



Check it Out

603 E. Pecan Dr., Tomball Tx. 77375

(936) 443-1177

CheckitOutTx.com Chris@CheckitOutTx.com



This Professional Inspection Report Has Been Prepared Exclusively For:

Leo Zimmerman

53006 Little River Ct. Fulshear TX. 77441

Inspector: Chris Zimmerman TREC#21082

Check it Out

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PROPERTY INSPECTION REPORT

Prepared For: Leo Zimmerman
(Name of Client)

Concerning: 53006 Little River Ct., Fulshear, TX. 77441
(Address or Other Identification of Inspected Property)

By: Chris Zimmerman TREC#21082 Jul 13, 2021
(Name and License Number of Inspector) (Date)

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

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.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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>)

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;
- 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) [or other metal gas tubing or piping where requires].

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was: Occupied

Parties present at inspection: Buyer / Buyer's Agent

Real Estate Office:

Selling Agent:

House information: 3029 Approx. Sq. Ft.

2014 Approx. Yr Built

Weather Condition at Time of Inspection

Weather Condition during inspection: Cloudy

Outside temperature at Arrival: 88°

Outside temperature at Departure: 94°

Cost of inspection services: \$500.00

paid at: Before Receiving Report

Consumer Forms:

<https://www.trec.texas.gov/sites/default/files/pdf-forms/ComplaintForm%203-6-17.pdf>

<https://www.trec.texas.gov/sites/default/files/pdf-forms/CN%201-2.pdf>

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Check it Out in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Check it Out for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Chris Zimmerman TREC#210821082

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s): *Appears to be a Post-Tension Slab on Grade*

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from:

Performance Opinion:

- ☒ At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- ☐ Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Most comments will be in blue. All safety concerns will be in red.



Additional Notes (An opinion on performance is mandatory):

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

☒ No evidence of water penetration observed at this time

☐ Water spots evident ☐ Appears to have been repaired

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Drainage: [Drainage appears to be adequate.](#)

Additional Notes:

☑ ☐ ☐ ☑

C. Roof Covering MaterialsType(s) of Roof Covering: [Composition Roofing Material](#)Viewed From: [Walking on the surface of the roof.](#)

Comments:

Condition:

☐ Ridge shingles cracked / missing / loose☒ [Shingles damaged \(Some\)](#)☐ Valley in need of repair☐ Starter strip missing / improperly installed☐ Fasteners improperly installed☐ Fasteners not viewed☒ [Nails or staples exposed \(By roof vent near peak\)](#)☒ [Caulking needed](#)☐ Small holes or openings

Gutters:

☐ Bent Sections☐ Debris

Downspouts:

☐ Missing☐ Extension/splash block missing**Note:** This inspection does not warrant against future roof leaks.

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I NI NP D

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

☒ ☐ ☐ ☒

D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Comments: There is some insulation missing as you go through the attic access at the end of the hall upstairs in the closet to your left.

Approximate Average Thickness of Vertical Insulation: 10" to 14"

Attic Ventilation Type: Soffit and Ridge Vents

Attic

Attic Insulation: Loose Fill (Blow-in Insulation)

Roof

Ventilation observed: Yes Condition: Ventilation appears to be adequate.

- ☐ Ridge / Rafter sag noted ☐ Water leaks noted ☐ Previous repairs noted
☐ Vermin activity noted



Additional Notes:

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Brick / Fiber Cement Board

Interior Wall:

- ☐ Water stains / damage ☐ Small drywall cracks ☐ Large drywall cracks
☐ Mildew ☐ Holes ☐ Previous repairs noted

Exterior Wall

- ☐ Water stains / damage ☐ Small cracks ☐ Large cracks
☐ Weepholes missing / blocked ☐ Rotted / exposed wood
☐ Previous repairs noted
☐ Paint chipping ☐ Damage to trim, door, siding

Additional Notes: There is some caulk missing around all three lights mounted on the front of the house. There is some caulk missing from the corners to the left, and right of the front porch. There is some caulk missing around some of the trim to the garage door. There is a small crack in the mortar to the right of the garage door, under the address number. There is some caulk missing around the master bathroom window. There is some caulk missing around some of the windows on the back of the house.

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I	NI	NP	D
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☒ ☐ ☐ ☒
F. Ceilings and Floors*Comments:*

- | | | |
|--|---|--|
| <input type="checkbox"/> Water stains / damage | <input type="checkbox"/> Holes and openings | <input type="checkbox"/> Rotting evident |
| <input type="checkbox"/> Tiles – cracked / damaged / loose / missing | | |
| <input type="checkbox"/> Vinyl damage | <input type="checkbox"/> Slight sloping | |

Ceilings:

Floors: There is a small crack in some tile on the floor by a door in the Jack, & Jill bathroom.

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Additional Notes:

☒ ☐ ☐ ☒
G. Doors (Interior and Exterior)*Comments:*

Interior:

- ☐ Damage
- ☐ Holes and openings
- ☐ Rotting evident
- ☐ Not closing properly
- ☐ Hardware damage / inoperative
- ☐ Gaskets

 Location(s): []
 []
 []
 []
 []
 []

Exterior:

- ☐ Damaged
- ☐ Hollow
- ☐ Holes and openings
- ☐ Rotting evident
- ☐ Not closing properly
- ☐ Hardware damage/inoperative
- ☐ Weather-stripping

 Location(s): []
 []
 []
 []
 []
 []
 []

Garage Door:

- ☐ Damaged
- ☐ Bent panel
- ☐ Entry door damaged

Additional Notes: The back door is not sealed well in one spot.

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☒ ☐ ☐ ☒
H. Windows*Comments:*Evidence of water penetration: No ☐ Window inoperative ☐ Cracked window ☐

Broken window

☐ Moisture between panes ☐ Missing pane ☐ Caulking/glazing needed

Locations: []

Screens:

☐ Torn ☐ Bent ☐ Holes ☒ Missing (# total, 1 on the right side, and 2 on the left side)

Additional Notes: The window in the living room closest to the fire place has a broken seal which has allowed some of the argon gas to escape leaving the window looking frosted. This window is less energy efficient and should be replaced immediately.

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☒ ☐ ☐ ☐
J. Stairways (Interior and Exterior)*Comments:*
☒ ☐ ☐ ☒
K. Fireplace and Chimneys*Comments:*Type of fireplace: **Metal Insert**Fuel Source: **Natural gas.**Damper: **Acceptable**

Firebox:

- ☐ Mortar missing behind face bricks
- ☐ Cracks/Lintel
- ☐ Poor draft evident

- ☐ Mortar missing rear wall
- ☐ Soot build-up
- ☐ Hearth insufficient/damage

Chimney:

- ☐ Crumbling brick
- ☐ Spark arrestor missing

- ☐ Damaged/missing cap
- ☐ Insufficient height/clearance

Additional Notes: **The fire place would not light after pushing the on button to the remote.**

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☒ ☐ ☐ ☒
L. Porches, Balconies, Decks, and Carports*Comments:*

- | | | |
|---|--|---|
| <input type="checkbox"/> Rotting evident | <input type="checkbox"/> Insect Damage | <input type="checkbox"/> Wood/soil contact |
| <input type="checkbox"/> Trip Hazard | <input type="checkbox"/> Loose boards | <input type="checkbox"/> Handrail/railing missing/damaged |
| <input type="checkbox"/> Areas inaccessible | | |

Note: Structural load capabilities were not inspected

Additional Notes: The fan on the back porch is noisy, and shakes. It may just need to be balanced.


☒ ☐ ☐ ☒
M. Fence

Comments: The fence on the left side of the house in the back yard has some split boards, as well as some missing nails along the bottom.

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐

A. Service Entrance and Panels

Comments:

Main panel location: **Garage**☐ Improper panel locationPanel Condition: **Acceptable**☐ Inadequate panel labeling☐ Burned wires☐ Double-lugging☐ Defective breakersType of wiring: **Aluminum**

ARC Fault (Refer to OP-I form)

ARC Outlet location(s):

[]

☐ Missing☐ Not tripping

[]

☐ Missing☐ Not tripping

[]

☐ Missing☐ Not tripping

[]

☐ Missing☐ Not trippingGrounding Electrode present: **Yes**

Note: All systems in the house could not be verified for bonding.

☐ Due to defects observed, recommend service and complete system check by licensed electrician☐ Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Additional Notes:

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Receptacle Type: ☐ 2 prong☒ 3 prong☐ Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s):

Bathroom:

☐ Missing☐ Not tripping

Kitchen:

☐ Missing☐ Not tripping

Wet Bar:

☐ Missing☐ Not tripping

Garage:

☐ Missing☐ Not tripping

Exterior:

☐ Missing☐ Not tripping

Laundry:

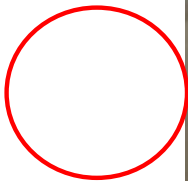
☐ Missing☐ Not tripping

GFCI Reset Location(s):

☐ Loose / broken / inoperative outlet☐ Loose / broken / inoperative switch☐ Loose / broken / inoperative light☐ Smoke detector inoperative☐ Ceiling fan inoperative☐ Improper wiring☐ Exposed wire☐ Double-lugging☐ Reverse Polarity☐ Open ground☐ Wire splices / open junction boxes☐ Voltage drop detected

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I	NI	NP	D
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I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ ☐

A. Heating EquipmentType of Systems: *Forced Air System*Energy Sources: *Gas*

Comments:

- ☐ Heat pumps were not inspected since outside temperature is above 70°F
- ☐ Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

*Normal Δ range 30° - 50°F**I observed an average Δ of 43°F*

Unit 1:

Thermostat Location:

Condition: ☐ Loose ☐ Not level ☐ Not registering properly

Filter Type: Condition: Size:

Gas:

- ☐ Rust on burner ☐ Flame inconsistent ☐ Pilot not lit
- ☐ Improper venting ☐ Copper gas line ☐ No gas shut-off
- ☐ Gas leak ☐ Air blowing in burner chamber
- ☐ Gas line not supported

Electric: ☐ Not on ☐ Inoperable

Blower: ☐ Fan loose ☐ Limit switch missing/inoperable ☐ Noisy

☐ Burned wires inside blower

Additional Notes:

- ☐ Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

☑ ☐ ☐ ☑

B. Cooling EquipmentType of System: *Central AC System(s)*

Comments:

- ☐ Heat pumps are operated in one mode only
- ☐ Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

*Normal Δ range 15° - 21°F**I observed an average Δ of 16°F*

Unit 1:

- ☐ High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor: ☐ Not on ☐ Not level ☐ Not shutting off

☐ Improper clearance ☐ Fin damage ☐ Inoperative

Condenser: ☐ Fan not on ☐ Coils need cleaning ☐ Noisy

Condensate Drain:

Primary: ☐ Clogged ☐ No trap ☐ Not insulated

☑ Tray rust (1 of the trays) ☐ Tray leak

Secondary: ☐ Does not exist ☐ Not readily visible

Location: []

Freon line: ☐ Insulation missing / damaged ☐ Refrigerant leak possible

Location:

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I NI NP D



Additional Notes:

☐ Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

☒ ☐ ☐ ☐
C. Duct Systems, Chases and Vents

Comments:

☐ Openings evident (return)

☐ Openings evident (supply)

☐ Covering(s) torn / missing

Additional Notes:

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: *Front Yard (Right Side)*Location of main water supply valve: *Garage*Static water pressure reading: *64 P.S.I.*

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines:

Anti Siphon / Back Flow / Air Gap(s):

Fixture Shut Off Valves:

 Kitchen Sink: ☐ Faucet leak
☐ Sink leak

☐ Drain leak ☐ Spray leak
☐ Drain slow ☐ Low / no pressure

Additional Notes:

 Bar/utility Sink: ☐ Faucet leak
☐ Sink leak

☐ Drain leak ☐ Spray leak
☐ Drain slow ☐ Low / no pressure

Additional Notes:

 Bar/utility Sink: ☐ Faucet leak
☐ Sink leak

☐ Drain leak ☐ Spray leak
☐ Drain slow ☐ Low / no pressure

Additional Notes:

Hall bath upstairs

Bath Sinks:

☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged

☐ Faucet leak ☐ Faucet/knob missing
☐ Stopper missing/non-functioning

Bathtubs:

☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged
☐ Diverter leak
☐ Grout/caulk missing

☐ Faucet leak ☐ Faucet/knob missing
☐ Stopper missing/non-functioning
☒ *Diverter non-functioning*
☐ Water damage

Shower:

☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged
☐ Door not closing properly

☐ Faucet leak ☐ Faucet/knob missing
☐ Head leak ☐ Pan leak
☐ Water damage ☒ *Grout/caulk missing*

Commodes:

☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking

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☐ Not turning off

Additional Notes:

MasterBath Sinks: (Left)

- ☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged

- ☐ Faucet leak ☒ Faucet/knobs hard to turn
☐ Stopper missing/non-functioning

Bathtubs:

- ☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged
☐ Diverter leak
☐ Grout/caulk missing

- ☐ Faucet leak ☐ Faucet/knob missing
☐ Stopper missing/non-functioning
☐ Diverter non-functioning
☐ Water damage

Shower:

- ☐ Drain leak ☐ Slow drain
☐ Faucet/knob damaged
☐ Door not closing properly

- ☐ Faucet leak ☐ Faucet/knob missing
☐ Head leak ☐ Pan leak
☐ Water damage ☐ Grout/caulk missing

Commodes:

- ☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Additional Notes: The master commode is noisy while it refills the tank.

3rdBath Sinks:

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☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning

Bathtubs:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☐ Grout/caulk missing ☐ Water damage

Shower:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☐ Grout/caulk missing

Commodes:

☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Additional Notes:

Outside Faucets:

☐ Leak Location: ☐ Front ☐ Rear ☐ Side
☐ Inoperative ☐ Front ☐ Rear ☐ Side
☐ Missing/broken handle ☐ Front ☐ Rear ☐ Side
☐ Missing anti-siphon ☐ Front ☐ Rear ☐ Side

Additional Notes:

☒ ☐ ☐ ☐
B. Drain, Wastes and Vents

Comments:

Type of waste lines: **Appears to be PVC**

Additional Notes:

☒ ☐ ☐ ☐
C. Water Heating EquipmentEnergy Source: **Gas**Capacity: **There are two 40 gallon water heaters.**

Comments:

(Refer to OP-I form)

Unit 1:

Location: **Attic**Safety Pan and Drain Installed: **Yes**

Garage Unit(s): Physically Protected:

18-inch Floor Clearance:

Corrosion at supply connections:

Leak

Temperature & Relief Valve (TPR): **Operated**

Gas Unit:

Gas Shut Off Valve: **Accessible**

Branch Line:

Improper venting: **No**

Electric Unit: Improper wiring:

Inoperative heating element:

Additional Notes:

☒ ☐ ☐ ☒
D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: **Functioning** GFCI Reset Location: **Wall Reset in Master Closet**Underside of tub readily accessible: **No**

Prepared exclusively for Leo Zimmerman • by Chris Zimmerman TREC#21082

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

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

☐ Leak☐ Switches loose☐ Unsafe location☐ Debris in port openings

Additional Notes:

☐ ☒ ☒ ☐**E. Other***Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES☒ ☐ ☐ ☐**A. Dishwashers***Comments:*

Checked and tested @ [##]°

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> High loop missing | <input type="checkbox"/> Noisy |
| <input type="checkbox"/> Soap tray defective | <input type="checkbox"/> Rust | <input type="checkbox"/> Rollers missing | <input type="checkbox"/> Trays damaged |
| <input type="checkbox"/> Loose in cabinet | <input type="checkbox"/> Door damage | | |

Additional Notes:

☒ ☐ ☐ ☐**B. Food Waste Disposers***Comments:*

- | | | | |
|--------------------------------------|--------------------------------|---|---|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Stuck hammers | <input type="checkbox"/> Poorly secured |
| <input type="checkbox"/> Vibration | <input type="checkbox"/> Noisy | <input type="checkbox"/> Damaged splash guard | |

Additional Notes:

☒ ☐ ☐ ☐**C. Range Hood and Exhaust Systems***Comments:*

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Filter Missing | <input type="checkbox"/> Vents into attic | <input type="checkbox"/> Inoperative |
| <input type="checkbox"/> Damaged switches | <input type="checkbox"/> No Light | <input type="checkbox"/> Noisy |

Additional Notes:

☒ ☐ ☐ ☒**D. Ranges, Cooktops, and Ovens***Comments:*Type of Range/Cooktop: **Gas**Type of Oven: **Electric**

Gas Shut Off Valve:

Branch Line:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> No gas shut-off in room | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Anti-tip missing |
|--|-----------------------------------|---|

Cooktop:

- | | | | | | |
|---|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------|
| <input type="checkbox"/> Not lighting off pilot | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear | |
| <input type="checkbox"/> Damaged/missing knobs | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear | <input type="checkbox"/> |
| Improper heating | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear | |

Oven: ☐ Door damage☐ Inoperative door latch☐ Inadequate door seal☐ Inoperative light☐ Clock inoperative☐ Broiler non-functioning**Thermostat set at 350°F Achieved: Oven 1 350°F**

Oven 2 [##]°F

☐ High/low differentialAdditional Notes: **The right side of the oven control panel is not mounted securely as it should be.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D


☒ ☐ ☐ ☐
E. Microwave Ovens*Comments:*☐ Light inoperative☐ Door seal damage☐ Microwave inoperative☐ Does not heat properly☐ Door handle missing/damaged

Additional Notes:

☒ ☐ ☐ ☐
F. Mechanical Exhaust Vents and Bathroom Heaters*Comments:*☐ Exhaust fan inoperative☐ Noisy☐ Exhaust fan light inoperative☐ Cover missing☐ Damaged☐ Condensation / vent problems☐ Heater inoperative☐ Improper heater location

Additional Notes:

☒ ☐ ☐ ☐
G. Garage Door Operators*Comments:*Auto reverse block test acceptable: [Test Passed](#)Electric eye reverse test acceptable: [Test Passed](#)☐ Improper sensor height (more than six inches above garage floor)☐ Opener Inoperative☐ Opener Damaged

Additional Notes:

☒ ☐ ☐ ☐
H. Dryer Exhaust Systems*Comments:*
☐ ☒ ☒ ☐
I. Other*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS☐ ☒ ☒ ☐**A. Landscape Irrigation (Sprinkler) Systems***Comments:*☐ ☒ ☒ ☐**B. Swimming Pools, Spas, Hot Tubs and Equipment***Type of Construction:**Comments:*☐ Single Main Drain (potential entrapment hazard)☐ GFCI Device Required (protect Pool/Spa light and other outlets)☐ ☒ ☒ ☐**C. Outbuildings***Comments:*☐ Improper sensor height (more than six inches above garage floor)☐ ☒ ☒ ☐**D. Private Water Wells** (A coliform analysis recommended.)*Type of Pump:**Type of Storage Equipment:**Comments:*

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by

☐ ☒ ☒ ☐**E. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:*

System presently in use:

☐ ☒ ☒ ☐**F. Other:***Comments:*