

SAMPLE INSPECTION REPORT

Waterfront Elevated Home

Hitchcock, Texas



Original inspection: August 28, 2026

Brad Leland | TREC License #5229

281-794-9102 | houstonhomeinspector.net



PROPERTY INSPECTION REPORT FORM

Name of Client	08/28/2026
	Date of Inspection
Hitchcock, TX	
Address of Inspected Property	
Brad Leland	5229
Name of Inspector	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 items 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 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

Present at Inspection: ☒ Buyer ☒ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain 90 F Outside Temp.
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: The bulkhead and boat lift are beyond the scope of the inspection. Under water supports were not visible. The elevator was beyond the scope of the inspection.

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☐ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space Is Limited - Viewed From Accessible Areas

☒ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for you exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

Report Identification: _____, Hitchcock, TX

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation: Slab/Elevated Structure

Comments: In my opinion the foundation is performing as it was intended at this time, when measured it was well within allowable tolerances.



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B. Grading and Drainage

Comments: A cover for what appears to be part of the yard drain system is damaged/incomplete in the southwest front yard.

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There is a sub surface drain system. This drain system should assist in diverting rain water to the street or storm sewer. The overall effectiveness of this system was not determined. Underground drains can become clogged or obstructed.



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C. Roof Covering Materials

Types of Roof Coverings: Metal

Viewed From: Accessible Areas

Comments: The roof covering appears to be performing properly, no defects noted.

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D. Roof Structures and Attics

Viewed From: Attic Area - Accessible Areas

Type of Insulation: Batt type - R Value not determined

Comments: The roof structure was performing properly. No defects noted.

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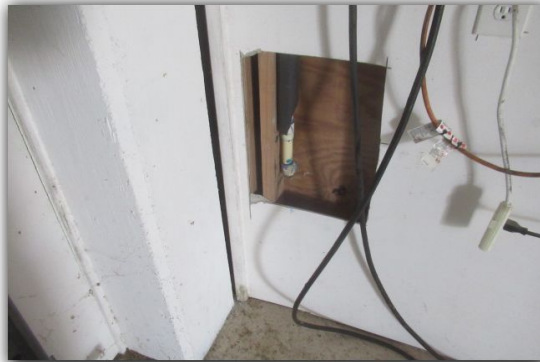
☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments: The exterior siding is not complete at the front staircase landing area which has caused some damage to the sheathing behind the stones. All damaged material should be repaired and or replaced. Hidden damage is a possibility.



There was damaged/incomplete sheetrock in the north side garage that should be repaired/replaced.



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F. Ceilings and Floors

Comments: The attic access ladder is installed with drywall/decking screws. Drywall screws should not be used as that their use can cause "sudden and catastrophic failure". 16d nails or 1/4" x 3" lag screws as the only acceptable fasteners. The nails can easily be added without even removing the screws.

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G. Doors (Interior and Exterior)

Comments: The front door does not seal completely at the top when shut.



The exterior door off the master bedroom and the third level south side bathroom door stick when operated. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted. In most cases, doors that stick or do not latch properly are an indication of past movement in the structure.



The half bathroom pocket door and the north side exterior door off the living room did not lock/latch easily.

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H. Windows

Comments: Double pane windows at the third level bedrooms and one of the fourth level windows appear to have lost their seal which is causing discoloration between the glass panes.



Window screens were missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All windows that have channels for screens should have them installed.



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I. Stairways (Interior and Exterior)

Comments: The staircases appear to be properly installed, no defects noted.

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J. Fireplaces and Chimneys

Comments: The gas feature in the fireplace did not ignite when tested.



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K. Porches, Balconies, Decks, and Carports

Comments: There is water damage to the fourth level deck handrail. All damaged material should be repaired and or replaced.



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L. Other

Comments: The boat lift did not operate as intended. A qualified contractor should be consulted regarding the repair of this lift system.

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II. ELECTRICAL SYSTEMS

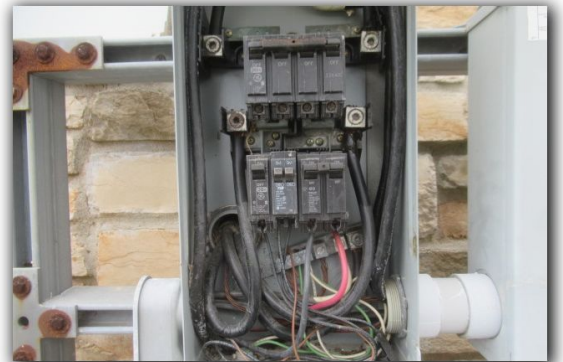
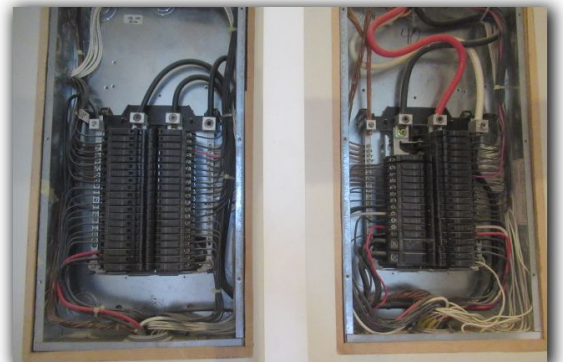
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A. Service Entrance and Panels

Amp Service Box: 200 amp service

Type of Main Service Cables: Copper

Location of Breaker Box: Main breaker box on the north side of the home with two sub panel boxes on the third level north hallway



Comments: Dead front securing screws were missing at the sub panels.

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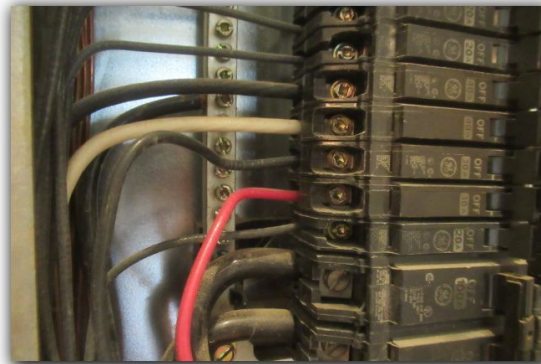
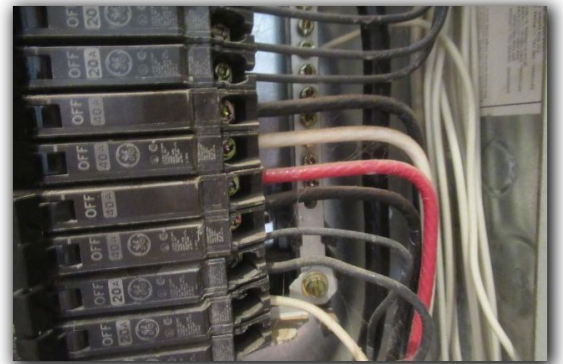
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White wires were used as a "hot" wire and are connected to a circuit breaker in sub panel #1. In most instances the white wires are the grounded conductors, and if they are used as a "hot" wire, they must be wrapped with black or red tape to identify them as a "hot" wire.



Arc fault breakers have not been installed for all the outlet and lighting branch circuits as would now be required. Arc fault breaker protection is now required for kitchens, family rooms, dining room, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways and the laundry areas.

One of the panel knock-outs is missing in the sub panel #1. This condition is considered a safety concern and is an item that is specifically checked in a real estate inspection.



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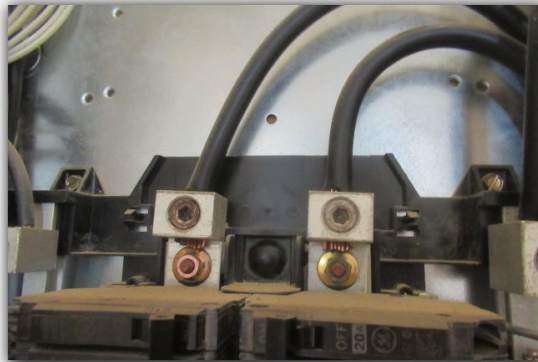
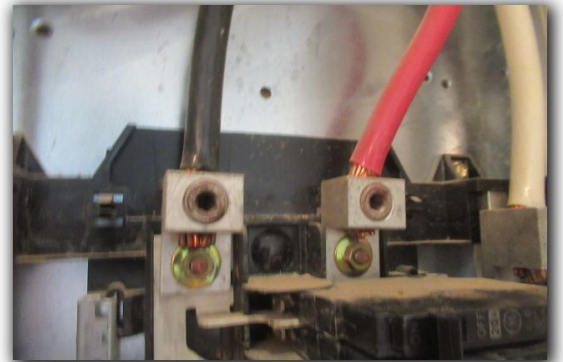
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There heavy corrosion on the metal supports for the main breaker and meter boxes on the north side of the home.



Service entrance barriers have not been installed over the main electric cables inside of the breaker boxes.



Whole house surge protectors are now required to be installed for all breaker boxes.

A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

Note; The transfer switch panel box for the push button controls is beyond the scope of this inspection.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Wires were improperly spliced terminated in the attic. Wire ends or splices should be in junction boxes that are properly mounted with cover plates. This condition is considered an electrocution/fire concern and should be serviced by a licensed electrician.

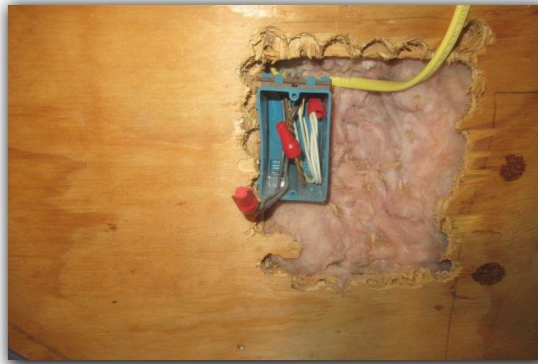
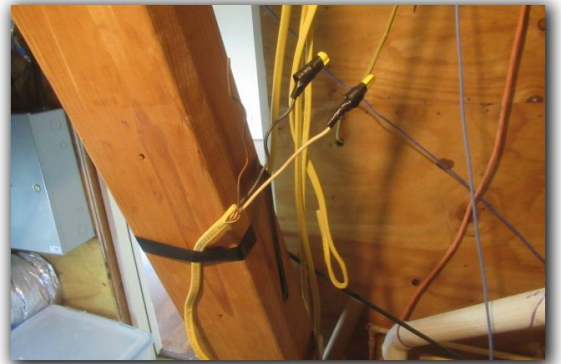
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The ceiling fan at the first level patio did not operate at the time of the inspection.



Several of the lights were not working. This condition may be a result of a need for light bulb replacement. After bulb replacement it is recommended that their operation is rechecked to determine any other possible issues.



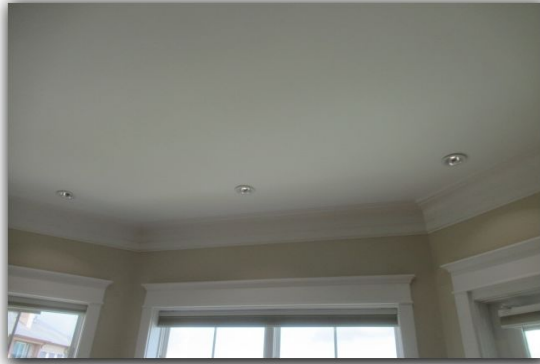
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The electrical outlet/switch box for the main kitchen sink garbage disposal should not be located below the plumbing pipes.



All exterior outlets should have weather guard cover plates installed to protect them from water penetration and possible electric shorts.



Note: Accessible outlets are checked with a UL approved circuit G.F.C.I. circuit tester.

A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

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C. Other

Comments: It is necessary that there be smoke/CO alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms, in the garage and in the attic is also a good idea. These smoke/CO alarms should go off simultaneously to meet current code requirements. These alarms should be checked regularly and the batteries should be replaced as recommended by the manufacturer. Smoke/CO alarms should also be replaced when their life expectancy expires. Carbon Monoxide detectors are not required when fuel fired appliances are installed in the dwelling or attached garage with an opening into the dwelling.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of Systems: Central Heating

Energy Sources: Gas



Comments: The cover panels for the heating equipment were not installed at the time of this inspection.



The heating equipment did not respond to the thermostats when tested.

Report Identification: _____, Hitchcock, TX

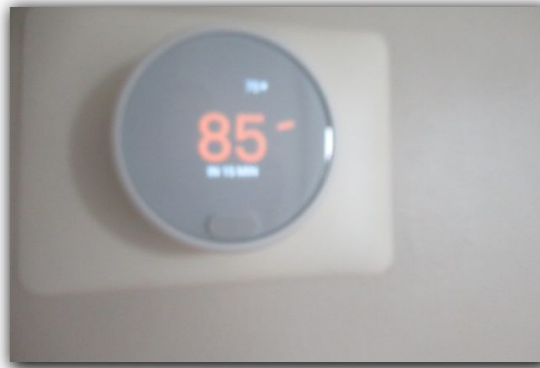
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A qualified HVAC technician should be consulted regarding the above items as well as check the entire heating system for any other possible defects.

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B. Cooling Equipment

Type of Systems: Central - Air Conditioner



Differential Air Temperature Drop During Operation:

North side Zone Air Going Into System: 78 f Returned Air: 61 f

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The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. These readings are within the recommended tolerances for proper operation.

South side Zone Air Going Into System: 83 f Returned Air: 83 f



Comments: The south side zone system was not cooling as intended. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

Water was observed in the safety pan under the evaporator coil box in the 4th level attic area. This condition can cause severe damage if the safety pan was to overfill. A licensed technician should address this situation as soon as possible.

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A qualified HVAC technician should be consulted regarding the repair of the above items as well as check the entire cooling system for any other possible defects.

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C. Duct Systems, Chases, and Vents

Comments: Ducts in the attic area are in contact with each other which may cause condensation and damage to the outer coating. These ducts should be separated a minimum of one inch or unfaced insulation placed between them.



The media filters were dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change these filters as suggested by the manufacturer.

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Yard

Location of Main Water Supply Valve: North side of home

Static Water Pressure Reading: 52 psi

Type of Supply Piping Material: PVC/CPVC where visible

Comments: There is a leak at the kitchen sink faucet. Leaks can promote water penetration to the structure. Concealed damage is a possibility. The faucet should be serviced and any damaged elements replaced or repaired.



The water pressure was low at the small window sink in the kitchen, the 3rd level south side bathtub/shower, the half bath sink, the utility room sink and the master bathtub. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.

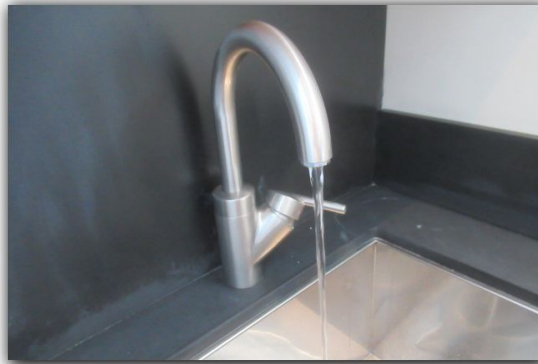
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The pot filler spout at the range in the kitchen did not operate when tested.

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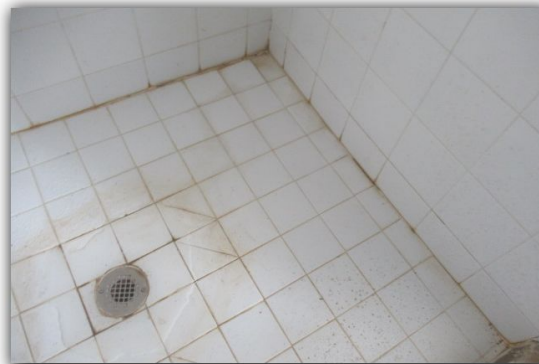


The water supply was turned off to the 4th level bar sink.



The hot water handle for the south side 3rd level bathroom sink would not turn easily as intended.

There were voids/cracks in the grout of the 1st level tile shower surround. It is recommended that this shower be well cleaned and re-sealed.



All exterior faucets should have back flow protectors installed. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.

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It was not determined how to operate the body sprays, the hand held shower and the steam feature in the master bath shower.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire plumbing system for any other possible defects.

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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments: The drain stops were not operating properly in the 3rd level bathtubs. Sometimes a drain stop can be adjusted or it may need to be replaced.

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It is recommended that there be inspection ports provided for all bathtub/showers so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.



It is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there are any unseen damaged drain lines.

☒ ☐ ☐ ☐

C. Water Heating Equipment

Water Heating Energy Source: Gas **Capacity:** Two Tankless Water heaters



Comments: The water heaters appear to be performing properly.

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Note: The Temperature and Pressure Relief (TPR) valves were not manually operated. Operating the valve during an inspection may cause it to fail to reseat, resulting in a continuous leak, which is a risk of damage to the interior of the home. Recommend a qualified licensed plumbing contractor evaluate and test the TPR valve as part of routine annual maintenance to ensure proper safety function.

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D. Hydro-Massage Therapy Equipment

Comments: G.F.C.I breakers for the hydro-therapy/whirlpool bathtub equipment were not located. A ground fault circuit interrupt type of breaker should be present as required by the T.R.E.C. The presence of these breakers can save lives.

It is necessary that there be an inspection ports provided for the whirlpool bathtubs in the master bathroom and the 3rd level south side bathroom so that it is possible to check for leaks and have access to the pump motor. There was no access to this area at the time of the inspection. This does not comply with National Electric Code (Ref. NEC 680-72) Accessibility. "Hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish.

The whirlpool bathtub in the south side 3rd level bathroom did not operate when tested.



☒ ☐ ☐ ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: South side of the home

Type of gas distribution piping material: Black Pipe



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I	NI	NP	D
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Comments: Performing properly

☐ ☒ ☐ ☐

F. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments: The dishwasher in the main kitchen appears to be performing properly at this time.



The dishwasher at the 4th level bar area did not operate when tested.



☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments: The splash guard was worn and should be replaced at the main kitchen sink garbage disposal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is debris in the main kitchen sink garbage disposal that should be removed before operation.



The garbage disposal at the small window kitchen sink was performing properly at this time.



☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments: Two of the range hood lights did not operate. Ample lighting is mandatory near cooking surfaces. Low or diffused lighting can create a dangerous cooking environment in the kitchen. Most appliance lights can be purchased at home improvement or appliance stores.

Report Identification: _____, Hitchcock, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments: The range appears to be performing properly at this time.



☒ ☐ ☐ ☐

E. Microwave Ovens

Comments: Both of the microwaves appear to be performing properly at this time.



☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The exhaust fan in the utility room did not operate when tested.

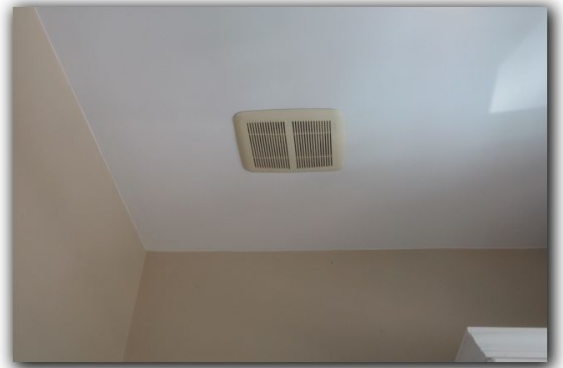
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

G. Garage Door Operators

Comments: The safety reversing mechanism for the north side garage door did not operate when tested. When the inspector tests the safety reversing mechanism of the overhead garage door, the motor should reverse itself. (5 lbs of pressure over a 2 second period should be sufficient to reverse most doors) Failure to reverse is considered a recognized safety concern by the Texas Real Estate Commission (T.R.E.C.) These motors can usually be adjusted.



The south side garage door did not open and close as intended.



Report Identification: _____, Hitchcock, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments: No defects noted.

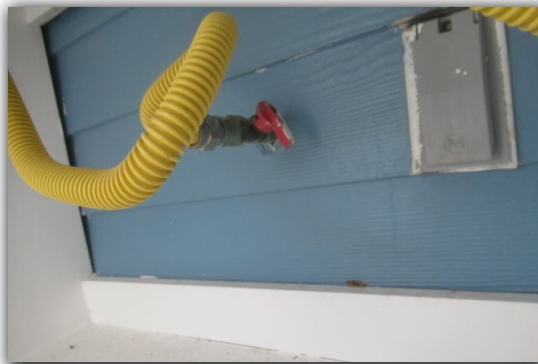
☒ ☐ ☐ ☒

I. Other

Comments: The outdoor grill on the 1st level did not operate when tested.



The gas was turned off to the outdoor grill on the 2nd level therefore it was not performance tested.



The refrigerator/freezer in the kitchen was not making ice at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water was dripping from the freezer compartment of the mini refrigerator in the fourth level bar area.



The wine cooler was operating/cooling at the time of the inspection.



The drawer refrigerator was operating properly.



Report Identification: _____, Hitchcock, TX _____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments: There is a leak at the back flow riser assembly. This leak should be repaired by a qualified contractor and then the system should be checked for any possible defects.