Inspection report for the property at

00001 Somewhere RD, San Antonio, TX 78000w

This report is prepared exclusively for **Jade Doe**
Inspected On: **04-23-2025**

Company Information

Allied Real Estate Inspections, PLLC
210-238-1844

alliedhminspections@gmail.com
www.damonfranklininspections.com/
Published Report

Inspected By:

Damon Franklin, TREC License #25733

PROPERTY INSPECTION REPORT FORM

Jade Doe *Name of Client*	2025-04-23 *Date of Inspection*
00001 Somewhere RD, San Antonio, TX 78000w *Address of Inspected Property*	
Damon Franklin *Name of Inspector*	25733 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any times or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb, or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

General Comments:

Building Characteristics, Conditions and Limitations

Type of Building : Single Family (1 story)

Approximate Square Footage: 1800

(AIPBI-2) Description: The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.

Approximate Year of Original Construction: 2000

Attending the Inspection: Inspector, Buyer and Buyer's Agent

Occupancy: Occupied

This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

Weather during the inspection: Partly cloudy

Approx. Temperature & Humidity : Over 80[F] (65%)

Ground/Soil surface conditions: Wet

Rain in Last 3 Days: ☑ Yes

For the Purposes of This Report, the Front Door Faces: East

Structural Evaluation Criteria: Criteria

(AIPBI-1) Description: Foundations: "smaller cracks (less than 1/8" wide) are often the result of concrete shrinking. […] Shrinkage cracks are usually cosmetic. Larger Cracks (more than 1/4" wide), especially cracks with vertical displacement […]. These cracks may indicate more serious issues." [Pg. 196] "Masonry cracks larger than 1/4", especially when cracks are wider at one end." [Pg.186]

Footing: There is no set standard for reportable footing cracks. Instead, a guideline is given, "cracks exceeding 1/4- inch in width or with 1/4-inch vertical displacement should be considered for evaluation and repair." [Pg. 180]

Walls: Interior, "Cosmetic cracks are usually thin and often occur along seams, especially seams at wall and ceiling corners." "Cracks that occur at the corners of doors and windows may also be caused by […] framing movement; however, cracks at these locations in combination with other defects, such as door and window operation problems, visible unevenness in floors, walls, ceilings, or openings that are out of square may indicate more serious problems, such as foundation settlement. Cracks that run through material such as drywall, not just along seams,[…] wide Cracks (more than about ¼ inch) and cracks that increase in width often indicate more serious problems." [Pg. 329] Exterior, "Cracks run through brick and stone (often more serious than cracks in mortar), […] Bricks and stone rotating away from structure." [Pg.39] "Cracks and bulges in stucco."

Source: [BARKER, BRUCE A. NHIE STRUCTURAL SYSTEMS & BUSINESS, Home Inspection Manuel Volume 2; Publishers Cataloging-in-Publication Data, Copyright 2019] This book is part of a TREC required 40-hour inspector training course.

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab
Comments:

Foundation Performance Opinion: Foundation opinion list

(SS-1) Description: ***In this inspector's opinion the foundation appeared to support the structure without immediate need of remediation at the time of the inspection; however, there were indications of some previous and or ongoing settling/movement listed in this structural system section.*** *Settlement does not appear to have caused foundation failure or significant structural concerns on the day of the inspection. Continued settling could result in future structural issues, therefore, consider improving all items that contribute to settling (grading, drainage, erosion). Monitor cracks in the drywall, exterior wall cladding, and parging as well as door / window operation for changes.*

Distress phenomena

- Cracks noted over doors at corner(s)
- Negative grade noted at multiple areas within 5 feet from the foundation

Foundations are designed to move (and therefore all foundations move) within a certain tolerance; movements that exceed tolerance cause damage or evidence of movement (distress phenomena). Poor building practices and installations can also cause damage that appears to be distress phenomena / structural movement.

limitations : Slab concealed from inspection

(SS-2) Note: ***Foundation construction included a slab-on-grade-***because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation was limited by the fact that most of the foundation and slab was hidden underground or by floor coverings. Non-concealed portions of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering was inspected.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Grading Deficiencies: Slope-Neg to Neutral grade

(SS-3) Suggested Repairs: The exterior grading had an area(s) that sloped towards the foundation (negative grade) or level areas (neutral or no grade) which may allow

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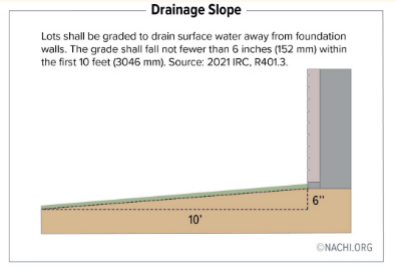
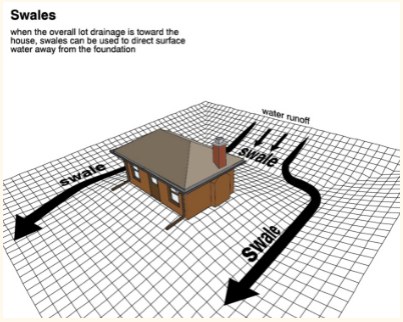
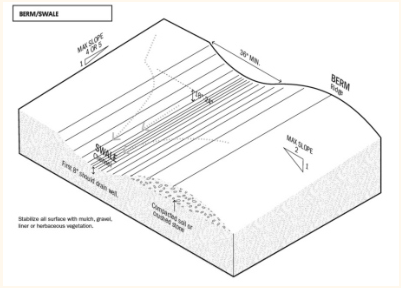
ponding near, or direct rain runoff to, the foundation. Both conditions allow rain water runoff to drain toward or collect in pools at or near the foundation which raises the moisture level in the soil supporting the foundation. Elevated soil moisture levels can effect the foundations ability to support the weight of the structure (load bearing capacity).







Swales should slope toward to the front or rear of the home with no standing water collection (ponding). This is may not be able to be determined without rain events.

Grade on the south side moves run-off toward the foundation. Other sides had appropriate grading.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Three-tab composition shingle
Viewed From: Walked on roof
Comments:

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☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Traversed completely
Approximate Average Depth of Insulation: 12-inches
Comments:

Attic Ventilation: Ridge Venting, Soffit venting

Type of Insulation: Blown, Cellulose

Radiant Barrier: Yes

(SS-4) Efficiency: A foil-like radiant barrier was installed on the underside of roof sheathing in the attic. Radiant barriers reflect heat, reducing cooling costs in warm weather and heating costs in cold weather.

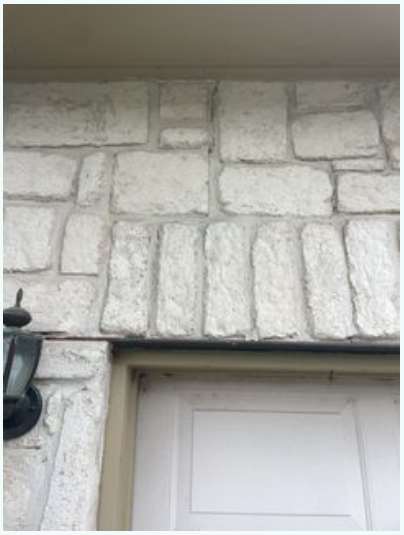
☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

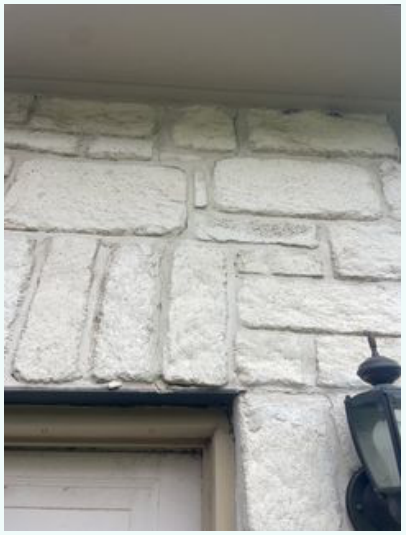
Comments:

Interior Wall Deficiencies: Cosmetic Items

Brick / Masonry Deficiencies : Cracks less than 1/4"

(SS-5) Monitor: Cracks / bulging were noted in the walls. Cracking can be due to routine settlement or moderate seasonal expansion and contraction of the home. It can also be related to workmanship and or foundation movement.





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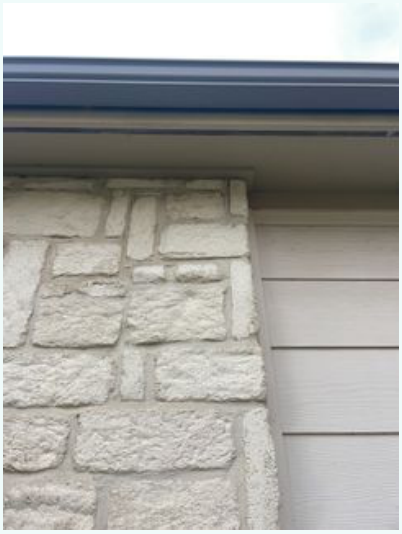
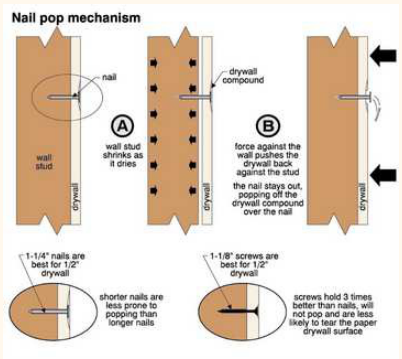


☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceiling Deficiencies: Nail pops, Garage Ceiling- loose/missing tape joints

(SS-6) Suggested Repairs: Nail pops were noted in the ceiling**.** The causes of this stem from framing shrinkage, settlement, and humidity changes or it can be more persistent resulting seasonal movements in the house framing. Recommend repairing these nail pops and monitoring for signs of on-going movement.



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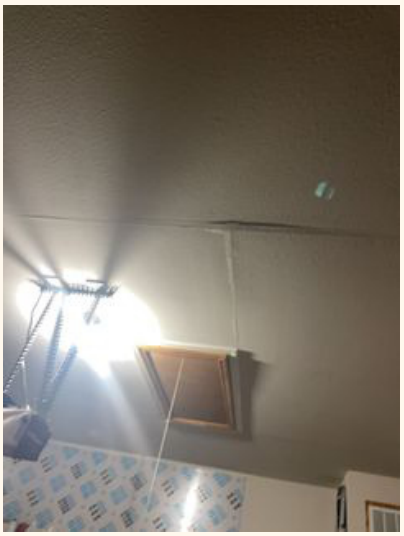
(SS-7) Suggested Repairs:

The garage ceiling and walls had cracking, loose or incomplete drywall tape joints. The walls separating the garage from the home living space **did**meet generally-accepted current safety standards for firewalls to isolate the interior of the home from the garage. Loose tape joints in the garages are common in Texas due to heat and humidity changes which cause drywall sheets to shrink and grow.



☑ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

Comments:

Garage Doors Self Closing: Yes

☑ ☐ ☐ ☐ **H. Windows**

Comments:

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

Comments:

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

Two steps were present at the exterior front walkway.

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

Comments:

Structural Deficiencies: Improper joist bearing, though the joist did not bear on the post, hangers were in place which is ok per current construction practices.

☐ ☑ ☑ ☐ **L. Other**

Comments:

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II. ELECTRICAL SYSTEMS

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

Comments:

Electrical Service Conductors: Below ground, Copper, Copper, 2/0, 200 amps

Panel Capacity: Unknown - not visible

Main & Sub Panel Common Deficiencies: Panel neutral conductors not marked

(ES-1) Improve: White (neutral) conductors inside the electric panel(s) were not identified as hot, ungrounded conductors - these should be marked (painted in black or red ink) for correct identification and improved safety.

- Main electrical panel

Main Panel prior to inspection

sub panel prior to inspection

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

Type of Wiring: Copper

Comments:

AFCI's Tested: N/A

AFCI & GFCI Protection : AFCI Protection, GFCI Protection

Tamper-Resistant Receptacles: No TR - Pre-2008

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Smoke / Carbon Monoxide Alarms: Present and tested in required locations

GFCI Reset Location(s): Exterior GFCI's (garage)

(ES-2) Improve: SFTY - AFCI protection was present at no locations. By current code and TREC most receptacles are required to have AFCI protection for safety. In many electrical systems adding AFCI's may not be cost effective.
Per T.R.E.C standards of practice, as of 02/01/2022 we are required to note the lack of AFCI protection.
535.229. Standards of Practice: Minimum Inspection Requirements for Electrical Systems. The inspector shall:
C) report as Deficient: (ii) the absence Arc-Fault protection in the following locations: (I) Kitchens; (II) Family rooms; (III) dining rooms; (IV) living rooms; (V) parlors; (VI) libraries; (VII) dens; (VIII) bedrooms; (IX) sunrooms; (X) recreation rooms; (XI) closets; (XII) hallways; and (XIII) laundry area;

(ES-3) Due Diligence: The receptacles in the home are Not Tamper-resistant (TR) at the time of the inspection. This is an as-built condition at the time of construction, but per T.R.E.C standards we are required to note this as a defect. I recommend that a licensed electrical contractor be consulted on installation of tamper resistant receptacle(s) as a safety upgrade. Tamper-resistant (TR) receptacles were first required within the 2008 edition of the National Electrical Code (NEC).

535.229 Standards of Practice: Minimum Inspection Requirements for Electrical Systems.
(b)Branch circuits, connected devices, and fixtures.
1)The inspector shall report as Deficient:
(vi) receptacles less than five and a half feet above the floor that are not tamper resistant;

(ES-4) Improve: **GFCI protection was present at some required locations.** Certain locations are required to have GFCI protection for safety. I recommend that a licensed electrical contractor install as needed. Lack of GFCI protection is a TREC reportable deficiency.

☐ ☐ ☑ ☐ **C. Other**
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**
Type of Systems: Central split system Forced Air
Energy Sources: Natural Gas
Comments:

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I	NI	NP	D

Data Plate and Number of Units: One

Heating System Manufacturer: Carrier

Approx. Furnace Manufacture Year: Undetermined

Float / Shut-off / Alarm: None

(HVACS-1) Improve: Recommend that a float or in-line switch be installed in the Furnace / A-coil overflow pan in the attic as an upgrade to shut down the unit. This helps prevent condensate overflow and water damage.

(HVACS-2) Suggested Repairs:

rust in drain pan. No water was present for the day of inspection. The pan looks to be water tight but with significant rust it would not be possible to know. recommend having an in line kill switch installed.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central split system AC
Comments:

Data Plate and Number of Units: One, Shown Here

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I	NI	NP	D

(HVACS-3) Description:
This shows the data plate for the AC unit (condenser).

Central Air Manufacturer: Trane

Approx. AC Unit Manufacture Year: 1999

Refrigerant Type: R22

AC breaker size on the unit(s): First ext. unit (35)

AC Breaker size in the Panel : 1st AC inpanel (50)

AC breaker amps in tolerance: No

(HVACS-4) Note: The compressor system currently uses R-22 type of refrigerant. On January 1, 2010, the Environmental Protection Agency placed a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is estimated to be complete by the year 2020. New, more efficient systems will utilize non-ozone-depleting refrigerants such as 410-A. Most of these units can not be retrofitted and repairs can be cost prohibitive.

(HVACS-5) Suggested Repairs: The air conditioner listing plate recommends over current protection for the air conditioner compressor not to exceed __35__amps. It appears that the air conditioner is protected by a _50__ amp breaker. Have this further evaluated and repaired as recommended by a licensed electrician to ensure the air conditioner is protected.

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I	NI	NP	D	
☑	☐	☐	☐	**C. Duct Systems, Chases, and Vents**

Comments:

Return Air Filter: Present - clean

☐	☐	☑	☐	**D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Location of water meter: Right front
Location of main water supply valve: right front
Static water pressure reading: Testing Photo, 80 psi
Type of supply piping material: Copper
Comments:

Limitations: Wash Machine / Refrigerator spigot, Sink over-flows were not tested

Testing washing machine spigots and refrigerator spigots is out of scope for Texas inspections. The majority of Texas has hard, alkaline water with dissolved minerals. Valves that do not see regular use with hard water are where dissolved minerals tend to collect which erode the seals. Therefore, operating valves greater than 10 years old can cause a leak where none was present prior and is one reason why testing these valves is disclaimed from inspection.

Sink overflows were not tested / inspected as these are out of scope and in addition, testing can cause damage.

Water Meter, PRV, and Functional Flow: Photo

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I	NI	NP	D

(PS-3) Description:

The photos below document the meter location and pressure reducing valve (if applicable) during inspection. The water meter was observed for 20-30 minutes with little to no changes ..... Significant changes in water meter readings indicate that there is a leak in the system.
Note: Functional flow was checked at the kitchen and each bathroom by running multiple fixtures at one time. No significant issues noted. If functional flow issues are noted with normal water pressure, recommend hiring a qualified plumber to investigate to determine the root cause.

(PS-1) Description:

This shows the water pressure tested during inspection.

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

Type of drain piping material: PVC
Comments:

Drainage: Functional drainage

(PS-5) Description: ***Functional drainage was checked at the kitchen and each bathroom by running water at multiple fixtures for 10 minutes and observing the results.*** Evaluation with solids

were not used to test drain lines. Water will generally flow freely even when the waste-pipes may have damage or other obstacles and, therefore, this is not a definitive test of function. ***No significant deficiencies were noted. Note:*** **In addition, it is not possible to recreate a washing machine output for proper drainage testing and tests are out of scope for Texas inspections.**

Plumbing Cleanout Location FYI: Left front

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Natural Gas
Capacity: 50 gallons
Comments:

Pressure Relief: Tested

Manufacturer: us craft master

Approx. Water Heater Age & Data Plate: Date plate, undetermined

Expansion Tank: Present

data plate

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

Comments:

Testing : ☐ Methodology

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I	NI	NP	D

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

Location of gas meter: Left side of house
Type of gas distribution piping material: Black Steel
Comments:

Gas meter bonded: No

(PS-7) Improve: The exterior gas line at the meter was not bonded. Note - This is new requirement and may not be present in all homes. (As-Built). I recommend that a licensed electrical contractor repair/upgrade as needed.

☐ ☐ ☑ ☐ **F. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Dishwasher Manufacturer: LG

Test 📸*:* Methodology

(A-1) Description: The dishwasher was tested by running a normal wash cycle and was functional at the time of inspection. No leaks or water pooling was noted from the unit at the completion of the cycle. The unit's efficiency is out-of-scope for inspection.

☐ ☐ ☑ ☐ **B. Food Waste Disposers**

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Range Hood Manufacturer : Part of the Microwave, LG

Exhaust/Range Hood : Vented

Vent Information: Part of the microwave

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I	NI	NP	D

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

Comments:

Oven Data Plate 📷*:* not visible

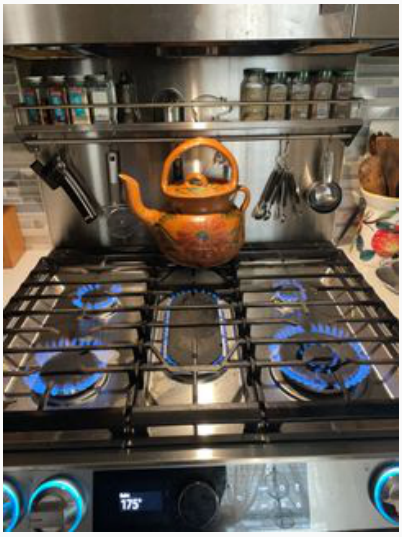
(A-3) Description:

The oven(s) was operated by placing into "Bake" mode at 350F, and the heat was produced from the burner(s) and/or elements. The oven light is tested for functionality. "Clean" options and other functions are not tested. The oven temperature is considered out of range -/+ 25 Degrees per the TREC standards of practice. See the referenced number above of your system when testing.

Cooktop Data Plate 📷*:* not visible

(A-2) Description:

This documents the range operation.



Deficiencies : No anti-tip

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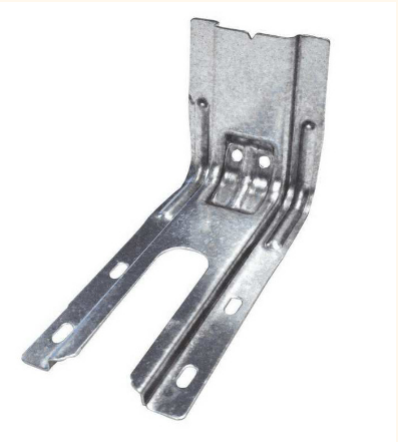
I	NI	NP	D

(A-4) Suggested Repairs:

An anti-tip device is needed to prevent this range from tipping during operation of the oven door. This is a small clip that secures the back adjustable feet of the range to the floor and prevents the unit from tipping onto children and hot liquid spills.



☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Microwave Manufacturer: LG

Data Plate: Not Visible

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

Comments:

Test note: Methodology

(A-5) Note: Bathroom vent inspection was performed by turning on all operational vents to identify the vent terminations. In many newer hoods, draft damper is concealed and inspection is not possible because of the design.

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer Energy Source: Electric

Dryer vent termination: Wall

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

I	NI	NP	D

☑ ☐ ☑ ☐ **I. Other**

Comments:

Refrigerator Spigot: Not tested (See Plumbing Supply Section)

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Rain / Freeze Sensor (Required in most municipalities): Yes

📌 **(OS-1) Note:**
The directive for inspection is to verify the presence of a rain / freeze sensor. Operation of the Rain / Freeze sensors is excluded from TREC inspections and out of scope. (These are required in many municipalities)

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**

Comments:

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

Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal Systems**

Comments:

☐ ☐ ☑ ☐ **F. Other Built-in Appliances**

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

I	NI	NP	D

Comments:

☐ ☐ ☑ ☐ **G. Other**

Comments:

VII. CHECKING OUT PROCEDURE

A. Check Out List

Comments:

Oven: ☑ Off

Lights: ☑ Off

Heating and Cooling Pre & Post Inspection Temperatures: AC/Heating Thermostat Pre Inspection Temperatures

Appliances: ☑ Off / finishing cycle