

**HOUSTON METROPOLITAN
INSPECTIONS UNLIMITED, LLC
PHONE: 713-828-0310 OR
PROPERTY INSPECTION REPORT**

Prepared For: JEFF DIAMOND

(Name of Client)

Concerning: 3411 KINGS WAY CT. KINGWOOD, TEXAS 77339

DIA5-040519

(Address or Other Identification of Inspected Property)

By: LINDA MCCRACKEN TREC License #709

APRIL 4 2019

(Name and License Number of Inspector)

(Date)

Travis Murphy TREC License #6428

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to 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 warrant ability 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 attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It's not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

REI 7-5 (05/4/2015)

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 of 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)

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.

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

I	NI	NP	D
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE BUYER WAS NOT PRESENT AT THE TIME OF THE INSPECTION.. PHOTOS ARE NOT INTENDED TO SHOW ALL THE LOCATIONS THAT MAY BE IN NEED OF REPAIR OR OF CONCERN, BUT TO HELP IDENTIFY AND/OR UNDERSTAND CONDITIONS. THIS HOUSE WAS NOT INSPECTED FOR AND NOT TESTED FOR THE PRESENCE OR ABSENCE OF FUNGAL GROWTH (TOXIC MOLD), mVOC's POLLUTANTS, BIOHAZARDS OR ENVIRONMENTAL HAZARDS IN ANY WAY WHATSOEVER. ABSOLUTELY NO OPINIONS, NO REPRESENTATIONS, NO WARRANTIES AND NO IMPLIED WARRANTIES ARE MADE OR GIVEN AS TO THE PRESENCE OF ABSENCE OF FUNGAL GROWTH (TOXIC MOLDS).

BY ACCEPTANCE OF THIS INSTRUMENT, THE CUSTOMER WAIVES ANY AND ALL CLAIMS FOR DAMAGES, COSTS, EXPENSES, REPAIR OR OTHER LIABILITIES AGAINST THE INSPECTOR ARISING OUT OF OR IN ANY WAY RELATED TO THIS INSPECTION AND THE FAILURE TO REPORT DEFECTS IN THE ITEMS INSPECTED UNLESS CAUSED BY GROSS AND WILLFUL NEGLIGENCE OF THE INSPECTOR.

IDENTIFICATION OF RECALLED ITEMS IS NOT WITHIN THE SCOPE OF THIS INSPECTION. CHINESE DRYWALL IS NOT INSPECTED.

PARTICULAR ATTENTION SHOULD BE GIVEN TO THE FACT THAT THIS REPORT DOES NOT AND CANNOT REFLECT AN INDEPTH PERSPECTIVE OF THE VARIOUS INCLUDED ITEMS. IT CAN ONLY REFLECT WHAT THE INSPECTOR WAS ABLE TO ACTUALLY SEE WITHOUT REMOVING OBSTRUCTIONS TO VISION OR PHYSICALLY TAKING ANYTHING APART.(BOXES ARE NOT MOVED OUT OF CLOSETS OR STORAGE AREAS). CARS ARE NOT MOVED OUT OF GARAGES OR OTHER ITEMS STORED IN THE GARAGE. , SHOULD YOU REQUIRE ADDITIONAL OR MORE DETAILED INFORMATION REGARDING ANY OF THESE ITEMS, CONTACT A REPUTABLE, LICENSED EXPERT IN THAT PARTICULAR FIELD.

UNLESS THE HOME BEING INSPECTED IS BRAND NEW IT WILL UNDOUBTEDLY SHOW A FEW SIGNS OF WEAR AND TEAR. VIRTUALLY EVERY PRE-OWNED HOME DOES, AND THE OLDER THE HOME THE MORE PREVALENT THESE SIGNS TEND TO BECOME. . PLEASE REMEMBER THAT THIS IS CONSIDERED NORMAL, AND THESE ITEMS WILL NOT BE NOTED. IF THIS HOME IS OCCUPIED AT THE TIME OF INSPECTION, NO FURNITURE OR RUGS ARE MOVED. CARPET IS NOT INSPECTED FOR WEAR OF STAINS. BEFORE CLOSING, WE RECOMMEND VISUALLY RECHECKING INTERIOR AND EXTERIOR WALLS FOR DEFECTS OR DEFICIENCIES WHEN HOME IS VACATED AND OBSTRUCTIONS ARE REMOVED. COUNTER TOPS AND CABINETS ARE NOT INSPECTED.

STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE FOLLOWING: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, OR UNGROUND DRAINS CONNECTED TO GUTTERS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF CLEANING CYCLE ON OVENS, AND RADIATION LEAKAGE FROM MICROWAVE OVENS, CHINESE DRYWALL OR ANY PROBLEMS RESULTING FROM CHINESE DRYWALL.

LINK TO NOTICE "TEXAS REAL ESTATE COMMISSION CONSUMER NOTICE" (please go to this page for information)

<https://www.trec.texas.gov/public/consumer-information>

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments

At the time of the inspection the foundation of the home was considered to be adequately performing the function for which intended. In my opinion, the foundation is performing in an average manner taking into consideration normal wear and tear, the age, repair history, and location of the house. Doors and windows generally fit properly in their frames and opened and closed freely. There were no visible signs of racking or twisting in the visible roof framing and the fascia corners were tight. This home is a slab-on-grade foundation. Since the variation of the moisture content of the foundation soil is probably the most significant factor contributing to continuing foundation movement, a proper lawn maintenance program will aid in minimizing foundation problems in the future. No warranty against future movement can be made.

The inspector can only provide an opinion of foundation conditions based on visible findings at the time of the inspection. Detailed evaluation of foundation performance requires special knowledge, research and tools, which beyond the scope of my inspection. At the time of the inspection, we had not been informed of any prior foundation repairs.

Note: We did not have access to the left side of the home. I knocked on the door and there was nobody home and there were two dogs in the back yard.



B. Grading and Drainage

Comments: Sub-surface drains are not inspected.

The grading should promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. Trenching, against the foundation, is not acceptable. The target for slab exposure is 6 inches in sided areas and 4 inches in bricked veneer areas. The soil needs lowered and drains cleaned.

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

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The gutter downspouts are terminating too close to the foundation; splash blocks are needed under the downspouts or downspout extensions are needed. Water runoff from the roof should be discharged at least 5 feet away from the home.



The drains in the back yard need cleaned.



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The gutters needs adjustment so they drain towards the downspout.



Gutters are needed at the front of the home, there is evidence of water penetration inside on the wood floors (see pictures under “F. Ceiling and Floors”). It may be advantageous to remove all the old gutters and install new 6 inches gutters which will divert a larger amount of water away from the exterior walls and doors.

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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From:

The inspection of the roof was made from the ground, because in this inspector’s reasonable judgment, the steep slope of the roof would not allow me to safely stay on the roof. Also, the roof was wet from the previous rain.

Comments: I do not lift the shingles to inspect for fasteners as this could damage the shingles or/and void the warranty.

There are signs of aggregate loss and normal weathering. There were no visible signs of active water penetration on the (accessible) roof decking or sheetrock. Note: If the home has been recently painted, this limits my visibility of water stains.

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

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The roof & gutters need cleaned.



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D. Roof Structures and Attics

Viewed From: View from attic access and from the walkways.

Approximate Average Dept of Insulation: 5 - 9 inches

Comments: Only areas in the attic deemed accessible by the inspector are inspected (only areas that are accessible with a solid stable walkway). The inspector does not move storage items, duct work, or insulation. If there are items stored in the attic, this limited access and visibility, too.

The opening in the garage ceiling does not meet today's fire safety codes for fire blocking.



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

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Note: There are two attic fans, which we cannot test.



There are a couple of places in the attic where the insulation has been removed; by fireplace.



Note: This is not a code specific inspection; therefore, no comment is made with respect to adherence to span, material grades, nailing or other miscellaneous code specifications.

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

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E. Walls (Interior and Exterior)

Comments: Only areas free of furniture and all other obstructions are inspected. IF THE HOME HAS BEEN FRESHLY PAINTED, ANY WATER INTRUSION WILL NOT BE VISIBLE AT THE TIME OF THE INSPECTION.

The kitchen granite counter has shifted a little.



There is evidence of previous water penetration inside the window sill at the rear of the home on the left side of the back door.



F. Ceiling and Floors

Comments:

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The wood floors, in the front rooms, are discolored because of water penetration problems. The dark color on the edges, by the exterior walls and doors, are caused by years of moisture. We used a moisture meter and the floors were damp/wet in places.



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The wood floors have discolored from the sun, too (we pulled up the area rugs and it is darker under the rugs).



G. Doors (Interior and Exterior)

Comments:

The front formal living room French doors will not open.

The door that enters the house from the garage is considered a fire separation door and should be a minimum of 1 3/8 solid wood, solid core or other material rated for that location. I cannot verify this door is fire rated. Self-closing hinges need installed on the door, too.

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All egress doors shall be opened from the inside without the use of a key or special knowledge or effort (Ref. IRC code R311.2).

It is noted that one or more door stops are missing.

There is rust at the base of the kitchen back door.



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H. Windows

Comments:

There is ordinary glass in locations where modern construction techniques call for safety glass: (windows within 24 inches of a door or in or near a swing of a door; panes of glass in all doors; windows above tubs 5 feet;) etc. ..

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

There are missing window screens.

**Note: The home has single pane windows.
The exterior window frames need caulked.**

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I. Stairways (Interior & Exterior)

Comments:

J. Fireplaces and Chimneys

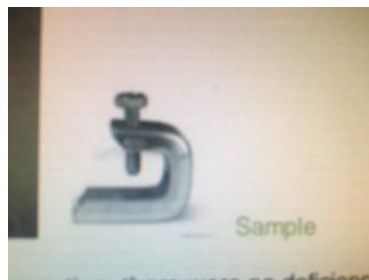
Comments:

Adequacy of draft or condition of inaccessible flue tiles or pipe is not determined.

I lit the fireplaces.

Observed absence of damper stop clip which is required when there are gas logs.

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



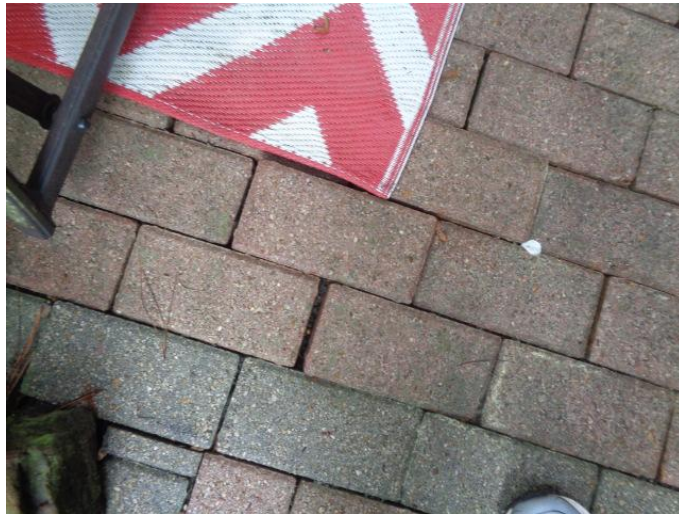
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K. Porches, Balconies, Decks and Carports

Comments

The pavers have shifted in the back yard in several areas, which cause a trip hazard.



L. Other

Comments:

There is a pool in the back yard; therefore, all back yard fences need self closing hinges and the back door needs an audible alarm.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

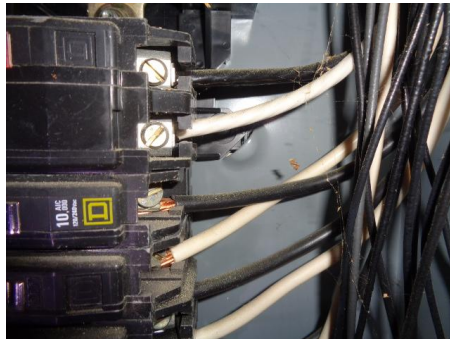
Comments:

200 AMP

The dead front cover is missing on the electrical panel box located on the rear wall of the home.



There were "white wires" attached to breakers. White wires are deemed neutral and must be identified as hot wires by tape or red or black paint at breaker end.



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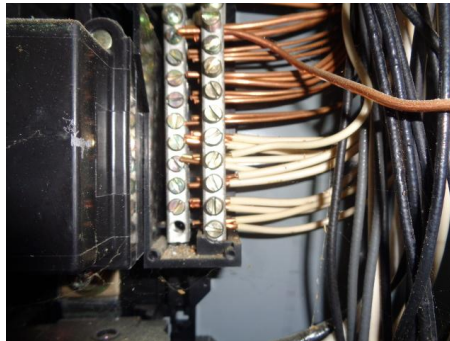
The grounding wire is NOT connected to a grounding rod.



Note: The ground wire is not connected to the grounding rod with an acorn clamp.

While this may not have been a code requirement when the home was built it is now a requirement for all TREC Licensed inspectors to call this item to the buyers attention.

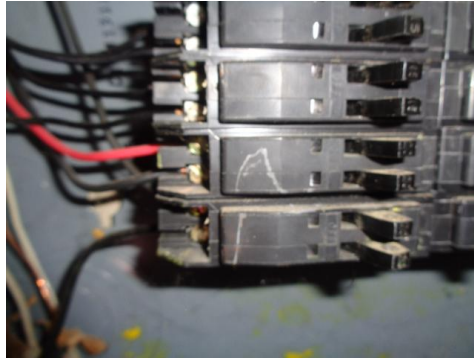
Today's breaker panels have a neutral bar on one side and a grounding wire bus bar on the other – all neutral wiring and all grounding wires should be attached only to the appropriate bar – on the neutral side, each wire should be connected to a separate lug.



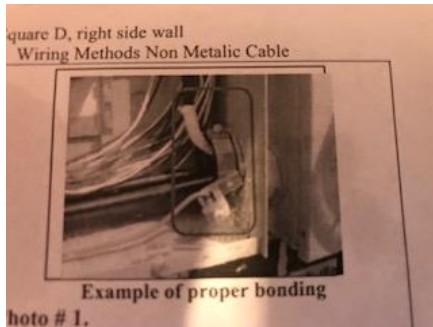
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Also, there were breakers which appeared to serve a single conductor, indicating conductors may be connected to 240-volt circuits (red and black); trip ties are needed.



Current building standards require the box to be bonded.



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B. Branch Circuits - Connected Devices and Fixtures

Type of Wiring: *Copper*

Comments:

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, or landscape lighting and intercom systems are not inspected. **If any repairs are noted, the repairs should be done by a licensed electrician and the electrician should inspect for other problems, etc.**

Ground Fault Circuit Interrupters(s) GFCI protection were missing on the garage ceiling receptacles and one wall receptacle and laundry room receptacles. While this may not have been a code requirement when the home was built it is now a requirement for all TREC Licensed inspectors to call this item to the buyers attention and mark as deficient.

Note: GFCI's for bathroom reset in garage.

The exterior receptacle, overhead on the rear patio, needs a weather proof cover.

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

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Replace any face plates or switch plates that are damaged or missing, as well as secure any loose outlets or switches at wall throughout home, as needed.



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There are spliced wires that need installed in a junction box and covers needed on junction box.



The pool motor is not bonded.

There were working smoke detectors.

Note: Smoke detectors, which are older than 10 years need replaced.

Current building standards require smoke detectors in the bedrooms, in the hall to the bedrooms and they must be hard wired together with battery back-up. There was 1 carbon monoxide (CO) detectors.

Current building standards require arc fault protection (AFCI) in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

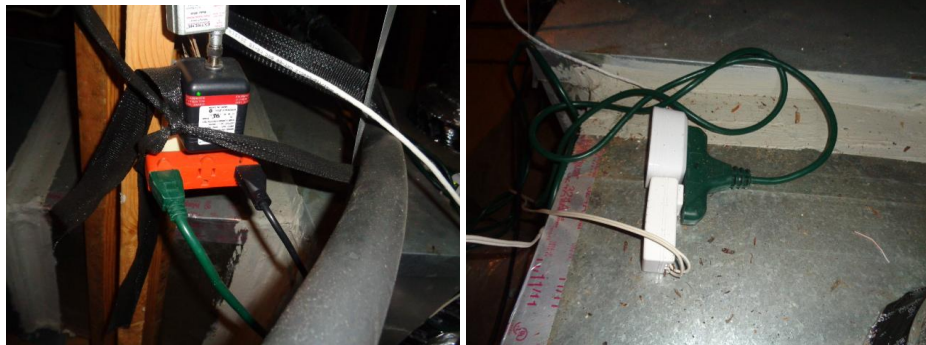
While this may not have been a code requirement when the home was built it is now a requirement for all TREC Licensed inspectors to call this item to the buyers attention.

Newer dryers use a 4 prong connection while older dryers use the 3-prong type which is out of code.

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Extension cords cannot be used as permanent wiring.



The AC service disconnect is located behind the condenser and does not have full clearance required for safe access.

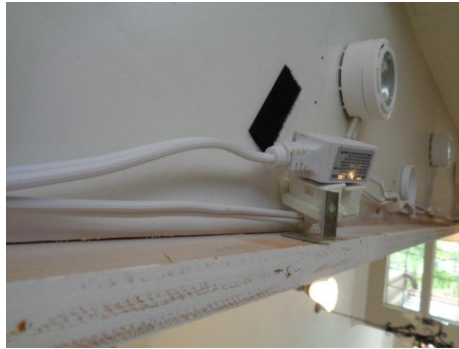


The globes are missing at the clothes closet fixtures. Lighting fixtures installed in a clothes closet shall have the following clearances from the defined storage area (see the definition below): 12 inches for surface incandescent fixtures, 6 inches for recessed incandescent fixtures, 6 inches for fluorescent fixtures. Surface-mounted or recessed fixtures are both permitted, but exposed (uncovered) light bulbs are not

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There are spliced wires and extension cords under the kitchen cabinet.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: **Central Air**

Energy Sources: **Gas**

Comments: *Complete evaluation of gas fired furnace heat exchangers require dismantling and is beyond the scope of this inspector. The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of unit*

The heaters worked. No dismantling of the units was preformed. There were no visible signs of rust or corrosion.

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B. Cooling Equipment

Type of Systems: **Central Air**

Comments: *The inspector does not measure airflow or determine the adequacy of the system. Humidifiers, motorized dampers, electronic filters, and programmable thermostats are not inspected. The air conditioner system is not tested when outside ambient temperature is below 65 degrees Fahrenheit to avoid damage to the system.*

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of conditioned air to various parts of the home.

The AC unit is a 3 ton, dated 2011. This unit was cooling sufficiently. There was a 18.4 degree differential between the supply and return air.



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The AC unit is a 3 ton, dated 2011. This unit was cooling sufficiently. There was a 19 degree differential between the supply and return air.



Note: A measure of how well an air conditioning system is operating is called “Delta T” and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 17 to 21 degrees.

There is rust and water in the auxiliary drain pan under evaporator housing in the attic. This is to the bedroom unit.



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Also, there is air leakage under this coil.



The debris needs cleaned away from the outside units.



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C. Duct Systems, Chases, and Vents

Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Laundry Room



Static water pressure reading: 57 psi

Comments: The water supply valves under all bathroom sinks and commodes are not tested. The plumbing is tested by flushing the commodes and running water in the sinks and tub. If the home is vacant at the time of the inspection, the drain pipe will be empty and water may appear to flow properly. .

The home has copper plumbing pipes.

Master Bathroom: There were no visible signs of plumbing leaks.

Hall Bathroom: Water leaks behind the tub faucet and water is leaking behind the wall and coming out of the right corner on the tub ledge.



1/2 Bathroom: There were no visible signs of plumbing leaks

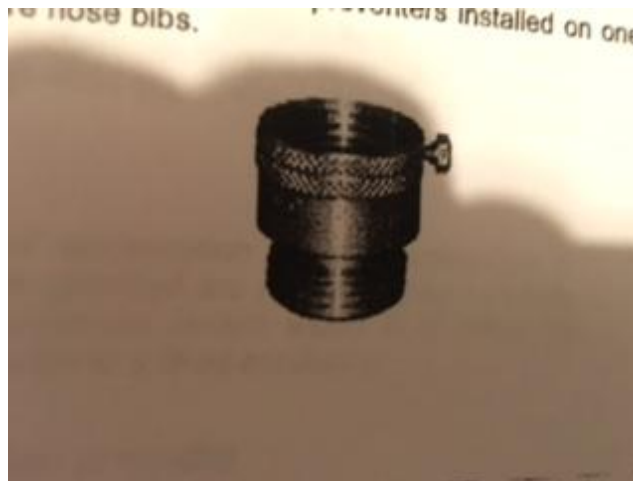
Kitchen Sink: There were no visible leaks. The sink is being held up with 1 X 6 boards under the sink. Note: We had limited visibility under the sink because of all the "stuff".

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

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Outside spigots:
 There are no backflow preventers installed on one or more hose bibs.



There is not a “visible” bonding wire attached at the exterior gas meter “metal gas supply pipe”, at the water heater equipment and furnace equipment.

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.

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B. Drains, Wastes, and Vents

Comments:

Underground plumbing and drain clean-outs are not within the scope of this inspection.

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There were no visible problems.

I did not find the main drain clean-out; this should be located.

 C. Water Heating Equipment

Energy Sources: **GAS**

Capacity: **50 Gal.**

Comments: *Note: The temperature/pressure relief valves are not tripped at the time of the inspection. The valves do not reseal properly many times when they are operated which causes the valve to leak. Manufactures recommend valves older than three years be removed cleaned and inspected or replaced.*

Dated 2006

The drain lines are not supposed to be located higher than 6 inches from the ground.



There is corrosion on the fitting by the water shut-off valve



The tie strap is missing around the flue pipe.

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

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

I filled up the tub and operated the jets. The G.F.C.I. was tested and it worked. I did not have access to plumbing or motor; therefore, I could not verify bonding of motor or leaks. There is absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish/ Be careful not to leave small children unattended in the unit or tub, and be careful around intake ports where high suction may catch hair and draw it into the intake which could result in drowning. Pumps, hoses, ports, jets and other parts where water may accumulate should be cleaned and sanitized regularly in minimize bacteria growth and potential health risks.

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E. Other

Comments:

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher worked. The unit was performing its intended purpose at the time of the inspection.

Inadequate air gap noted at discharge line.

B. Food Waste Disposers

Comments:

The garbage disposal worked.

The unit is hard wired into the wall.

C. Range Hood and Exhaust Systems

Comments:

The exhaust fan worked

The vent pipe is supposed to be hard pipe and the grease filter is missing.



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 self cleaning function is not tested on the oven.

The wood over the cook top is too close. There is only 16 ½ inches and 30 inches is required.



The left front burner knob will not turn. There is a crack on the right front corner of the cook-top.



Oven temperature was checked at the 350 degree bake setting; temperature was 352 and 355 degrees, which is within industry standard of 25 degrees difference.

E. Microwave Ovens

Comments:

There were no operational problems. The unit was performing its intended purpose at the time of the inspection.

F. Mechanical Exhaust Vents & Bathroom Heaters

Comments:

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

I	NI	NP	D
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The exhaust fans work.

All bathroom exhaust fans vents should terminate to the exterior of the dwelling.



G. Garage Door Operators

Comments:

We did not operate the garage door opener because the spring is broken.



H. Dryer Exhaust Systems

Comments:

The dryer vent needs cleaned.

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

I	NI	NP	D
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I. Other

Comments:



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:

The sprinkler system was inspected in the manual mode.

The back-flow prevention device is located on the garage side of the home.

There is the absence of shut-off valve between the water meter and backflow device.

There is a rain sensor; this device is not tested.

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E.. Private Sewage Disposal (Septic) Systems

Type of System"

Location of Drain Field:

Comments:

F. Other

Comments:

