comments:*

*Type of System:* Central Forced Air System

TOO COLD TO OPERATE

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

*Comments:*

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**Deficiencies: Duct System, Chases, and Vents**

Insulation is needed on the metal ducts in the crawlspace.

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEM**

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

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

*Location of water meter:*

There was no movement at the meter with all of the supply locations turned off.

*Location of main water supply valve:*

I was unable to locate the water cutoff valve for the structure.

*Static water pressure reading:* n/a (winterized)

*Comments:*

All fixtures were run for 1 minute to look for leaks.

Shower(s) checked for 5-10 minutes for the possibility of leaks.

Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.

Refrigerator water supply lines and valves not inspected.

Most of the cabinets and/or cutoff valves were obstructed with personal items.

The exterior hose bibbs have been winterized and were not accessible for inspection.

**Deficiencies: Plumbing Supply, Distribution Systems and Fixtures**

The master shower control knobs leak and have extensive corrosion.

The plumbing lines need to be insulated in the crawlspace.

Due to the age of the property, it is highly recommended that you have a pressure test performed on the plumbing lines to determine what deficiencies are present.

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

Note: Only visible and accessible waste lines are checked

*Comments:*

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**Deficiencies: Drains, Wastes, and Vents**

There is a sewer line leak at the master shower/bathroom area visible from the crawlspace.

Old cast iron sewer lines were observed, it is recommended that you have a licensed plumber perform a camera test to determine what deficiencies are present and what repairs are needed.



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**C. Water Heating Equipment**

*Comments:*

*Energy Source:* Gas

*Capacity:* 50 gallon

The lever on the Temperature and Pressure (known as T &P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property

**Deficiencies: Water Heating Equipment**

The T&P line is running up hill, it should be gravity fed.

There is rust and corrosion present on the water supply lines at the water heater.

It is recommended that you have the water heater looked at by a licensed plumber to determine what repairs are needed.

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

**E. Other** *Comments:*

## V. APPLIANCES

**A Dishwasher**

*Comments:*

The dishwasher operated properly.

**Deficiencies: Dishwasher**

There is no drip loop and/or air gap present for the unit.

**B. Food Waste Disposer**

*Comments:*

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**C. Range Hood and Exhaust Systems**

*Comments:*

The recirculation exhaust fan operates as intended.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

The electric oven produced temperatures that is within the expected 25 degrees when set at 350.

**E. Microwave Oven**

*Comments:*

Passed the water test.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Note: Laundry equipment is not moved to check vents.

*Comments:*

**Deficiencies: Mechanical Exhaust Vents and Bathroom Heaters**

There are two unvented gas heaters present in the bathrooms. It is recommended that the be dismantled and/or abandoned for safety purposes.



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**G. Garage Door Operator(s)**

*Comments:*

The unit operated as intended.

**H. Dryer Exhaust Systems**

*Comments:*

**Deficiencies: Dryer Exhaust Systems**

The dryer vent is terminating into the garage; it should be vented to the exterior.



**I. Other – Doorbell**

*Comments:*

Produced an audible sound.

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## VI. OPTIONAL SYSTEMS

### A. Other - Gas Line

*Comments:*

#### **Deficiencies: - Gas Line**

There are rusted copper gas lines present for the property. It is recommended that you have a pressure test performed on the gas line to ensure that there are not any hidden deficiencies present.

SAMPLE REPORT



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## ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

### Deficiencies: Foundations

There are exposed/hot electrical wires lying on the ground under the furnace unit in the crawlspace.

Excessive termite damaged wood debris is present in the crawlspace.

Insufficient ventilation is present for the crawlspace area.

The metal a/c ducts need to be insulated in the crawlspace.

Some areas of the subfloor have signs of active water penetrations; under the furnace and master shower area.

There is an extensive crack at the exterior beam wall at the back of the structure.

There are cracks present at the concrete slab at the garage floor.

There are floor joists and/or girders with signs of termite damage.

There is a rusted gas line present in the crawlspace.

The metal ducts and Freon lines need to be insulated in the crawlspace.

Overgrown vegetation is obstructing the exterior beam wall around 50% of the structure. It is not recommended that vegetation be affixed to any concrete wall/foundation surface.

Although there are several deficiencies present in the crawlspace, the main pier and beam support system appears to be as expected for age and soil type. No significant structural deficiencies were observed at the time of this inspection.

### Deficiencies: Grading & Drainage

The drainage is relatively flat at all sides of the structure with signs of active ponding present around all sides of the structure.

The back plastic gutters are detached, leaking and/or appear to be attributing to the extensive wood rot at the sunroom exterior wall.

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**Deficiencies: Walls (Interior & Exterior)**

Extensive wood rot is present at the sunroom.

All of the interior garage walls were obstructed with personal items and most of the interior walls, cabinets and closets are obstructed with personal items and not accessible for inspection.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or door frames and at interior tub and tile areas.

Some of the master shower tiles appear to be hollow and/or loose.

Minor kick out was observed at the exterior fascia and/or soffit areas.

**Deficiencies: Ceilings & Floors**

There are several cracked floor tiles cracked at the kitchen and entry.

There is a minor slope present at some of the floors. The deficiencies are typical for pier and beam foundations.

**Deficiencies: Doors (Interior & Exterior)**

The garage exit door is hollow core, it should be solid core for fire rating purposes.

Weather stripping is needed at all exit doors.

**Deficiencies: Windows**

Some windows are difficult to open.

One of the family room windows is cracked.

**Deficiencies: Branch Circuits, Connected Devices, and Fixtures**

The GFCI receptacles at the kitchen countertop does not trip with the tester.

Some of the interior receptacles have open ground wires.

There are unprotected electric wires present at the back wall/street light that is affixed to the structure. That light was not test and/or may get too hot to be that close to the wood fascia.

Some of the receptacles are the old type ungrounded type.

Unprotected electrical wires need to be protected in the crawlspace, as they are directly below the condensation drain line for the HVAC unit in the crawlspace

The exterior receptacles are missing the weather tight protective covers that are now required for new construction.

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### Deficiencies: Heating Equipment

The flex gas line is unprotected where it enters the housing.

There is no fire collar at the vent pipe for the furnace.

It is recommended that a service call be performed on the HVAC System, and the crawlspace portion to ensure that all deficiencies are properly repaired.

### Deficiencies: Duct System, Chases, and Vents

Insulation is needed on the metal ducts in the crawlspace.

### Deficiencies: Plumbing Supply, Distribution Systems and Fixtures

The master shower control knobs leak and have extensive corrosion.

The plumbing lines need to be insulated in the crawlspace.

Due to the age of the property, it is highly recommended that you have a pressure test performed on the plumbing lines to determine what deficiencies are present.

### Deficiencies: Drains, Wastes, and Vents

There is a sewer line leak at the master shower/bathroom area visible from the crawlspace.

Old cast iron sewer lines were observed, it is recommended that you have a licensed plumber perform a camera test to determine what deficiencies are present and what repairs are needed.

### Deficiencies: Water Heating Equipment

The T&P line is running up hill, it should be gravity fed.

There is rust and corrosion present on the water supply lines at the water heater.

It is recommended that you have the water heater looked at by a licensed plumber to determine what repairs are needed.

### Deficiencies: Dishwasher

There is no drip loop and/or air gap present for the unit.

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**Deficiencies: Mechanical Exhaust Vents and Bathroom Heaters**

There are two unvented gas heaters present in the bathrooms. It is recommended that the be dismantled and/or abandoned for safety purposes.

**Deficiencies: Dryer Exhaust Systems**

The dryer vent is terminating into the garage; it should be vented to the exterior.

**Deficiencies: - Gas Line**

There are rusted copper gas lines present for the property. It is recommended that you have a pressure test performed on the gas line to ensure that there are not any hidden deficiencies present.

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