

Inspection Report

Mr. Robert MacArthur

Property Address:
615 E. Cypresswood
Spring Tx 77373



Buchanan Home Inspection

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PROPERTY INSPECTION REPORT

Prepared For: Mr. Robert MacArthur

(Name of Client)

Concerning: 615 E. Cypresswood, Spring, Tx 77373

(Address or Other Identification of Inspected Property)

By: Jared Buchanan 22516 / Buchanan Home Inspection

11/9/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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 standard 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.

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

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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

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I. Structural Systems

A. Foundations

Type of Foundation(s): Slab on grade

Method used to observe Crawlspace: No crawlspace

Comments:

The majority of the foundation was below grade around perimeter of home at time of inspection and could not be inspected from exterior of home due to this. There were slightly sloping floors on the bottom story of home, in the dining room at front of home, that could possibly be due to foundation issues. Recommend further evaluation by a professional foundation contractor.



A. Item 1(Picture) Foundation below grade at back of home.



A. Item 2(Picture) Foundation below grade at right side of home.

B. Grading and Drainage

Comments:

Gutter downspouts need extensions/splashblocks to help divert water away from home.

Soil is in contact with brick wall coverings around perimeter of home. This could cause damage to foundations and walls and needs to be lowered. There should be at least 4 inches between soil and brick wall coverings.

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

The french drain, by the back door, appeared to possibly be holding water at time of inspection and should be evaluated further by a professional landscaper.

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B. Item 1(Picture) Soil in contact with wall coverings at left side of home



B. Item 2(Picture) Soil in contact with wall at left side of home.



B. Item 3(Picture) Gutters full of debris around majority of home.

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed roof covering from: Walked roof

Comments:

The roof coverings appeared to be aged and brittle and replacement may be needed soon. There are some exposed nails that need to be repaired to help prevent moisture intrusion.

Damaged pipe flashing on garage roof needs repair to help prevent moisture intrusion.

Leaves and debris on roof need to be removed to help prevent damage to roof coverings.

Recommend contacting a professional roofer for quotes on cost of repairs and to give estimates life expectancy on roof coverings.

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C. Item 1(Picture) General view.



C. Item 2(Picture) Majority of ridge shingles are losing their asphalt granules.



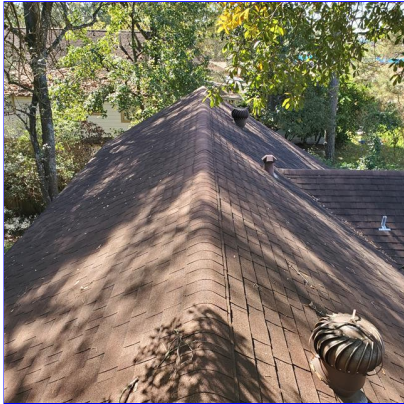
C. Item 3(Picture) Damaged pipe flashing on garage.



C. Item 4(Picture) Damaged hip shingles over breezeway.

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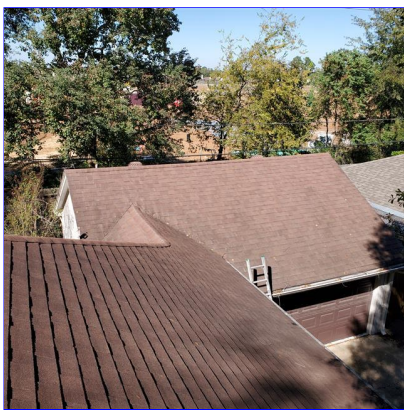
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C. Item 5(Picture) General view.



C. Item 6(Picture) General view.



C. Item 7(Picture) General view.



C. Item 8(Picture) Nail sticking out of roof on back facet of roof on porch cover.

D. Roof Structures and Attics

Method used to observe attic: Walked, Partially inaccessible

Attic info: Attic access, Scuttle hole

Approximate Average Depth of Insulation: 6 inches

Type of insulation in attic: Fiberglass roll

Comments:

There were a couple of split rafters in the attic, approximately over the kitchen area, that need further evaluation and repair as needed.

Damaged attic ladder in garage needs to be repaired to safely climb into attic.

Hole in soffit/fascia on second story soffit area at back of home by the chimney needs to be repaired to help prevent critter entry and damage to property.

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D. Item 1(Picture) General view.



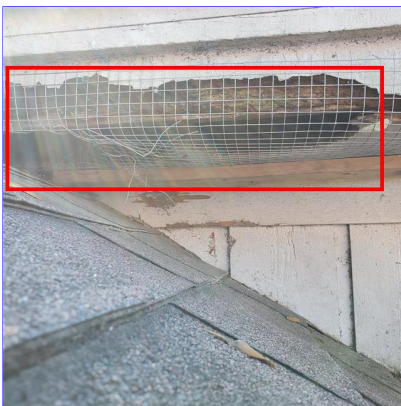
D. Item 2(Picture) Could not access part of the attic due to hvac equipment blocking path.



D. Item 3(Picture) Split rafter in the attic above the kitchen



D. Item 4(Picture) Damaged attic ladder in garage needs repaired to allow for safe entrance into attic.



D. Item 5(Picture) Large hole in fascia/soffit at back of home by the chimney.

E. Walls (Interior and Exterior)

Siding Style: Lap, Brick

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Siding Material: Wood, Brick veneer

Comments:

There are some small cracks and humps in interior walls. This is possibly due to settlement or slight structural movement and should be evaluated further by a professional contractor to determine cause and give recommendations on repair if needed.

There were some small cracks in the brick veneer at both sides of home that appear to be cosmetic but should be sealed and monitored for growth. Recommend contacting a structural engineer if cracks open back and start to grow.

There was rotting siding in several areas on the garage and home. The siding on the home is starting to separate/lift, which could allow for moisture intrusion into the home. Recommend contacting a professional siding contractor to evaluate further and give recommendations on costs of repairs at minimum.

Gaps around exterior penetrations need to be sealed to help prevent moisture intrusion.

There is a sag in the wall above the garage door. Unsure of cause but recommend further evaluation by a professional contractor to determine cause and to give recommendations on repair.

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E. Item 1(Picture) Hump in the interior wall in the living room.



E. Item 2(Picture) Small crack in the wall under window in the dining room at front of home.



E. Item 3(Picture) Wrinkle in interior wall above door in upstairs bedroom to the right of the stairway.



E. Item 4(Picture) Crack in brick wall at back left corner of home.



E. Item 5(Picture) Large gap in exterior walk at left side of home by ac condenser. This needs to be repaired to help prevent moisture/critter intrusion.



E. Item 6(Picture) Soil in contact with wall coverings at right side of home.

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E. Item 7(Picture) Rotting siding on right side of garage. This was noted in a few areas on the garage and home and needs repair to help prevent moisture intrusion.



E. Item 8(Picture) Gap around penetration in exterior wall at left side of garage. This was noted in several around the home and need to be repaired to help prevent moisture intrusion.



E. Item 9(Picture) Large amount of siding rot on wall at roof level by the chimney.



E. Item 10(Picture) Sag in wall framing at top of garage.



E. Item 11(Picture) Unsure of cause of previous repair to exterior wall at back of home but recommend monitoring this area.

F. Ceilings and Floors

Comments:

There were several dips/humps in the floors throughout home at time of inspection. Unsure of cause but

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recommend further evaluation by a professional contractor or structural engineer to determine cause and give recommendations on repair.

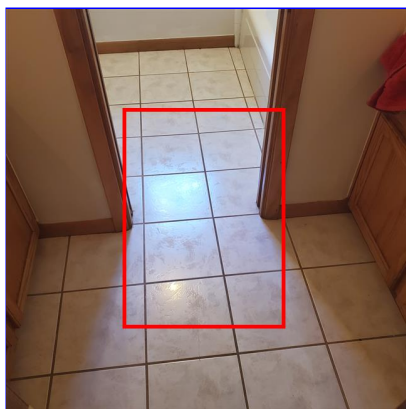
Bubble in ceiling in the garage above the water heater could be due to possible roof leak and needs further evaluation and repair.



F. Item 1(Picture) Previous repair to ceiling in living room. Unsure of cause but recommend monitoring.



F. Item 2(Picture) Slightly sloping floor in the dining room at front of home.



F. Item 3(Picture) Sloping floor in the bathroom. There was also a small crack in the floor tile in this area.



F. Item 4(Picture) Hump in the floor at the top of the stairs.

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F. Item 5(Picture) Unlevel floor in the bedroom at the top of the stairs.



F. Item 6(Picture) Hump in the floor in the upstairs bedroom to the right at the top of the stairs.



F. Item 7(Picture) Bubble in ceiling in the garage above the water heater.

G. Doors (Interior and Exterior)

Comments:

Missing weather stripping and damaged threshold at back door needs repair to help prevent moisture entry and possible trip hazard.

The entry door to the upstairs bedroom to the right of stairs hits the doorframe at the top when closed. Also, door does not latch and needs further evaluation and repair.

Loose threshold at the garage walk-through door needs to be repaired to prevent moisture entry and possible trip hazard.

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G. Item 1(Picture) Missing weather stripping and damaged threshold at back door.



G. Item 2(Picture) Entry door, to the upstairs bedroom to the right at the top of the stairs, hits at the top of the door jamb and does not latch properly.



G. Item 3(Picture) Loose threshold at garage entry door.

H. Windows

[Comments:](#)

Some of the windows in home did appear to be aged and single pane. If better energy efficiency is desired, replacement may be necessary. Recommend monitoring windows for condensation and moisture intrusion and calling a professional if these or other issues are noticed.

The window in the master bathroom does not open and needs further evaluation and repair.

Gap around exterior window, at right side of home, needs to be sealed to help prevent moisture intrusion.

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H. Item 1(Picture) Gap around window at right side of home.

I. Stairways (Interior and Exterior)

Comments:

The handrail for the interior stairway is loose and needs to be secured for safety.

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Brick

Types of Fireplaces: Non-vented gas logs

Operable Fireplaces: One

Number of Woodstoves: None

Comments:

Recommend installing a carbon monoxide detector in the same room as the gas fireplace for safety.

Gaps in fire brick should be sealed to help prevent fire hazard.

Soot in chimney should be cleaned to prevent possible fire hazard.

Rain cap on chimney needs to be installed to help prevent moisture intrusion.

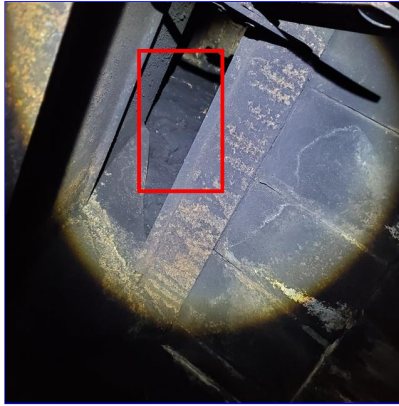
Recommend contacting professional chimney sweep for further evaluation and to give estimates on cost of repairs needed.

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J. Item 1(Picture) Gaps in fire brick in firebox.



J. Item 2(Picture) Soot in chimney.



J. Item 3(Picture) General view.



J. Item 4(Picture) Missing rain cap on chimney.

K. Porches, Balconies, Decks and Carports

[Comments:](#)

Rotting column/pillar on back porch needs repair to help prevent damage to property.

Loose bricks in archway at front of home need to be repaired for safety. Recommend further evaluation and repair by a professional contractor.

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K. Item 1(Picture) Rotting porch column at back porch.



K. Item 2(Picture) Loose bricks in archway on front porch at left side of porch.

L. Other

[Comments:](#)

Excrement from possible pests was noted inside the attic and should be evaluated further by a professional pest service for recommendations.

Large trees should be at least 20 feet away from the home to help prevent damage to home. This does not appear to be an immediate concern but should be monitored and removed/repared as needed.

Large cracks in the driveway need to be repaired to help prevent further damage.

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L. Item 1(Picture) Large piles of what appears to be animal excrement.



L. Item 2(Picture) Trees within 20 feet of home at right side of home. This was also noted at the front left corner of home.



L. Item 3(Picture) Large cracks in the driveway at time of inspection.

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II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

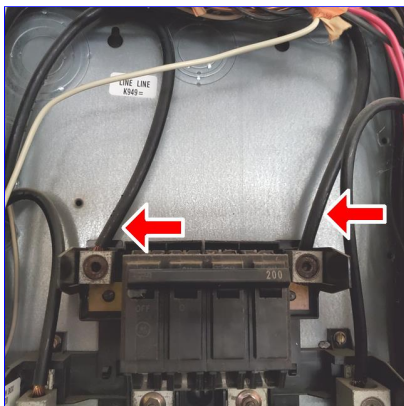
Main service disconnect amp rating: 200 amp

Comments:

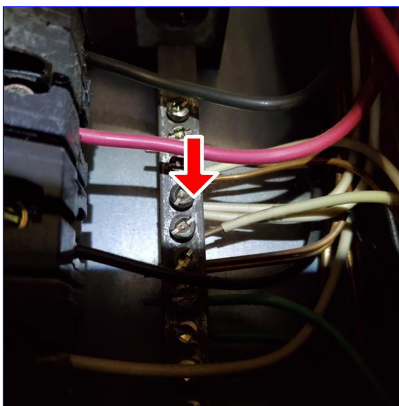
Panel is only partially labeled, which can possibly be hazardous when performing maintenance or repairs. Recommend having licensed electrician evaluate and label panel to the best of his ability.

The service entrance wires to the panel appear to be undersized for the panel at time of inspection. This is a possible fire hazard and needs to be evaluated by a licensed electrician.

Multiple white wires under set screws on neutral bus in electrical panel. This is typical in homes of this age but can make it difficult to isolate a circuit. Recommend further evaluation and repair, as needed, by a licensed electrician.



A. Item 1(Picture) Undersized service entrance wires in panel.



A. Item 2(Picture) Multiple wires under set screws on neutral bus.

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

The smoke detectors were missing in sleeping rooms and hallway at time of inspection and need to be installed for safety.

The living room ceiling fan light was not working at time of inspection when attempted to operate with remote. Evaluate and repair as needed.

The light and ceiling fan, in the room by the front door, does not work and needs further evaluation.

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There receptacles above the kitchen counters and bathroom lavatories are not gfci protected. This may not have been required when the home was built and is not required to update,however, it is recommended that receptacles above all kitchen counters be gfci for safety. Recommend repair by a licensed electrician for safety.

The light in the stairway does not work and needs further evaluation.

Arc Fault Circuit Interrupter (AFCI's) breakers were not present in panel at time of inspection. AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. While this may not have been required for the entire home at the time the home was built/remodeled, it is now recommended for all 15 and 20 amp branch circuits providing power to outlets in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreation rooms, closets, hallways, and similar rooms or areas in home for safety. Recommend having licensed electrician evaluate and give recommendations on having AFCI breakers installed if desired, and recommendations on any updates/upgrades needed for safety.

There were several open grounds found throughout home at time of inspection. This is a possible shock hazard needs to repaired for safety.

There were several hot/neutral reverses found throughout home at time of inspection. This can cause damage to electrical equipment and should be evaluated further and repaired.

Due to the several electrical deficiencies noted recommend hiring a licensed electrician to evaluate the entire electrical system and give quotes on costs of repairs needed for safety.

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B. Item 1(Picture) Hot/neutral reverse on receptacles in the living room. This was also noted on an exterior receptacle on the left side of home.



B. Item 2(Picture) Missing cover on receptacle over fireplace needs to be replaced to help prevent possible shock hazard.



B. Item 3(Picture) Open grounds noted on receptacles in the living room. This was noted in several areas throughout the home at time of inspection.

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: RHEEM

Location of thermostat: Top of stairs

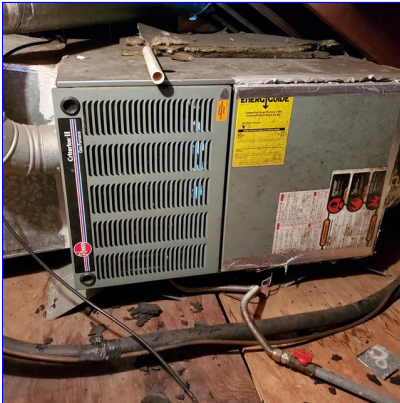
Comments:

Recommend having a licensed HVAC professional give yearly evaluations to determine if maintenance is necessary to help prolong life of system.

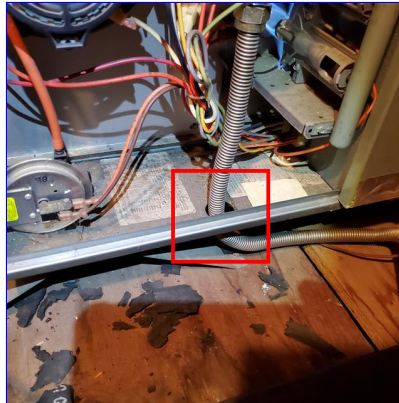
The heating unit appeared to be operating as intended at time of inspection, however, appeared to be aged and should be monitored and a licensed hvac contractor contacted if heater is not working as intended or is making any loud noises or vibrations.

Gas flex line entering directly into furnace cabinet can possibly cause damage to gas line and should be repaired for safety.

The thermostat does not appear to be keeping consistent temperatures and needs further evaluation.



A. Item 1(Picture) General view.



A. Item 2(Picture) Gas flex line entering directly into furnace cabinet.

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: RHEEM

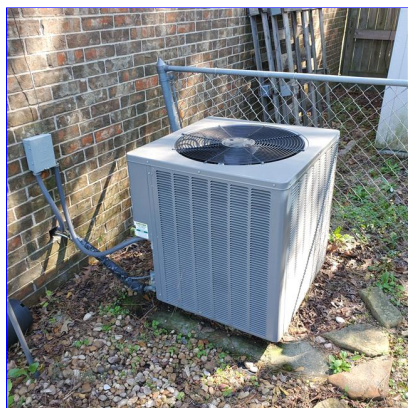
Comments:

Recommend having a licensed HVAC professional give yearly evaluations to determine if maintenance is necessary to help prolong life of system.

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Cooling equipment appeared to be operating as intended at time of inspection and the return and supply air was at a proper operating differential, between 14 and 22 degrees, as recommended. Recommend contacting a licensed HVAC professional if system does not appear to be cooling home adequately, or if noise is noticed to be coming from the unit.



B. Item 1(Picture) General view.

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

Several of the vent registers throughout home were dirty at time of inspection and should be further evaluated and cleaned, at minimum.

Majority of ducts were laying in insulation at time of inspection. This can cause condensation in ducts and on vent registers, which can cause fungi growth, and should be evaluated further and repaired by a licensed HVAC contractor.

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C. Item 1(Picture) Dirty vent register in the kitchen. There were several of these throughout the home at time of inspection.



C. Item 2(Picture) Rusting vent in master bathroom appears to be due to no exhaust vent in bathroom but should monitored. This was also noted in the upstairs bathroom at time of inspection.



C. Item 3(Picture) Ducts laying in insulation in the attic.

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: (We do not inspect filtration systems)

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized, Old

Location of water meter: at street

Location of main water supply valve: Right side of home

Static water pressure reading: 56 psi

Location of fuel storage system: None

Gas shut off: Back of home

Comments:

The hot water side of the lavatory on the right, in the master bathroom has poor water pressure and a slight bit of debris noted when first turning water on and needs further evaluation. There was also a leak noted at this lavatory that needs further evaluation and repair.

The shower, in the master bathroom, will not turn off as long as the water is running and needs repair.

Poor functional flow was noted in the upstairs hallway bathroom when multiple plumbing fixtures were operated.

The toilet in the upstairs hallway bathroom is loose and needs to be secured.

Gas piping at the meter is severely rusted and there appeared to be a gas leak in this area at time of inspection. This needs further evaluation and repair for safety. The gas was shut off at the meter once this was noticed and the property owner was contacted.



A. Item 1(Picture) Damaged corroded gas piping at meter and there was a smell of gas in this area that should be evaluated immediately.

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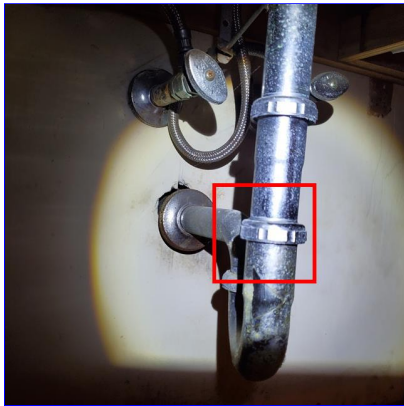
B. Drains, Waste and Vents

Plumbing Waste: ABS

Comments:

The drain mechanism on the master bathtub is damaged and needs repair.

Leaky drain piping under lavatory, on the right, in the upstairs hallway bathroom needs to be repaired to help prevent damage to property and fungi growth.



B. Item 1(Picture) Leaky drain piping under lavatory, on the right, in the upstairs hallway bathroom.

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Location: Garage

WH Manufacturer: GE

Comments:

The water heater appears to be aged and may be nearing or at the end of its' life expectancy and may need to be repaired/replaced in the near future.

The water heater was making a gurgling noise when heating water and needs further evaluation and repair as needed.

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C. Item 1(Picture) General view of water heater.

D. Hydro-Massage Therapy Equipment

[Comments:](#)

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V. Appliances

A. Dishwasher

[Comments:](#)

Dishwasher performing as intended at time of inspection.

B. Food Waste Disposers

[Comments:](#)

The food disposer binds up when first turned on and needs further evaluation.

C. Ranges, Cooktops and Ovens

[Comments:](#)

The oven did not work at time of inspection and needs repair/replacement.

D. Range Hood and Exhaust System

[Comments:](#)

The range exhaust is dirty and needs to be cleaned to help prevent possible fire hazard.

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

I NI NP D



D. Item 1(Picture) Dirty oven.



D. Item 2(Picture) Range exhaust filter is dirty and needs cleaning.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

No mechanical exhaust vents in bathrooms at time of inspection. Recommend installing to vent moisture and smells in bathrooms to the outside. Excess moisture in bathrooms can possibly cause fungi growth and damage to property.

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

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G. Garage Door Operator(s)

Auto-opener Manufacturer: GENIE

Garage Door Type: One automatic

Comments:

The garage door operator appeared to be performing as intended at time of inspection. If any malfunction/problems arise, recommend contacting professional to evaluate and remedy.

H. Dryer Exhaust System

Comments:

The exterior of the dryer exhaust vent is loose at the wall and needs to be secured.