



Inspection Report Prepared For: Confidential

For the Property Located at: Confidential

Systematic Home Inspections, PLLC

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PROPERTY INSPECTION REPORT

Prepared For: Confidential

(Name of Client)

Concerning: Confidential - McKinney, TX 75069

(Address or Other Identification of Inspected Property)

By: John Safstrom TREC #10566

(Name and License Number of Inspector)

9/1/2010

(Date)

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

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

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

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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

- This inspection report is received in agreement with the buyer's acceptance of the Pre-Inspection Agreement Letter.
- Cosmetic coverings such as paint, stain, wallpaper, or any other floor, ceiling, or wall covering is EXCLUDED from this report.
- This inspection report does not represent the condition or operation of any item after the date and time of this inspection.
- These items should not be considered a complete list of all the defects with the dwelling. This report is limited to those items that were READILY ACCESSIBLE to the Inspector at the time of inspection.
- This inspection does not include a mold test, lead based paint test, asbestos test, or any other hazardous material test. If indications of water penetration are known, such as notes of water penetration on this report or seller's disclosure or any visible water stains, recommend a specialist for further evaluations.
- Some utility companies may pressure test the gas lines prior to turning on the utilities. Pressure testing the gas line is beyond the scope of this inspection and a pressure test may find gas leaks that were not noted at the time of inspection.

Weather: Sunny

Temperature: 95 deg

Amount (\$): \$365

Home: Occupied Vacant

Payment: Cash Check

Direction Home Faces: North South East West

Those Present at Inspection: Buyer(s) Buyer's Agent Seller(s) Seller's Agent

Report Sent to: Buyer(s) Buyer's Agent Seller's Agent

Seller's Disclosure Notice: Viewed Not Viewed

Inspection Start: 9:00 am

Inspection End: 12:20 pm

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments: See additional note(s) and/or picture(s) below.

Access Crawlspace: yes no

The foundation is performing as intended. No significant problems were observed

Additional Comments

- Some signs of minor mortar separation less than ¼ inch wide in brick at Southwest corner of home. (pic 1)
- Areas of minor mortar separation around garage doors and upper part of front entry-way.
- Minor corner cracking observed in both rear corners of the slab. (pic 2 and 3)
- Signs of previous mortar repair above garage. (pic 4)
- Recommend areas of cracked and damaged mortar be monitored and evaluated by a specialist.



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B. Grading & Drainage Comments: See additional note(s) and/or picture(s) below.

Recommend gutters be installed.

Recommend downspouts be installed and extended away from foundation.

Note: Underground drainage systems are not inspected. These should be maintained for proper function. Proper drainage and soil moisture should be obtained around the foundation year-round to help minimize future foundation problems. This is can normally be achieved through a regular watering program. We make no statements concerning site stability.

Additional Comments

- Low areas of soil observed on both East and West sides of house. (pics 1&2)
- Recommend gutters be installed with downspouts directed away from foundation.

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- Drip-line from rain coming off the roof is visible on the East and West sides of house. (pic 1 & 2)
- Recommend adding topsoil to low areas where the foundation is visible.



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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Walked on the roof. Viewed from the roof and inspected from ladder at drip-edge on the East side of the roof.

Comments: See additional note(s) and/or picture(s) below.

Additional Comments

- Some shingles with minor damage were observed at the front to the right of the entry-way. (pic 1)
- Signs of previous shingle repair observed in front area.
- Plumbing vent pipe observed in the valley area of the roof on East side – this is an area where a leak could occur due to high water volume.(pic 2)
- Sample view of the West side roof (pic 3)
- Overall, the roof appears to be in satisfactory condition at this time. This is not a guarantee against leaks. For a guarantee, you would need to have a licensed roofing company perform a water-test and issue a roof certification
- Recommend a licensed roofing company for any repairs



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D. Roof Structure & Attic

Viewed From: - Interior of Attic. Entered attic and performed a visual inspection.

Approximate Average Depth of Insulation: 6” to 8”

Approximate Average Thickness of Vertical Insulation: 4” to 6”

Comments: See additional note(s) and/or picture(s) below.

Note: Unable to view inside the walls for verification of insulation.

Framing Type: Conventional Truss

Parts of the attic are not readily accessible

Type of Insulation: Blown Fiberglass Blown Rockwool Batt Fiberglass

Black Rockwool Cellulose Other

Additional Comment

- Attic was entered at pull-down attic staircase and attic access door at game room on second floor.
- Several areas of the attic were not accessible due to personal items and heating/cooling equipment.
- Sample views of attic insulation in pull-down attic stairway access (pic 1 and 3) and half-door attic access off the 2nd floor game room (pic 2)



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E. Walls (Interior & Exterior) Comments: See additional note(s) and/or picture(s) below.

Exterior wall covering type: Brick Lap Siding

Exterior stress noted at various areas

Recommend window frames be caulked at exterior at various areas

Additional Comments

- Interior dry-wall walls have some nail pops throughout the house – cosmetic in nature. (pic 1)
- Caulking needed at exterior areas of garage doors and some exterior areas of windows throughout the house. (pic 2&3)

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- Exterior stress noted at various areas of exterior brick – see Foundation Section of Report



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F. Ceilings & Floors *Comments:* See additional note(s) and/or picture(s) below.

Additional Comments

- Nail pops in dry-wall located in several areas throughout ceilings in the house.

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G. Doors (Interior & Exterior) *Comments:* See additional note(s) and/or picture(s) below.

Note: Interior door locks not tested

Additional Comments

- Door rubbing at the top at second floor bathroom/ middle bedroom door. (pic 1)
- Recommend adding weather-stripping to front exterior door for a better seal.



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H. Windows *Comments:* See additional note(s) and/or picture(s) below.

- Single-pane glass Double-pane glass
 Metal frame Vinyl Frame Wood frame
 Single Hung Double Hung Fixed Casement Sliding

Note: Signs of damaged weather seals may change with a change in weather and humidity. Some windows with damaged weather seals may not have been noticeable at the time of inspection. If some damaged weather seals were noticed, a specialist is recommended to check the remainder of the windows for damaged seals

- Unable to access some windows
- Damage to exterior window screens.

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Additional Comments

- Exterior window screen on East side of house has minor damage. (pic 1)



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I. Stairways (Interior & Exterior) Comments: See additional note(s) and/or picture(s) below.

J. Fireplace/Chimney Comments: See additional note(s) and/or picture(s) below.
 Number of fireplaces 1 2 3 4
 Type of fireplace: Metal firebox with flu Masonary/Brick Manufactured vent-less
 Gas valve responds to controls
 Gas logs in place – Non wood-burning unit
 Electrical on/off switch located on right side of fireplace operates flame when pilot is lit.

Additional Comments

- Sample view of *Heatilator* gas fireplace insert (pic 1)
- Fireplace pilot was lit with igniter button and flame responded to controls.



K. Porches, Balconies, Decks, and Carports Comments: See additional note(s) and/or picture(s) below.
Note: Only porches, decks, balconies and carports attached to the dwelling are inspected.

Patio/deck: Front Rear Side Balconies: Front Rear None

Brick Poured Concrete Wood Composite Stone
 Wood to ground contact

Additional Comments

- Front brick patio has mortar separation and damage in several areas. (pic 1)

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- There is wood expansion joint material in front patio walk-way area and sidewalk area in front of the house – this material is conducive to rotting and susceptible to wood-destroying insects. (pic 2)
- Recommend further evaluations and repair by a specialist



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:* See additional note(s) and/or picture(s) below.

- Underground electrical service Overhead electrical service
 Exterior ground wire noted Exterior ground wire not seen

Location of Main Electrical Panel and Sub-panel(s): Garage Exterior Closet

Number of electrical panels: 1 2 3 4

Wiring: Copper Aluminum

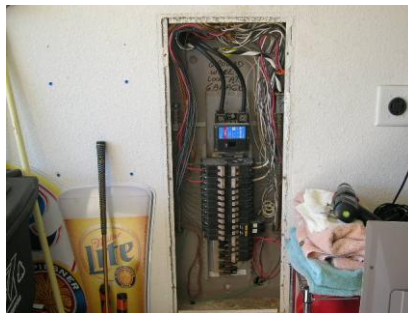
Main service disconnect present: Yes No

Circuit breakers labeled: Yes No

Note: Most components of the electrical system are not accessible and are unable to be fully inspected.

Additional Comments

- Sample view of 200 amp electrical panel in garage with panel removed. (pic 1)



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: See additional note(s) and/or picture(s) below.

- GFCI Locations: Kitchen Master Bathroom Hall Bathroom(s) Garage Wet bar
 Exterior of dwelling Pool/Spa equipment

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Note: Ground Fault Circuit Interrupters (GFCI) protection should be on all kitchen area, bathroom, garage (except dedicated), exterior, wet bars and pool/spa receptacles. These devices are intended to minimize shock hazard in areas around water, such as, sinks, tubs, and pools.

Note: Smoke/Fire Detection Sensor: Current standards recommend the presence of a smoke detection device in each sleeping room(s), in each hall leading to the sleeping room(s) and on each level. The operation of these units should be checked upon moving in and twice a year for safety reasons. The units should be tied together so as to trigger all units when one is activated. Smoke/Fire Sensors were not inspected.

AFCI Locations: Circuit breakers in main panel
 No AFCI protection present

Some of the circuits are protected by an Arc Fault Circuit Interrupter (AFCI) device in panel board. Under the current 2008 National Electric Code Combination Arc Fault Circuit breakers (AFCI) are to be single phase, 15 and 20 amp non-ground fault circuits supplying power to dwelling areas, including family rooms, dining rooms, living areas, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways or similar rooms.

Additional Comments

- GFCI protected outlets were tested and functioned properly.
- AFCI protection located in electrical panel for the 3 bedrooms only.
- AFCI breakers were tripped at the electrical panel and functioned properly.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: See additional note(s) and/or picture(s) below.

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper air flow is not included in this inspection. Only the Emergency Heat mode is checked on a heat pump systems when the outside temperature is above 80°F.

Gas line Connector: Black iron pipe Flex line

Pilot Type: Automatic Standing pilot

Location of Unit(s): Attic Garage Hall closet

Number of Units: 1 2 3

Note: A full evaluation of a furnace heat exchanger requires dismantling the furnace and is beyond the scope of this inspection. The furnace inspection is visual in nature after removing service access panel. Thermostats are checked in manual mode only.

Additional Comments

- Furnace unit was tested and operated in heat mode. Burners were observed with a steady blue flame.
- No damage to heating chamber was observed.
- Furnace unit on left operated from second floor hall thermostat and services 2nd floor. Furnace unit on right operated from first floor thermostat at base of stairway and services 1st floor.
- Sample views of attic furnaces – Unit on left (pic 1) Unit on right (pic 2)

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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: See additional note(s) and/or picture(s) below.

Note: The cooling system is not operated when the outside temperature is below 60 deg F to prevent damage to the compressor unit.

Number of units: 1 2 3

Location of Compressor(s): West side of house

Brand: Lennox

Model #(s): Unit 1 (back): 13ACC-024-230-01 (2 ton) Unit 2 (front): 13ACC-036-230-01 (3 ton)

Temperature differential of Supply and Return Air: Unit 1: 16 deg Unit 2: 20 deg

- Recommend unit be cleaned/serviced
- Damage to fins
- Insulation damaged/missing

Additional Comments

- Observed rust and corrosion in pans underneath each unit in attic. (pic 1)
- Insulation on suction line is present but not completely secured at the exterior.(pic 2)
- Recommend an HVAC specialist for service and evaluation.
- Drain pan auxiliary lines appear to terminate at exterior at soffit area above 2nd floor middle bedroom window.



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C. Duct System, Chases, and Vents *Comments:* See additional note(s) and/or picture(s) below.

Ductwork: Intact/No visible damage Damaged flexible ductwork

All ductwork not visible

Number of return air filters: 1 2 3 4

Size of filters: 20x20x1 (2) 14x25x1

Filters: Dirty Clean

Additional Comments

- Air filters are located at: 1st floor m/bedroom ceiling, 2nd floor hallway ceiling, 2nd floor game room wall. (pics 1-3)
- Dirty air filters need to be replaced for maximum efficiency.
- Recommend an HVAC specialist for regular service and repairs.



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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front side of the house near the street.

Location of main water supply valve: Located in front shrub area.

Static water pressure reading: 60 PSI

Note: Recommended Static Water pressure should be between 40-80 psi to prevent damage.

Comments: See additional note(s) and/or picture(s) below.

Water Supply Lines: Copper Plastic Galvanized

Anti-siphon device at exterior hose bib(s): Yes No

Water meter dial observed for 5 minutes with no dial movement.

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 or water softener systems are not inspected. Laundry equipment is not operated to check the drain systems.

Note: Valve handles under sinks and behind toilets are not tested at the time of the inspection. Leak testing these handles is beyond the scope of this inspection. Ice maker water lines and valves are not tested during this inspection.

Additional Comments

- Sample view of main shut-off valve in front shrub area. The shut-off handle is rusted and appears broken. The valve was viewed only and not operated. (pic 1)
- Recommend a plumber for further evaluation and repair.

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B. Drains, Wastes, and Vents *Comments:* See additional note(s) and/or picture(s) below.
 Drain Pipe: PVC Metal Cast-Iron
 Vent Pipe: PVC Metal Cast-Iron

C. Water Heating Equipment
Energy Source: Gas
Capacity: 50 Gallons
 Number of Units: 1 2 3
 Location(s): Garage
 Brand: A.O. Smith Model#: GCV 50 100 Manufacture Date: 12/2004
 Temp/Pressure release (TPR) valve: Tripped Tight (unable to operate) Not tripped
 Terminates at exterior

Drain pan present: Yes No Drain pan terminates at exterior: Yes No
 Mounted 18" above floor: Yes No
 Gas shut-off valve present: Yes No Cold water shut-off valve: Yes No

Comments: See additional note(s) and/or picture(s) below.

Additional Comments

- TPR overflow valve is routed to the exterior and terminates on West side of house near the ground
- Sample view of water heater in the garage (pic 1)



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D. Hydro-Massage Therapy Equipment *Comments:* See additional note(s) and/or picture(s) below.

Location: Master Bathroom

GFCI Protected: Yes No

Pump motor accessible: Yes No

Additional Comments

- There is no readily accessible cover to view the pump motor.
- All jets functioning and controls operating as intended.
- Sample view of whirlpool tub operating (pic 1)



V. APPLIANCES

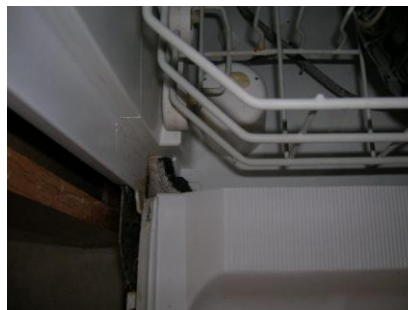
A. Dishwasher *Comments:*

Finished cycle/ no leaks observed Air gap in place Securely mounted

Note: Dishwasher is operated for a full cycle on normal setting only.

Additional Comments

- Rust and corrosion was observed near the hinges of the dishwasher and various areas of the dishwasher racks. (pic 1)
- Dishwasher was run through a full cycle with no leaks observed.



B. Food Waste Disposer *Comments:* Runs quiet and responds to controls. Securely mounted.

C. Range Exhaust Vent *Comments:* Light bulb on left side is out. This unit is not vented to the exterior.

Vented to Exterior: Yes No Unable to determine

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

Number of Ovens: 1

Range/Cooktop: Electric Gas Automatic Lighter

Oven(s): Electric Gas

Oven Temperature: 345 deg F

Note: Oven(s) are tested at 350 degrees F. A temperature variance of 25 deg F (+) or (-) is considered acceptable per TREC standards. A variance more than 25 deg F is deficient.

Gas shut-off valve noted inside cabinet to the right of oven

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E. Microwave Oven *Comments:* Turn-table inside the microwave is missing. (pic 1)

Location: Above cook-top/oven

Heated water with 1 minute check

Note: Microwave ovens that are not built-in units are not considered permanent and are beyond the scope of this inspection. Microwave ovens are not checked for radiation leaks.



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F. Trash Compactor *Comments:*

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G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

Exhaust fans present in bathrooms/laundry room

Vent to exterior Vents terminate in attic

Additional Comments

- Exhaust vents in the M/bedroom and laundry room appear to vent to the exterior on the West side of house.
- Unable to locate vent termination for 2nd floor bathroom due to restricted attic access.

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H. Garage Door Operator(s) *Comments:*

Number of units: 1 2

Responds to safety controls

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I. Doorbell and Chimes *Comments:*

Responds to button at front entry

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J. Dryer Vents *Comments:* Dryer vent termination appears to be at West side roof vent. Dryer vent is located within the interior walls and unable to be viewed.

- Vents to exterior Vents to attic Vents to crawlspace
 220 volt outlet present

Note: The maximum length of a dryer vent is 25 ft minus 5ft for every 90 deg turn and 2.5 ft for every 45 deg turn in the dryer vent pipe. Dryer vents need to be kept lint-free and terminated to the exterior of the structure to prevent damage to the unit or heat build-up. Dryer vent not checked for cleanliness.

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems *Comments:*

- Areas: Front Yard Back Yard Side yard(s) Shrubbery
 Control Box location: Garage
 Brand of Control Box: *Irritrol*
 Number of Zones: 8
 Back-flow device: Located in front yard
 No rain sensor located

Note: Sprinkler controls are operated in the manual position only. Spray coverage for the sprinkler system was not verified as part of this inspection. Spray heads should not spray onto foundation, siding, or any part of the structure. Coverage should be monitored for the system and adjusted accordingly to ensure even watering. Spray heads concealed in bushes were not viewed. Underground piping was not inspected.

Additional Comments

- Sample view of sprinkler control box. (pic 1)
- Some sprinkler heads in the front yard and front shrub area need minor adjustment.
- Damaged sprinkler heads located along front sidewalk.
- Recommend a licensed irrigation company for further evaluations.



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

Type of Construction: Gunite

Comments: See additional note(s) and/or picture(s) below.

Filter style: Cartridge

- No visible cracks GFCI protected pool light
 Pool light functions Pool Heater present
 Safety barriers present Gate not locked

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Note: As per the TREC Standards - pool/spa inspection does not include any of the following: dismantling or opening of any components or lines, operating valves, excavating concealed components or lines of the system to determine sub-surface leaks, filling the pool/spa with water, inspecting a pool/spa that has been shut-down or winterized, determine the presence of sub-surface water tables, or inspect ancillary equipment such as computer controls, covers, chlorinators, or other chemical dispensers or water ionization devices or conditioners.

Note: The pool coating is considered cosmetic and not part of this inspection. All controls are operated in manual/service mode only.

Additional Comments

- Sample view of pool (pic 1)
- Sample view of pump motor/filter cartridge (pic 2)
- Pool vacuum present was manual type, responded to controls when connected.
- Pump motor responds to controls
- All jets appear to be functioning
- Pump motor grounding wire observed
- Pool tiles tight to pool wall
- Skimmer basket in place
- Recommend a pool company for further evaluations of underwater pool coating condition.



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C. Outbuildings *Comments:*

D. Outdoor Cooking Equipment

E. Gas Supply Systems *Comments:*

F. Private Water Wells (A coliform analysis is recommended if present.)

G. Private Sewage Disposal (Septic) Systems

H. Whole-House Vacuum Systems *Comments:*

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- I. **Other Built-in Appliances** *Comments:*
 - Refrigerator/Freezer with water and ice maker
Brand: *Admiral*
 - Ice-maker producing ice when tested

Important Notice

Whenever a deficiency of any kind is noted in a system or part of the home, we recommend that a qualified, licensed technician inspect and service the entire system. Sometimes noted deficiencies are symptoms of other, more serious defects. The inspection that has been performed is valid for the date and time of inspection only. The inspection does not guarantee that systems and items inspected, but not deficient, will continue to function properly for an extended period of time after the inspection.