

# *TOC Home Inspections*

## Property Inspection Report



1614 Droxford Dr, Houston , Tx 77008

Inspection prepared for: Elizabeth Arotsky

Real Estate Agent: Robert Wallenhorst - Home Town Realtors of Texas - Houston

Date of Inspection: 9/29/2015 Time: 10:00 AM Sunny and 71 Degrees

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This is a Confidential Inspection Report is copyrighted (including, when applicable, any addenda and test results) is specially is prepared for the exclusive use and benefit of my client. Use of this report by unauthorized persons or for any unauthorized purposes is prohibited under Title 17, Chapter 37 of the Federal Copyright Act. This inspection report is non-transferable and may not be used or relied upon by other parties without written consent of both the client and TOC Home Inspections company. While

some references to code compliance may be made, My report is not a code compliance investigation. Such an investigation is beyond the scope of this inspection.

I suggest that you read the entire inspection report. There are additional notes and information on it that is not included on the Summary and the items listed are not in any order of priority.

ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE WOULD FACE THE FRONT DOOR, FROM THE STREET."

Inspector: Terry Acra

License #8952

47 Hickory Oak Dr., The Woodlands, TX 77381

Phone: 281-702-0542

Email: [tocinspections@aol.com](mailto:tocinspections@aol.com)

[www.tochomeinspections.com](http://www.tochomeinspections.com)

## PROPERTY INSPECTION REPORT

Prepared For: Elizabeth Arotsky  
(Name of Client)

Concerning: 1614 Droxford Dr, Houston Tx, 77008  
(Address or Other Identification of Inspected Property)

By: Terry Acra, License #8952 9/29/2015  
(Name and License Number of Inspector) (Date)

### 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](http://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 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.

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>).

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).

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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. Structural Systems

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## 1. Foundations

Type of Foundation(s): Concrete / Steel Reinforced / Slab on Grade

Comments:

- 'The inspector will describe the type of foundation and inspect the foundation, related structural components and slab surfaces. He will report any post-tensioned cable ends that are not protected.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square door frames or obvious floor slopes. Your inspector is not a structural engineer. You should refer to [www.houston-slab-foundations.info](http://www.houston-slab-foundations.info) or a similar website, or have an engineer give an evaluation if any concerns exist about the potential for future movement.

- \*At the time of inspection, the subject structure failed to exhibit any evidence of major foundation defects, or excessive foundation movement conditions. There were no visible foundation -induced distress conditions indicative of excessive structural movement observed at the interior or exterior walls. The visible portions of the foundation perimeter were observed to be free of any significant cracks\* or construction deformities.

Based upon the observations made at the time of inspection, it is this inspectors opinion that the subject foundation is adequately performing the function for which intended to a reasonable degree, and not in need of repairs at this time. However, it is not possible to guarantee and/or predict the future changes a foundation may be subjected to (including associated effects on the structure), and this inspection report does not constitute a warranty and/or guarantee as to future life and/or performance of the foundation.

Proper site drainage and uniform moisture around the foundation perimeter are important conditions for foundation stability. For information regarding Houston soil conditions and maintenance guidelines for foundation stability, see article "Recommended

Homeowner Foundation Maintenance Program for Residential Projects in the Houston Area", at the following website: [www.geotecheng.com](http://www.geotecheng.com) (click "Guidelines" under "Publications" at sidebar).

\*Notes Regarding Foundation Cracks: Cracks may be present in the foundation; however, no floor coverings were removed to evaluate the foundation surface for cracks, and the perimeter grade beam surface was visually obstructed in areas (by soil, adjoining patios, shrubs, etc.). Truncated (diagonal) cracks or chips near foundation corners and minor surface cracks are generally typical, and not necessarily indicative of excessive foundation settlement.

- \*FYI - If a homeowner wishes to help prevent seasonal house and foundation damage due to the soil expansion and contraction. The first course of action should be to follow a controlled watering program. By keeping the moisture content of the soil at the foundation constant. - For additional information go on the internet and Search "Home Foundation Watering" There are several great articles on how to maintain soil moisture.

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- "Foundation level check - Base measurement is taken from the approximate central location of the house - At the left side of the Family room Level reference is 0.00 - Left front corner is - 0.07 inches of deviation, Left rear corner is + 0.09 inches of deviation, Right rear corner is - 0.00 inches of deviation, Right front corner has - 0.00 inches of deviation. - Level readings are within acceptable limits and I observed no problems at time of inspection
- **Corner or Wedge crack - This is a common condition to observe with slab on grade foundations. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. - Recommend sealing with an approved material to prevent further / future moisture penetration. NOTE: Cracks that extend into the ground, should have the soil removed and be properly patched and sealed to prevent this from being a means for wood destroying insects to enter the house left rear corner and left front corner of foundation**
- **Observed a vertical cracks in the foundation on the left and right sides of the foundation. I did not observed any shifting, deflections in the Foundation, Walls or at the windows. At the time of the inspection. It is this inspector's opinion that the foundation of the house appears to be performing its intended function. As discussed this cracks should be patched and monitored in the future for further activity.**



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☒ ☐ ☐ ☒ 2. Grading & Drainage

#### Comments:

- 'The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

- **Ponding of water at foundation due to missing gutter down spouts missing deflectors or splash blocks. to route the water away from the foundation. Recommend filling depressions & establishing proper drainage. Top soil should be at least 4" below brick line or bottom of siding & sloped away from the foundation. -**

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X			X
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## 3. Roof Covering Materials

Type(s) of Roof Covering: 5 Tab asphalt composition shingles architectural shingles - Nails were used for attaching to the roof decking.

Viewed From: Viewed from on the roof and at ground level. Portions of the roof could not be walked on due to the pitch/height.

Comments:

- 'The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof. He will not make a determination regarding the remaining life expectancy of the roof covering. As a general rule the average life expectancy of a composition roof is approximately 18-20 years, note: environmental conditions can have a great effect on the life expectancy. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems. Note: if the roof is observed from the ground, viewing may be limited in some areas.

- Felt paper is NOT installed over the top of the eave drip edge. Note: Proper installation is - Under the drip edge on the rake of the roof, and over the drip edge at the eaves.
  - Lead covering the top of the plumbing vent pipe/stack or flashing is damaged. Open area allows water to enter between flashing and pipe down into roofing members or down into the attic insulation. Water intrusion into roofing members will aide in premature end of roof lifespan or water could drip down into the attic insulation and cause more damage. - Recommend repair. - 2 locations on the right side of the roof and 1 on the rear center of roof
  - Nail heads are exposed and missing roofing sealant. - Plumbing Vent. - Roofing sealant can protect against moisture intrusion. Water running down the roof can seep in around the nails into the roof decking, attic and or interior space causing damage. NOTE: Do not use a (Silicon) based caulk. It has a chemical based reaction to the shingles and will damage the shingles. Use only a roofing sealant/mastic. - Above the Master bathroom
  - Tree branches are in contact with the roof surface. Recommend trimming tree branches away from all roof surfaces a minimum of three feet.
- Various locations on the roof. - House and detached garage.



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Lead covering the top of the plumbing vent pipe/stack or flashing is damaged. Open area allows water to enter between flashing and pipe down into roofing members or down into the attic insulation. Water intrusion into roofing members will aid in premature end of roof lifespan or water could drip down into the attic insulation and cause more damage. - Recommend repair. - 2 locations on the right side of the roof and 1 on the rear center of roof



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Felt paper is NOT installed over the top of the eave drip edge. Note: Proper installation is - Under the drip edge on the rake of the roof, and over the drip edge at the eaves.



Tree branches are in contact with the roof surface. Recommend trimming tree branches away from all roof surfaces a minimum of three feet. Various locations on the roof. - House and detached garage.

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Nail heads are exposed and missing roofing sealant. – Plumbing Vent. - Roofing sealant can protect against moisture intrusion. Water running down the roof can seep in around the nails into the roof decking, attic and or interior space causing damage. NOTE: Do not use a (Silicon) based caulk. It has a chemical based reaction to the shingles and will damage the shingles. Use only a roofing sealant/mastic. - Above the Master bathroom



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## 4. Roof Structures and Attics

Approximate Average Depth of Insulation: Blown in insulation is 14-16 inches deep

Approximate Average Thickness of Vertical Insulation: Observed no vertical/batt insulation in the attic

Comments:

- 'The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration. Note: all areas of attic may not be safely accessible for inspection.

- \*At the time of the inspection the Attic framing structures and their bracing components appear stable and performing as intended. No evidence of active roof leakage was visible from readily accessible parts of the attic. At the time of this inspection.

- \*Comment - Conventional attic framing, that consists of rafters and joists with a purlin system, is present.

- \*Method of Inspection: entered attic(s) and performed a visual inspection from catwalk and solid flooring and various accessible locations. Portions of roof structure could not be inspected. Due to inaccessibility.

- Attic access ladder - Insulation displaced on door - I recommend replacing with Foam board type material sometimes works better as it will not slide down or move when ladder is being used etc. Also adding weather stripping around the edge - To improve energy efficiency.

- Attic access ladder - Hardware is loose, damaged or missing. - Recommend repair before using for safety.

Periodically inspection of the metal brackets and hardware is needed as they tend to loosen. Tighten as needed.

- Attic access ladder - It is recommended that pads be installed at the base of the stairway unit "legs", to prevent wood flooring damage.

- Attic access ladder - is not rated for a minimum of 250 pound load. Recommend upgrading all access ladders, to a minimum of 250 pound rated access ladder to meet today's requirements for additional safety.

- Exhaust vent for Heating system/s has daylight coming thru exhaust roof vent. The roof exhaust vent needs to be sealed at the roof decking. - To prevent carbon monoxide/combustion gases from reentering attic.

- Exhaust vent for the Heating system/s is in contact with the roof decking/roof covering material - Should have 1 inch clearance minimum for fire safety. -

- Gable vent screen has hole/s in it or is damaged - Recommend correcting, to help prevent insects and/or rodents from entering attic - Left and right sides of the

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attic.

- Rafter to ridge beam have a gap in in them and are not solidly braced.
- Ridge beam is not the full size of the rafters. Under todays code the ridge beam should be no less than the size of the rafters.



Attic access ladder - It is recommended that pads be installed at the base of the stairway unit "legs", to prevent wood flooring damage.



Attic access ladder - Insulation displaced on door - I recommend replacing with Foam board type material sometimes works better as it will not slide down or move when ladder is being used etc. Also adding weather stripping around the edge - To improve energy efficiency.



Attic access ladder - Hardware is loose, damaged or missing. - Recommend repair before using for safety. Periodically inspection of the metal brackets and hardware is needed as they tend to loosen. Tighten as needed.



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Gable vent screen has hole/s in it or is damaged - Recommend correcting, to help prevent insects and/or rodents from entering attic - Left and right sides of the attic.



Rafters to ridge beam have a gap in in them and are not solidly braced.

Ridge beam is not the full size of the rafters. Under todays code the ridge beam should be no less than the size of the rafters.



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Exhaust vent for the Heating system/s is in contact with the roof decking/roof covering material - Should have 1 inch clearance minimum for fire safety. -

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## 5. Walls (Interior and Exterior)

Wall Materials: Exterior - Wall covering is: Brick, Wood siding, and Detached garage has Fiber Cement Board-"Better known as Hardie board" Veneers . Interior walls are made of Drywall

### Comments:

- 'The inspector will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew and or mold to flourish. If the client has concerns with such environmental issues, I recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

- Note: Observe previous sheet rock crack has been patched and repaired and painted Master bedroom left wall

- Note: Observe previous cracks have been painted over on the brick veneer left and right sides of house. At time of inspection the paint has not cracked or become damaged

- Hole in exterior wall with drain line running thru it is not caulked and sealed - left side of the house.

- observe damage brick right side of house next to the kitchen window

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observe damage brick right side of house next to the kitchen window



Hole in exterior wall with drain line running thru it is not caulked and sealed - left side of the house.



observe damage brick right side of house next to the kitchen window



Note: Observe previous sheet rock crack has been patched and repaired and painted Master bedroom left wall

X			
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## 6. Ceilings and Floors

Ceiling Materials: Ceiling is made of drywall. Floor covering is Tile and Wood

Comments:

- 'The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. This is not a cosmetic inspection. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance. Note: If Ceilings have recently been painted. This can mask or cover up defects.
- All components of the floors and ceiling in the home that are visible, appeared to be functioning as intended at the time of the inspection.

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X			X
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## 7. Doors (Interior and Exterior)

## Comments:

- 'The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly. Purchaser is advised to replace or re-key all exterior locks upon taking position of the property.
- Door stops are missing - Recommend installing to prevent damage to walls.
- Weather strip is not sealing/damaged, could observe light entering from the exterior - at the Rear access/egress entry door to the garage and rear patio - Recommend correcting to improve energy efficiency.



Weather strip is not sealing/damaged, could observe light entering from the exterior - at the Rear access/egress entry door to the garage and rear patio - Recommend correcting to improve energy efficiency.



Weather strip is not sealing/damaged, could observe light entering from the exterior - at the Rear access/egress entry door to the garage and rear patio - Recommend correcting to improve energy efficiency.

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☒ ☐ ☐ ☒ 8. Windows

Window Types: Windows are made of vinyl

Comments:

- 'The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or inadequate egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.

- \*Limitations: A thermal pane type window may lose its vacuum seal, moisture may appear, then

disappear, depending on inside and outside temperature, barometric pressure, and the humidity level.

Therefore windows listed as observed at time of inspection only and no warranty is implied, or given.

- All accessible windows opened, closed and latched correctly - On day of inspection.

- **Damaged window sill - Formal room**



Damaged window sill - Formal room

☐ ☐ ☒ ☐ 9. Stairways (Interior and Exterior)

Comments:

☐ ☐ ☒ ☐ 10. Fireplaces and Chimneys

Locations:

Types:

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## 11. Porches, Balconies, Decks, and Carports

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## 12. Other

Materials: Driveway/Walkways/Rear Patios

Comments:

- "Comments: The inspector will inspect walkways, patios, and driveways, leading to the dwelling entrances and report any deficiencies. He will also inspect and report any visible deficiencies in

- interior and exterior steps, stairways, balconies and railings.

- Driveway is cracked and damaged with uneven sections - Greater than 1" difference. This is considered a potential tripping hazard. - Recommend repair.
- Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.



Driveway is cracked and damaged with uneven sections - Greater than 1" difference. This is considered a potential tripping hazard. - Recommend repair.

Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.

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Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.

Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.



Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.

## II. Electrical Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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## 1. Service Entrance and Panels

Panel Locations: Main electrical service panel with Aerial feed is located - rear exterior wall of house

Materials & Amp Rating: Copper 1 AWG with 150 amp. rated main shut off breaker.

## Comments:

- The inspector will describe the visible wiring type, the amperage rating of the service and the locations of the main disconnect. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and sub panels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property. He will not inspect solar energy equipment.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of over current protectors for the size of conductor being used and the sizing of listed equipment of over current protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or sub panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

- Aerial Electrical service wires - coming to the house and at the house are less than 10 feet from the ground. This not permitted for safety. Recommend raising for safety.

- AFCI Circuit breakers - "Arc Fault Circuit Interrupters" appear to be used as GFCI breakers - The labeling on the AFCI breakers does not show to be AFCI/GFCI combination breakers.

- Bonding ground bushing with wire strap to ground is missing - inside the service panel with proper bonding to the ground bar. "A grounding bushing is used when metallic conduit enters a service panel. The metallic conduit (EMT or rigid) is acting as the bonding conductor. Lock nuts do not make a reliable connection, therefore a grounding bushing is used." - 2008 NEC 250.92

- Grounding system - Did not observe a supplemental grounding system (2 grounding rods no closer than 6 feet apart) as required in the 2011 National Electric Code. The exception is a primary grounding system with less than 25 ohms to ground. Concrete encased electrodes are no longer acceptable due to the inability to verify full ground contact. You will need to check with your builder, to verify if the electrician installed a supplemental grounding system or that he

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completed the test and it passed.

- Label all circuit breakers - Panel board circuit breakers are not completely labeled, or the labeling has faded. – Recommend clearly labeling all circuit breakers.

- Screws missing for dead front cover plate – Note: Screws should have a flat tip, not pointed

- White "Neutral" and ground wires on the the same bonding bar. Should be on a separate bars, under todays rules.

- White "Neutral" wires are double lugged under individual screw terminals on the neutral bus.

Per the NEC, "each neutral requires individual termination." The neutral conductors should be separated so that only one conductor is connected to each screw terminal on the neutral bus.



Label all circuit breakers - Panel board circuit breakers are not completely labeled, or the labeling has faded. – Recommend clearly labeling all circuit breakers.



Screws missing for dead front cover plate – Note: Screws should have a flat tip, not pointed



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White "Neutral" and ground wires on the the same bonding bar. Should be on a separate bars, under todays rules.



White "Neutral" wires are double lugged under individual screw terminals on the neutral bus. Per the NEC, "each neutral requires individual termination." The neutral conductors should be separated so that only one conductor is connected to each screw terminal on the neutral bus.



Aerial Electrical service wires - coming to the house and at the house are less than 10 feet from the ground. This not permitted for safety. Recommend raising for safety.

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I NI NP D

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## 2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring

Comments:

• The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or sub panels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report the lack of Ground Fault Circuit Interrupter protection, Ground Fault Circuit Interrupter protection devices that are not properly installed or do not operate properly.

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords.

• Bonding ground is missing at the Gas service entrance to the house. Running to the Electrical service entrance panel. The main purpose of this bond is to ensure that the metal pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized. - Recommend a licensed electrician inspect and advise/correct. - rear of garage

• Bonding ground for the metal water line/s appears to be missing. Hot and Cold water lines are not strapped together. They should also be bonded to the electrical service entrance Neutral or to other metal lines, such as the gas line that is bonded back to the electrical service entrance panel Neutral. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal water pipe becomes energized. - Recommend a licensed electrician inspect, advise and correct deficiencies.

• Carbon monoxide (CO) alarms/detector(s) missing under today's rules effective IRC 2009 - The installation of these units is required in homes with fuel fired appliances at every floor elevation and at any entry areas from attached garages and hallways to bedrooms. Note: Labeling on the Smoke alarm/detectors did not indicate that they are Carbon monoxide alarm/detectors.

• CSST is missing bonding ground. Under today's rules it should be bonded to ground at both ends for safety. CSST - Corrugated Stainless Steel Tubing

I=Inspected

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D=Deficient

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(CSST) is a yellow, flexible, metal gas tubing used to supply Natural gas or propane to gas appliances and HVAC systems for both residential and commercial structures. Since 1990 The Texas State Fire Marshall, in conjunction with the National Association of State Fire Marshalls (NASFM), has launched a safety campaign in Texas to bring awareness as to the importance of properly bonding CSST. The campaign encourages property owners that are aware CSST has been installed on their property to contact a licensed electrical contractor to determine if the gas system is properly bonded. For further information regarding this safety campaign, please visit [www.csstsafety.com](http://www.csstsafety.com). - HVAC heating and Water heater

- Electrical service disconnect is not present and in sight of the Exterior HVAC condensing unit - Recommend correcting for safety and in case of and emergency.

- Receptacle/s test and open ground - Recommend correcting for safety - front exterior receptacle and left front bedroom front wall on the left.
- Receptacle/s test - The Hot & Neutral wires are reversed - Recommend repair breakfast room, the left and right walls
- GFCI "Ground Fault Circuit interrupter" - Missing in the Kitchen.
- Receptacle/s are not 'Tamper Resistant Electrical Receptacles/outlets' are not present. Current code requires all Electrical receptacles be tamper resistant. - Although not required until 2009 by the NEC
- Smoke alarms/detectors- Missing - Smoke detectors should be present in all bedrooms, hallways, and at the Garage entry inside the house.



I=Inspected

NI=Not Inspected

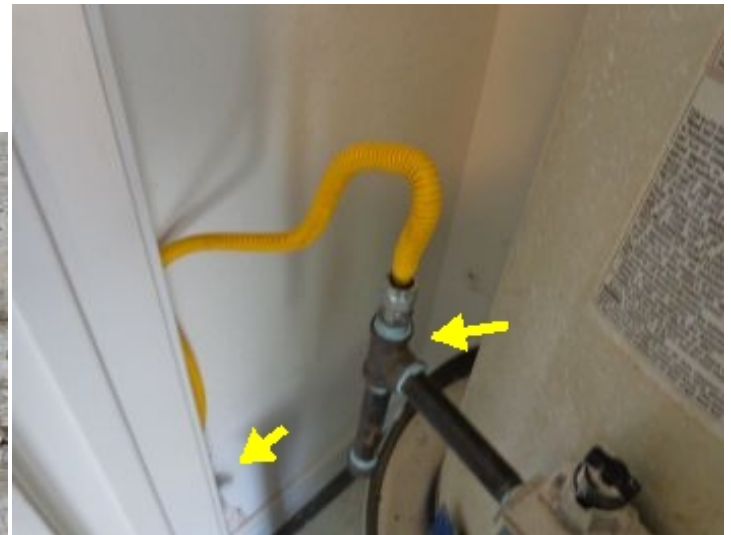
NP=Not Present

D=Deficient

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Receptacle/s test and open ground - Recommend correcting for safety - front exterior receptacle and left front bedroom front wall on the left.



CSST is missing bonding ground. Under today's rules it should be bonded to ground at both ends for safety. CSST - Corrugated Stainless Steel Tubing (CSST) is a yellow, flexible, metal gas tubing used to supply Natural gas or propane to gas appliances and HVAC systems for both residential and commercial structures. Since 1990 The Texas State Fire Marshall, in conjunction with the National Association of State Fire Marshalls (NASFM), has launched a safety campaign in Texas to bring awareness as to the importance of properly bonding CSST. The campaign encourages property owners that are aware CSST has been installed on their property to contact a licensed electrical contractor to determine if the gas system is properly bonded. For further information regarding this safety campaign, please visit [www.csstsafety.com](http://www.csstsafety.com). - HVAC heating and Water heater

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Receptacle/s test and open ground - Recommend correcting for safety - front exterior receptacle and left front bedroom front wall on the left.

### III. Heating, Ventilation and Air Conditioning Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**1. Heating Equipment**

Type of System: 1 Gas powered Split system; forced air heating was noted in the home - Manufactured by Carrier

Energy Source: Heating unit is natural gas powered

Comments:

- The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valves.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

- \*Limitations: The heating system may be listed on the report as functioning as intended and the unit

may have a cracked heat exchanger. The only positive way of knowing if a furnace has a cracked

heat exchanger is to disassemble the unit, which should only be done by licensed HVAC personal.

- \*Note: - HVAC stands for Heating, Ventilation and Air Conditioning

- \*Note: HVAC Units should be serviced annually. You should check with the seller to see when the unit/s were last serviced and maintained. If unit/s have not been serviced with in the last 12 months, it is recommended that any and all units should be serviced prior to close of escrow.

- At the time of the visual inspection the heating unit was performing its intended function, using normal operating controls, however, the heat exchanger within the furnace is not visible & it was not inspected.

I=Inspected

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D=Deficient

I NI NP D

**2. Cooling Equipment**

Type of System: 1 Gas powered Split system; forced air heating was noted in the home - Manufactured by Carrier

Comments:

- 'The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. \*\*Note: units not within normal temperature range should be evaluated by a licensed HVAC technician. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

- \*Note: - HVAC stands for Heating, Ventilation and Air Conditioning
- \*Note: HVAC Units should be serviced annually. You should check with the seller to see when the unit/s were last serviced and maintained. If unit/s have not been serviced within the last 12 months, it is recommended that any and all units should be serviced prior to close of escrow.
- A/C system is functional. Observed 16-18 F degree temperature differential between measurements taken at the return air chase and various supply air registers after operating the system for over one hour. A range between 15F to 22F is acceptable for the test performed.
- Exterior condensing unit - Insulation on the low pressure line is not completely insulated/taped and sealed -
- Exterior condensing unit pad is not level - Recommend correcting to prevent damage to the unit/s
- Water and rust was detected in the auxiliary/secondary drain pan under the coil box in the attic area. This condition can cause severe damage if the safety pan was to overflow. A licensed HVAC technician should address this situation as soon as possible.
- \*Note: The typical lifespan per NAHB "National Association of Home Builders" of a exterior compressor unit is 15 years - Recommend being prepared to replace in the near future.

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D=Deficient

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Exterior condensing unit pad is not level -  
Recommend correcting to prevent damage to the  
unit/s



Exterior condensing unit - Insulation on the low  
pressure line is not completely insulated/taped  
and sealed -



Water and rust was detected in the auxiliary/secondary drain pan under the coil box in the attic area.  
This condition can cause severe damage if the safety pan was to overfill. A licensed HVAC  
technician should address this situation as soon as possible.

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D=Deficient

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**3. Duct System, Chases, and Vents****Comments:**

- 'The inspector will inspect the visible components of the duct system and report improper materials, improperly sealed ducts or improper routing of duct, duct fans, filters, ducting and insulation.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures (less than 60degrees) or other circumstances are conducive to safe operation without damage to the equipment.

- \*Ducts & Vents appeared functionable, at the time of the inspection. Duct connections were only observed at visible areas: ie. at the plenum in the attic area. No loose connections were observed.

- \*Limitations: The inspection provided does not attempt to determine any calculations, of materials or R factors for any type of insulation etc in the dwelling. This inspection does not attempt to determine if the insulation or lack of insulation is in compliance with current or prior governmental or other related building standards and is specifically excluded from this report.

**IV. Plumbing System**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## 1. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front yard, left of structure, close to the street.

Location of Main Water Supply Valve: Left Exterior wall of house.

Comments:

- 'Inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of visible water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

- 'Type of supply piping - Galvanized and also observed that some of the plumbing has been changed out to poly vinyl/Pex

- Note: Galvanized - Note: Galvanized plumbing is old and has the potential to be rusted out with a potential to start leaking at anytime or partially clogged up with debris - Recommend a certified plumber inspect and advise.

- \*Static water pressure at one of the hose faucets is approximately 48 PSI "Pounds Square Inch".

Acceptable water pressure should be between 40 to 80 PSI

- Bathtub stopper is missing Hal bathroom

- Shower inclosure is missing - Recommend adding to prevent water from splashing out onto the floor and possibly becoming a hazard and also the wall next to the window has a chance of becoming wet and does not appear to be water resistant green board drywall.

- Upable to inspect to verify if the Hot water is plumbed correctly to the faucets - Due to the water heater not turned on, to produce hot water.



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Shower inclosure is missing - Recommend adding to prevent water from splashing out onto the floor and possibly becoming a hazard and also the wall next to the window has a chance of becoming wet and does not appear to be water resistant green board drywall.

I=Inspected

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D=Deficient

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## 2. Drains, Wastes, and Vents

### Comments:

- 'The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. Note: A 24 hour shower pan test and hydrostatic pressure testing of sewer lines is specifically excluded. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drain stops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells, sprinkler systems swimming pools or solar water heating systems.

- \*Limitations: Commodes are only flushed once and bathtubs except for whirlpool units are not filled.
- \*Limitations: Shower pans will not be inspected, as they are not normally visible and are located under the showers. Also no 24 hour leak test was performed.
- Main sewer clean out is located at - Right side of house
- \*There were no signs of slowness or stoppages noted in the plumbing systems in the bathrooms or kitchen at the time of the inspection.
- **Observed metal drain lines - This type of drain plumbing is know for problems over time - Recommend a certified plumber inspect, scope and advise as to the condition and any problems.**

I=Inspected

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D=Deficient

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**3. Water Heating Equipment**

Energy Source: 1 Unit located in the closet in the Laundry room - Gas powered.

Capacity: Unit has a 40 gallon capacity. • Manufactured 1961

Comments:

• The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent piping, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. Note: most water heater manufacturers require that temperature and pressure relief valves be operated / tested at least annually. This is to help ensure the waterway stays clear of naturally occurring mineral deposits that have a tendency to render the temperature and pressure relief valves inoperative. He will also report deficiencies in piping material; piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination. As a general rule the average life expectancy of a water heater is between 8 and -12 years with reasonable care.

• \*Client Advisory/Note: Recommend draining and flushing unit at least once a year to reduce deposits/noise and extend life of the unit. The T&P valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank reaches preset levels. This is so that water that may have exceeded the boiling point (because of a runaway burner or electric element control) does not cause a steam explosion should the tank burst. T&P valves should be tripped regularly, and replace every 2-3 years per manufacturers instruction by a qualified and licensed plumber.

• Missing fresh air ventilation to the water heater - Should have fresh air vented from the oust side or a proper sized louvered door to the closet. Louvered vent

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sized according to the manufactures requirements.

- Missing emergency drain pan under water heater - also needs to be plumbed outside, so as not to flood house, in case of emergency - Recommend repair
- TPRV - Water heater is equipped with a pressure/temperature relief valve. Due to the likelihood this valve would not reseal if discharged, it was not tested. This is an important safety device that is required by most codes. Appropriate discharge piping is installed on this device to direct the discharge from any blow-off to a safe location.
- Water heater Pilot would light, but the unit would not come on - Recommend a certified professional inspect and advise/correct
- \*Note: The typical lifespan per NAHB "National Association of Home Builders" of a gas operated water heater is 10-12 years - Recommend being prepared to replace in the near future.



Missing fresh air ventilation to the water heater - Should have fresh air vented from the outside or a proper sized louvered door to the closet. Louvered vent sized according to the manufactures requirements.

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#### 4. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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☒ ☐ ☐ ☐ 5. Other

## Observations:

- \*Limitations: This inspection report does not include the inspection of appliances such as refrigerators, washing machines, Cloths dryers. and or any type of water softeners or filtering systems whether for the entire home or under kitchen sinks types.
- +FYI - Gas meter and main service shut off is located - Exterior, Rear of detached garage
- +Gas Service connections and shutoff valves were checked for leaks, with a TIF 8800 combustible gas detector, only at the appliances using gas and at the gas meter. Unexposed gas lines or inaccessible gas lines such as in the attic, were not inspected. Observed no leaks or problems at time of inspection.

## V. Appliances

☐ ☒ ☐ ☒ 1. Dishwashers

## Comments:

- 'The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping. Note: Complete drying of the dishes is not verified.
- **Water was shut off to the dishwasher - Could not inspect operation**

☒ ☐ ☐ ☐ 2. Food Waste Disposers

## Comments:

- 'The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.
- \*Garbage disposal operated normally



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**3. Range Hood and Exhaust Systems****Comments:**

- 'The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter; vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.
- 'Unit is exterior vented.

At the time of the inspection using normal operating controls, the unit was performing its intended purpose.

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

- 'The inspector will operate each range or cook top and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, and tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

- \*Cook top: burners operated correctly, and observed no problems, at time of inspection.
- \*Limitations: The times and clocks on the ovens or ranges are not inspected. The self-cleaning operations of ovens are not inspected. We do not test or attempt to determine if convection ovens are functioning just the regular ovens and broiler systems.
- \*Oven Baking mode Set at 350 degrees Fahrenheit – plus or minus 25 degrees. is within acceptable limits per TREC requirements. Baking mode read 368 degrees

☐ ☐ ☐ ☐
**5. Microwave Ovens****Comments:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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## 6. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 7. Garage Door Operators

Door Type: 1 Roll-up sectional door

Comments:

- 'The inspector will operate the overhead garage door manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled. He may not test or inspect hand held remote control units.
- 1 Garage door opener present at time of inspection - Observed no problems. The reversing function was tested blocking the electric eye sensors and by blocking the door on the down cycle with both arms outstretched "approximately 10 - 12 Lbs resistance pressure" This is called the "Forced reversing test" And the Manual Reversing Test/Anti entrapment. Where you place a 1-1/2" high (3.8 cm) high object (or a 2x4 12" long laid flat) on the floor at the bottom of where the garage door closes. The Manual Reversing test is a Safety issue to help prevent entrapment of small children, animals, Etc.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## 8. Dryer Exhaust Systems

Comments:

- 'The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. We recommend periodic cleaning of the dryer vent to reduce the potential risk of fire caused by the build up of lint.
- Exterior dryer vent cover - is damaged



Exterior dryer vent cover - is damaged

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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9. Other

Observations:

## VI. Optional Systems

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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1. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Outbuildings

Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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5. Private Sewage Disposal (Septic) Systems

Materials:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. Other

Comments:

## Report Summary

Structural Systems		
Page 6 Item: 1	Foundations	<ul style="list-style-type: none"> <li>• Corner or Wedge crack - This is a common condition to observe with slab on grade foundations. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. – Recommend sealing with an approved material to prevent further / future moisture penetration. NOTE: Cracks that extend into the ground, should have the soil removed and be properly patched and sealed to prevent this from being a means for wood destroying insects to enter the house left rear corner and left front corner of foundation</li> <li>• Observed a vertical cracks in the foundation on the left and right sides of the foundation. I did not observed any shifting, deflections in the Foundation, Walls or at the windows. At the time of the inspection. It is this inspector's opinion that the foundation of the house appears to be performing its intended function. As discussed this cracks should be patched and monitored in the future for further activity.</li> </ul>
Page 10 Item: 2	Grading & Drainage	<ul style="list-style-type: none"> <li>• Ponding of water at foundation due to missing gutter down spouts missing deflectors or splash blocks. to route the water away from the foundation. Recommend filling depressions &amp; establishing proper drainage. Top soil should be at least 4" below brick line or bottom of siding &amp; sloped away from the foundation. -</li> </ul>
Page 12 Item: 3	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Felt paper is NOT installed over the top of the eave drip edge. Note: Proper installation is - Under the drip edge on the rake of the roof, and over the drip edge at the eaves.</li> <li>• Lead covering the top of the plumbing vent pipe/stack or flashing is damaged. Open area allows water to enter between flashing and pipe down into roofing members or down into the attic insulation. Water intrusion into roofing members will aide in premature end of roof lifespan or water could drip down into the attic insulation and cause more damage. - Recommend repair. - 2 locations on the right side of the roof and 1 on the rear center of roof</li> <li>• Nail heads are exposed and missing roofing sealant. – Plumbing Vent. - Roofing sealant can protect against moisture intrusion. Water running down the roof can seep in around the nails into the roof decking, attic and or interior space causing damage. NOTE: Do not use a (Silicon) based caulk. It has a chemical based reaction to the shingles and will damage the shingles. Use only a roofing sealant/mastic. - Above the Master bathroom</li> <li>• Tree branches are in contact with the roof surface. Recommend trimming tree branches away from all roof surfaces a minimum of three feet.</li> </ul> <p>Various locations on the roof. - House and detached garage.</p>

Page 16 Item: 4	Roof Structures and Attics	<ul style="list-style-type: none"> <li>• Attic access ladder - Insulation displaced on door - I recommend replacing with Foam board type material sometimes works better as it will not slide down or move when ladder is being used etc. Also adding weather striping around the edge - To improve energy efficiency.</li> <li>• Attic access ladder - Hardware is loose, damaged or missing. - Recommend repair before using for safety.</li> </ul> <p>Periodically inspection of the metal brackets and hardware is needed as they tend to loosen. Tighten as needed.</p> <ul style="list-style-type: none"> <li>• Attic access ladder - It is recommended that pads be installed at the base of the stairway unit "legs", to prevent wood flooring damage.</li> <li>• Attic access ladder - is not rated for a minimum of 250 pound load. Recommend upgrading all access ladders, to a minimum of 250 pound rated access ladder to meet todays requirements for additional safety.</li> <li>• Exhaust vent for Heating system/s has daylight coming thru exhaust roof vent. The roof exhaust vent needs to be sealed at the roof decking. - To prevent carbon monoxide/combustion gases from reentering attic.</li> <li>• Exhaust vent for the Heating system/s is in contact with the roof decking/roof covering material - Should have 1 inch clearance minimum for fire safety. -</li> <li>• Gable vent screen has hole/s in it or is damaged - Recommend correcting, to help prevent insects and/or rodents from entering attic - Left and right sides of the attic.</li> <li>• Rafters to ridge beam have a gap in in them and are not solidly braced.</li> <li>• Ridge beam is not the full size of the rafters. Under todays code the ridge beam should be no less than the size of the rafters.</li> </ul>
Page 19 Item: 5	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Hole in exterior wall with drain line running thru it is not caulked and sealed - left side of the house.</li> <li>• observe damage brick right side of house next to the kitchen window</li> </ul>
Page 20 Item: 7	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Door stops are missing - Recommend installing to prevent damage to walls.</li> <li>• Weather strip is not sealing/damaged, could observe light entering from the exterior - at the Rear access/egress entry door to the garage and rear patio - Recommend correcting to improve energy efficiency.</li> </ul>
Page 21 Item: 8	Windows	<ul style="list-style-type: none"> <li>• Damaged window sill - Formal room</li> </ul>
Page 22 Item: 12	Other	<ul style="list-style-type: none"> <li>• Driveway is cracked and damaged with uneven sections - Greater than 1" difference. This is considered a potential tripping hazard. - Recommend repair.</li> <li>• Walkway to the front entry - Damaged or raised/uneven sections - Greater than 1" difference, is considered a potential tripping hazard. - Recommend repair.</li> </ul>

## Electrical Systems



Page 25 Item: 1	Service Entrance and Panels	<ul style="list-style-type: none"><li>• Aerial Electrical service wires - coming to the house and at the house are less than 10 feet from the ground. This not permitted for safety. Recommend raising for safety.</li><li>• AFCI Circuit breakers - "Arc Fault Circuit Interrupters" appear to be used as GFCI breakers - The labeling on the AFCI breakers does not show to be AFCI/GFCI combination breakers.</li><li>• Bonding ground bushing with wire strap to ground is missing - inside the service panel with proper bonding to the ground bar. "A grounding bushing is used when metallic conduit enters a service panel. The metallic conduit (EMT or rigid) is acting as the bonding conductor. Lock nuts do not make a reliable connection, therefore a grounding bushing is used." - 2008 NEC 250.92</li><li>• Grounding system - Did not observe a supplemental grounding system (2 grounding rods no closer than 6 feet apart) as required in the 2011 National Electric Code. The exception is a primary grounding system with less than 25 ohms to ground. Concrete encased electrodes are no longer acceptable due to the inability to verify full ground contact. You will need to check with your builder, to verify if the electrician installed a supplemental grounding system or that he completed the test and it passed.</li><li>• Label all circuit breakers - Panel board circuit breakers are not completely labeled, or the labeling has faded. – Recommend clearly labeling all circuit breakers.</li><li>• Screws missing for dead front cover plate – Note: Screws should have a flat tip, not pointed</li><li>• White "Neutral" and ground wires on the the same bonding bar. Should be on a separate bars, under todays rules.</li><li>• White "Neutral" wires are double lugged under individual screw terminals on the neutral bus. Per the NEC, "each neutral requires individual termination." The neutral conductors should be separated so that only one conductor is connected to each screw terminal on the neutral bus.</li></ul>
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Page 28 Item: 2	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"><li>• Bonding ground is missing at the Gas service entrance to the house. Running to the Electrical service entrance panel. The main purpose of this bond is to ensure that the metal pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized. - Recommend a licensed electrician inspect and advise/correct. - rear of garage</li><li>• Bonding ground for the metal water line/s appears to be missing. Hot and Cold water lines are not strapped together. They should also be bonded to the electrical service entrance Neutral or to other metal lines, such as the gas line that is bonded back to the electrical service entrance panel Neutral. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal water pipe becomes energized. - Recommend a licensed electrician inspect, advise and correct deficiencies.</li><li>• Carbon monoxide (CO) alarms/detector(s) missing under todays rules effective IRC 2009 - The installation of these units is required in homes with fuel fired appliances at every floor elevation and at any entry areas from attached garages and hallways to bedrooms. Note: Labeling on the Smoke alarm/detectors did not indicate that they are Carbon monoxide alarm/detectors.</li><li>• CSST is missing bonding ground. Under todays rules it should be bonded to ground at both ends for safety. CSST - Corrugated Stainless Steel Tubing (CSST) is a yellow, flexible, metal gas tubing used to supply Natural gas or propane to gas appliances and HVAC systems for both residential and commercial structures. Since 1990 The Texas State Fire Marshall, in conjunction with the National Association of State Fire Marshalls (NASFM), has launched a safety campaign in Texas to bring awareness as to the importance of properly bonding CSST. The campaign encourages property owners that are aware CSST has been installed on their property to contact a licensed electrical contractor to determine if the gas system is properly bonded. For further information regarding this safety campaign, please visit <a href="http://www.csstsafety.com">www.csstsafety.com</a>. - HVAC heating and Water heater</li><li>• Electrical service disconnect is not present and in sight of the Exterior HVAC condensing unit - Recommend correcting for safety and in case of and emergency.</li><li>• Receptacle/s test and open ground - Recommend correcting for safety - front exterior receptacle and left front bedroom front wall on the left.</li><li>• Receptacle/s test - The Hot &amp; Neutral wires are reversed - Recommend repair breakfast room, the left and right walls</li><li>• GFCI "Ground Fault Circuit interrupter" - Missing in the Kitchen.</li><li>• Receptacle/s are not 'Tamper Resistant Electrical Receptacles/outlets' are not present. Current code requires all</li></ul>
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		<p>Electrical receptacles be tamper resistant. - Although not required until 2009 by the NEC</p> <ul style="list-style-type: none"> <li>• Smoke alarms/detectors- Missing - Smoke detectors should be present in all bedrooms, hallways, and at the Garage entry inside the house.</li> </ul>
Heating, Ventilation and Air Conditioning Systems		
Page 32 Item: 2	Cooling Equipment	<ul style="list-style-type: none"> <li>• Exterior condensing unit - Insulation on the low pressure line is not completely insulated/taped and sealed -</li> <li>• Exterior condensing unit pad is not level - Recommend correcting to prevent damage to the unit/s</li> <li>• Water and rust was detected in the auxiliary/secondary drain pan under the coil box in the attic area. This condition can cause severe damage if the safety pan was to overflow. A licensed HVAC technician should address this situation as soon as possible.</li> <li>• *Note: The typical lifespan per NAHB "National Association of Home Builders" of a exterior compressor unit is 15 years - Recommend being prepared to replace in the near future.</li> </ul>
Plumbing System		
Page 35 Item: 1	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> <li>• Bathtub stopper is missing Hal bathroom</li> <li>• Shower inclosure is missing - Recommend adding to prevent water from splashing out onto the floor and possibly becoming a hazard and also the wall next to the window has a chance of becoming wet and does not appear to be water resistant green board drywall.</li> <li>• Upable to inspect to verify if the Hot water is plumbed correctly to the faucets - Due to the water heater not turned on, to produce hot water.</li> </ul>
Page 37 Item: 2	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Observed metal drain lines - This type of drain plumbing is know for problems over time - Recommend a certified plumber inspect, scope and advise as to the condition and any problems.</li> </ul>
Page 39 Item: 3	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Missing fresh air ventilation to the water heater - Should have fresh air vented from the oust side or a proper sized louvered door to the closet. Louvered vent sized according to the manufactures requirements.</li> <li>• Missing emergency drain pan under water heater - also needs to be plumbed outside, so as not to flood house, in case of emergency - Recommend repair</li> <li>• TPRV - Water heater is equipped with a pressure/temperature relief valve. Due to the likelihood this valve would not reseal if discharged, it was not tested. This is an important safety device that is required by most codes. Appropriate discharge piping is installed on this device to direct the discharge from any blow-off to a safe location.</li> <li>• Water heater Pilot would light, but the unit would not come on - Recommend a certified professional inspect and advise/correct</li> <li>• *Note: The typical lifespan per NAHB "National Association of Home Builders" of a gas operated water heater is 10-12 years - Recommend being prepared to replace in the near future.</li> </ul>
Appliances		

Page 40 Item: 1	Dishwashers	• Water was shut off to the dishwasher - Could not inspect operation
Page 42 Item: 8	Dryer Exhaust Systems	• Exterior dryer vent cover - is damaged