

# PROPERTY INSPECTION REPORT

Prepared For: Greg and Malissa Carker  
(Name of Client)

Concerning: 3373 Zubin Lane, Katy, TX 77493-6015  
(Address or Other Identification of Inspected Property)

By: Randall E. Keith License # 6339 April 9, 2019  
(Name and License Number of Inspector) (Date)

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(Name and License Number of Sponsoring Inspector)

## PURPOSE, LIMITATION AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, and 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 will shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the finding 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.

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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; and
- 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 the 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 condition. 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

**The House in Perspective:** The house, built in 2000, is a single-family two-story home with six bedrooms and three and a half baths. It had brick veneer exterior with cement board siding at the second floor side exterior, rear exterior, soffit and fascia. For purposes of this report the home faced southeast. The inspection was performed at 11:30 a.m. with clear skies at 82°. The home was occupied at the time of inspection and the owner attended the inspection.

**The Scope of the Inspection:** The "General" home inspection is a non-invasive, visual physical examination of the readily accessible built-in appliances, mechanical, electrical and plumbing systems, and the essential internal and external structural components of the residential dwelling under the standards and scope of home inspections established by the State of Texas: Texas Civil Statutes, Article 6573a, #22, TAC Section 535.222 (Standards of Practice). Go to [www.trec.state.tx.us](http://www.trec.state.tx.us) for copies of the Standards. The inspection report contains the OPINION OF THE INSPECTOR on the need for repair or replacement of the items inspected on the DAY OF THE INSPECTION ONLY. The inspection is designed only to identify material defects in those systems, structures and components of the Property exposed to view and apparent as of the day of the inspection.

**General Exclusions:** The inspector cannot examine what is not visible. The inspector does not dismantle equipment, open walls or perform any type of destructive testing of systems or exposed surfaces, nor remove floor coverings or furniture. The inspector does not light pilots or activate any major system that is shut down at the time of inspection. The inspector does not inspect underground or concealed pipes or underground or concealed electrical lines or circuits. The inspector does not inspect for termites, dry rot, fungus or other wood destroying insects or organisms as that is a specially licensed trade. The scope of this inspection **EXCLUDES**, but is not limited to the following: cosmetic damage/paint, code compliance's, zoning ordinance violations, deed restrictions, warranties/guarantees, manufacturers installations, soil testing or geological conditions (including fault lines), sewer lines and/or on-site waste disposal, water softeners, water purification systems, well systems, solar systems, swimming pools, spas, instant water heating devices, pressure tests on central air conditioning systems, furnace heat exchanger, radiant heating systems, free standing appliances or other personal property, out buildings, wall/ceiling voids, fences, habitability, value of property, latent defects, underground drainage, timer devices, intercom system, insurability, photocells, outdoor cooking equipment, driveways/sidewalks, toxic (pollutants/mold) or hazardous material, radon gas, gas lines (pipes), shower pan leaks/testing on upper floors, insect infestation/destruction, television/telephone equipment, landscape lighting, low voltage lighting systems, security system, under attic insulation, repair estimations, future performance or re-inspection of repairs or the testing or operation of 220 volt receptacles..

**Dispute Resolution and Remedy Limitation:** In the event of a dispute between parties relating to this inspection, the Client will notify SHI of the complaint before altering or repairing any item that is the subject of the complaint in an effort to resolve the dispute amicable. The Client should give SHI a reasonable opportunity to investigate the claim and attempt to solve the issue. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with the (AAA) American Association of Arbitration then in effect, and then neither party shall have a right to bring suit in court. If no arbitration proceedings are initiated by either of the parties to the Agreement within one year of the date of this report, the failure to initiate the arbitration proceedings will be considered conclusive evidence that the parties are satisfied that each has properly and completely performed their obligations under this agreement.

If SHI, or any other person you claim to be our agent, are careless or negligent in making the inspection and/or preparing the Report, SHI liability to Client is limited to the fee paid for the inspection services, and client releases SHI from an additional liability. There will be no recovery for secondary or consequential damages by any person. By accepting this report, Client agrees to this limitation on SHI liability.

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s):  Slab     Post Tension Cable     Block and Beam

*Note: The foundation performance opinion stated below does not in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in Houston and the surrounding area is known to be unstable and unpredictable. Due to the expansive nature of soil in this area, no warranty against future movement in this area can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation.*

Comments:

The foundation of the house appeared to be a monolithic slab on grade constructed from poured concrete. No visible excessive differential movement noted at interior or exterior of the home. Slab integrity appears stable and slab appeared to be performing as intended on this day of inspection.

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## B. Grading and Drainage

*Note: The Client is urged to keep soil levels a minimum of 4 inches below the top of the slab for brick veneer and 6 inches for all other materials and graded away to promote positive drainage and to prevent water from ponding around the foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are a conducive condition for wood destroying insects. Proper drainage is critical to the future performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from the foundation, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any period of time (24 hours or more) drainage corrections will have to be made.*

Comments:



The mulch was too high at the front flowerbed with less than four inches in separation from the top of the foundation at the brick veneer to the grade. I recommend pulling the mulch back from the edge of the foundation to provide for sufficient separation without creating a trench for water to pond.

*FYI: TREC requirement state four inches of the foundation should be visible between the ground and brick veneer siding.*



As common with homes built in this time period, the grade of the rear lot was very flat and did not appear to drain storm water properly around the house and into the street by current standards.

*FYI: TREC requirements state the grade should be sloped away from the house 6" every 10' and channeled (sloped) around the house and into the street.*

*FYI: The surface ground at the right rear of the home (by the A/C condensers) was very moist likely caused by the grade and shaded foliage cover limiting the soils ability to dry.*

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**Grading and Drainage (continued)**



The gutters at the rear left of the home noted full of debris and should be cleaned to operate properly and not hold water providing a breeding ground for mosquitoes and insects and early deterioration of the gutter system.

**C. Roof Covering Materials**

- Types of Roof Covering:**     Asphalt     Wood Shingle     Tile     Metal     Flat  
**Viewed From:**     Walking     Ground w/ binoculars     Top of ladder  
**Type of roof design:**     Hip     Gable     Gambrel (Barn)     Dutch Hip     Shed  
**Condition of cover:**     New     Good     Fair     Poor  
**Soffit Material:**     Cement Board     Wood     Covered with Aluminum/Vinyl  
**Gutter Material:**     Aluminum     Sheet Metal     Vinyl     None

*Comments:*

*Note: Specific Limitations. The Inspector is not required to determine or report the age or life expectancy of any roof coverings. The roof covering opinion stated below in no way addresses the property's insurability. This report neither addresses future roof leaks nor does it certify that the roof is leak-free. Should you have present or future concerns regarding the condition of the roof covering, you are strongly advised to consult with a licensed Professional Roofing Specialist for further evaluation. Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement.*



The drip edge at the left rear boxed eave end did not properly cover and seal the fascia board.

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### Roof Covering Materials (continued)



The drip edge flashing was not properly cut and exposed a gap at the rear right boxed window covering.



Roof appeared to be a 20-year Class A asphalt composition shingle. The asphalt tile was in good condition and showed no signs of leakage from the exterior or the interior.

Uncaulked nail heads were visible on lower portions of plumbing stacks and at the ends of the ridges.

*FYI: All exposed nail heads on the roof should be caulked to prevent possible moisture penetration as per shingle manufacturer's installation recommendations.*

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     **D. Roof Structure and Attic**

- Viewed From:**       Attic Access Hatch       Attic Floored Area  
**Approximate Depth of Insulation:**       none     2"     4"     6"     8"     10"     12"  
**Attic Insulation:**       Loose fill     Bat     Combo of both     None  
**Insulation Material:**       Fiberglass     Rock Wool     Cellulose     Other:  
**R - Value:**       19     22     30     Per Data Sheet     No Data Sheet Found  
**Attic Ventilation:**       Soffit     Static Air Pots     Ridge Vents     Turbine  
**Attic Access Location:**       Hallway     Upstairs Hall     Garage     Up Rear Left Bedroom Access

*Comments:*  
*Note: Insulation covering some structural, electrical, mechanical and plumbing components limited the inspection of these components.*

The attic was entered and visually inspected from the floored area of the attic. The condition of the visible elements appears to be generally adequate, any exceptions are noted below. No evidence of active roof leakage was visible from readily accessible parts of the attic.

*FYI: There was no data sheet for the attic insulation but it was estimated to be 12 inches deep fiberglass (R-30) meeting today's standards.*

*FYI: Wall insulation was not accessible or visible and the thickness therefore not determined.*



The pull down attic access door was not insulated on the backside of the door and not weather-stripped around the edge to help prevent transfer air into the home.



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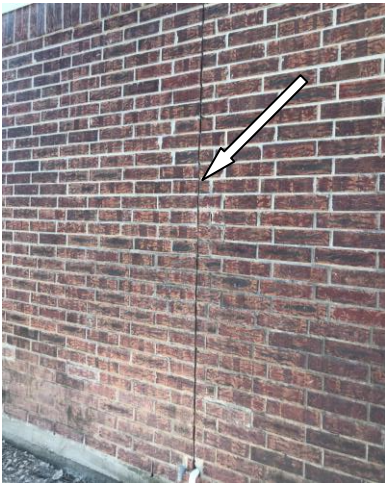
**E. Walls (Interior & Exterior)**

Comments:

*Note: The inspector cannot see what is not visible. No opinion as to the condition of wood or wood structural members in hidden areas is intended or implied in this inspection and report.*



Common caulking was needed at the joints around the exterior master bathroom window where the window frame and brick meet to prevent possible moisture penetration.



The expansion joint at the left rear of the house need to be caulked to prevent possible moisture penetration.



*FYI: A minor vertical brick and mortar crack (about 3 feet long) was observed over the center of the garage door header from the header upwards with about a 1/8" separation at the bottom. This type of separation is common and usually caused by the header board slightly sagging from the weight of the brick and mortar wall. No repair is recommended.*

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### Walls (Interior & Exterior) (continued)



*FYI: No weep holes were installed over the windows above the brick lintels.*

*FYI: At the time of construction window lintel weep holes were not required.*

*FYI: A weep hole is a gap in the bottom layer of exterior brick and mortar (walls, door and window lintels) that allows for drainage of water or moisture that penetrates into the wall. Weep holes are required to be placed every 33" by today's standards of construction.*



*FYI: A previously repaired crack in the brick veneer was observed at the rear left. The sealant was older and there was no separation from the sealant joint since the repair indicating no obvious movement.*



*FYI: Several individual bricks on a similar row appeared to have been replaced or repaired at the rear left with no understanding or explanation.*

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**F. Ceilings and Floors**

*Note: The condition of materials in hidden cavities in the ceiling and floors and the structural members within those hidden cavities and the condition of hidden materials and the structural members hidden under the insulation is unknown to this inspector. No opinion as to the condition to the condition of wood or wood structural members in hidden areas is intended or implied in this inspection and report.*

Comments:



A small cutout was noted in the garage ceiling and should be sealed.

*FYI: Walls and ceilings in attached garages are required to be covered with gypsum board and taped and floated or covered with some fire retardant material since the majority of home fires originate in garages.*

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### G. Doors (Interior and Exterior)

Comments:



The garage entry did not have a self-closing device as recently required (Jan 2015) on new construction of all doors leading from the house to an attached garage.

*FYI: Recently, building standards in Texas have changed to include a self-closing device (usually a door hinge) on attached garage entry doors because a large majority of home fires originate in the garage and the door is a fire barrier only when closed.*



*FYI: The two upstairs secondary bedroom entry doors on the left side of the home gradually closed when left open and could be a result from the doors not being installed square with the doorframes.*

### H. Windows

Comments:

*Note Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal panel seals in insulated glass windows are not always detectable due to the condition of the windows or the weather conditions. No warranty is implied.*

All windows were in serviceable condition at the time of this inspection and functioned as intended on this day.

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**I. Stairway (Interior and Exterior)**

Comments:

The stairway was examined, and in the opinion of this inspector, was in serviceable condition at the time of this inspection and functioned as intended.

**J. Fireplace and Chimneys**

Comments:

*Note: Examination of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. We do not perform draft or smoke tests.*

- Type:                       Gas     Wood burning             Both
- Located:                    Family Room     Bedroom     Study
- Firebox Construction:     Metal     Brick     other
- Hearth Construction:     Tile     Brick     other
- Gas Logs set up:             yes     no
- Damper operate properly:  yes     no

The fireplace and chimney were inspected, and in the opinion of this inspector, operated as intended.

**K. Porches, Balconies, Decks and Carports**

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

*Note: With the exception of the breaker panel cover, a condenser disconnect box and wall outlets, no other covers are removed to check for proper wiring. Wiring and all associated components underground, within walls, floors and ceiling, under insulation or not readily visible are not observed by the Inspector and not included in this report. Discrepancies related to the electrical system should be considered as a safety hazard.*

Service Entrance Wires:  Underground     Overhead  
 Service Panel Location:  exterior     garage     other  
 Main Cutoff Breaker:  100 amp     125 amp     150 amp     200 amp     none  
 Feeder Wire Construction  #2 Al     #2/0 Al     #4/0 Al     #4 Cu     #1 Cu     #2/0 Cu

*GENERAL INFORMATION – An “arc-fault circuit interrupting” device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc-faults can be dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.), going undetected until a fire breaks out. An AFCI does not protect an individual from being shocked (that is what a GFCI does). Arc Faults can occur by puncturing a Romex wire with a nail, staple, or screw while hanging a picture, installing a shelf or installing a cabinet. As of 2/1/2009, the TREC “Standards of Practice have changed with respect to the requirements for “Arc-fault circuit interrupting (AFCI) devices” and AFCI are now required on newly constructed homes and should be installed in Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens, Bedrooms, Sunrooms, Recreation Rooms, Closets, Hallways, or similar rooms or areas.*



The ground wire connection to the grounding rod used a pipe grounding connection and not an acorn style as required for ground rods currently.



*FYI: The picture to the left is a listed ground rod clamp and is used to connect a grounding conductor directly to a ground rod.*

*FYI: The picture to the left is a listed grounding clamp and is used to connect a ground conductor to a pipe. This style of clamp is not listed for use in attaching a grounding conductor to a ground rod.*

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**Service Entrance and Panels (continued)**



A plug was missing on the dead front cover in the panel box where there was no breaker.



Evidence of overheating was observed in the electrical panel. It appears the issue was addressed and the location of breakers in the panel modified. I recommend a licensed electrician review and perform any corrections (if determined to be necessary by the electrician) to assure proper serviceability.

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### B. Branch Circuits – Connected Devices and Fixtures

Type of Wiring:     Copper     Aluminum

Comments:

Note: The inspection does not include the inspection of low voltage wiring, telephone wiring, intercom systems, sound wiring, cable or satellite wiring or timers.

#### GFCI:

*FYI: Ground fault circuit interruption (GFCI) is a safety device, either a breaker or outlet box, designed to protect people from electrical shock. The GFCI senses any shock hazard and interrupts the flow of electricity in the circuit in the event of a ground fault or an overload occurs. To help assure safety, we recommend providing GFCI coverage at all counter top outlets in the kitchen and baths, in the garage, near spas, hot tubs, pools and at all exterior locations. This should be done by a qualified, licensed electrician. GFCI receptacles should be checked regularly as some are known to deteriorate and lock in the hot position. Appliances such as refrigerators should not be GFCI protected to reduce the potential for food spoilage.*

*FYI: Today's standards require all interior receptacles be tamper resistant type (TR), all exterior receptacles be weather resistant type (WR), all GFCI receptacles to be labeled GFCI and all exterior electrical receptacles have weather resistant covers. Recommending updating as needed.*



GFCI protection was not provided at all the electrical receptacles in the garage as recommended for safety. Today's standards require GFCI protection at all garage electrical receptacles be GFCI protected.

The garage electrical receptacle to the right of the electrical panel and the ceiling receptacles to power the garage door opener were not GFCI protected.







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III. **PLUMBING SYSTEM**

**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter:  Curb Cutoff  Exterior  
 Location of main water supply valve:  Garage  Exterior  
 Static water pressure reading: 56 psi (Between 40 and 80 psi required)  
 Visible Supply Line Material:  Copper  CPVC  Pex Tubing  Galvanized Steel

*Comments:*  
 Note: Only visible plumbing components attached to the exterior wall were inspected. All plumbing components underground, within walls, flooring and ceiling not readily visible were not inspected and are not included in this inspection. All plumbing repairs noted should be performed by a qualified and licensed plumbing contractor. We do not disconnect the supply hoses to the washer or close the supply valve shut off to the plumbing. These can leak at any time and should be considered part of normal maintenance.



Anti-siphon devices were not installed on exterior hose bibs.

*FYI: All exterior hose bibs should be equipped with anti-siphon appendages that act to prevent gray water from being drawn back into the fresh water supply of the home in the event of pressure loss by the city supplier.*

**B. Drains, Wastes, and Vents**

*Comments:*  
 Note: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of sanitary drain lines buried in the yard from broken pipes or tree roots. Examination of partial blockage is beyond the scope of this inspection.

Visible Drain Line Material:  PVC  Cast Iron  ABS Plastic  PB

In the opinion of this inspector, the drains, wastes and vents were in serviceable condition and functioned as intended on this day.

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**C. Water Heating Equipment**

**Energy Source:**       Gas     Electric  
**Capacity:**       30 gallon     40 gallon     50 gallon     301 gallons per hour  
**Location:**       Garage     Attic     Utility Room     Hallway Closet  
**Comments:**



Brand: Navien      Mfr Date:  
 NA      Max Input Rating: 19,900  
 BTU

In the opinion of this inspector, all visible components of the system were in serviceable condition at the time of this inspection.

**D. Hydro-Massage Therapy Equipment**

**Comments:**  
 Whirlpool tub located in the master bath.

*FYI: The GFCI outlet for the whirlpool bath is located on the wall nearby and operated properly at the time of the inspection.*

No operational problems were noted on the day of the inspection and GFCI operated when tested. No leaks were noted in the visible plumbing or fixtures at this time.

**V. APPLIANCES**

**A. Dishwashers**

**Comments:**  
 The dishwasher was operated in the normal mode with heated drying and in the opinion of this inspector operated as intended on this day.

Minor rust was noted on a rack in the dishwasher.

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**B. Food Waste Disposers**

*Comments:*  
The disposer was operated and in the opinion of this inspector operated as intended on this day.

**C. Range Hood and Exhaust Systems**

*Comments:*  
The unit is a range hood that recirculates air through a filter and back into the kitchen.  
The unit is a range hood with a vent system to the exterior of the home.  
The range hood was operated and in the opinion of this inspector operated as intended on this day.

**D. Ranges, Cooktops and Ovens**

*Comments:*  
Oven  
**Energy Source:**  Gas  Electric  
**Type:**  Free Standing  Built in  
When set to a temperature of 350°F, the actual oven temperature was recorded as accurate.

Cook Tops  
**Energy Source:**  Gas  Electric  
**Type:**  Free Standing (part of oven)  Counter top

The oven and the cook tops were operated and in the opinion of this inspector operated as intended on this day.



The unit did not have an anti-tip device installed as required on free standing units.

*FYI: An anti-tip device is usually a bar with a lip attached to the wall at the back base of the unit to prevent the unit tipping in the event the door is open and someone uses it as a step to reach items in above shelves causing the oven to tilt forward.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**E. Microwave Ovens**

Comments:

The microwave was operated and in the opinion of this inspector operates as intended on this day.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The water closet exhaust fans were operated and in the opinion of this inspector are in serviceable condition and operated as intended on this day.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Garage Door Operator(s)**

Comments:

The garage was equipped with an electric garage door opener and was equipped with electric reverse devices and operated correctly when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly. All visible components were in serviceable condition at the time of inspection and the unit operated as intended.



The electric infrared eyes on the garage door were 11" above the ground and recommended by the manufacturer to be installed within 6" of the ground for the safety of children and pets.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Dryer Exhaust Systems**

Comments:

All visible components were in serviceable condition at the time of inspection and the unit operated as intended.

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

**VI. OPTIONAL SYSTEMS**

Comments:

**A. Landscape Irrigation (Sprinkler) Systems**

Type of Construction:  
Comments:

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

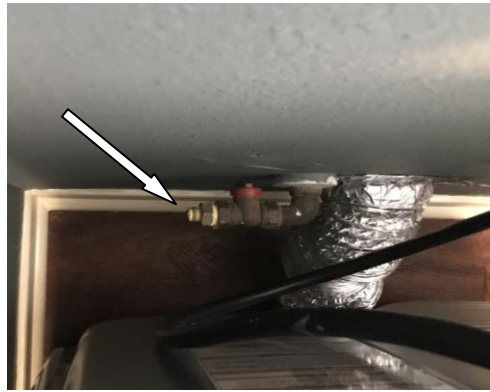
Comments:

**C. Outbuildings**

Comments:

**D. Gas Lines**

*The testing of underground or concealed pipes is not within the scope of our visual inspection. The gas utility company routinely performs gas leak tests as a part of establishing service. We recommend that the client contact the local utility company to arrange for testing.*



The gas line in the utility room was not properly capped and not connected to a device. The gas valve could leak if the valve if accidentally bumped.

*FYI: Anytime a gas line is not attached to an appliance, the line should be capped with a pipe cap.*

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D=Deficiency

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

## Summary

### Grading and Drainage

The mulch was too high at the front flowerbed with less than four inches in separation from the top of the foundation at the brick veneer to the grade. I recommend pulling the mulch back from the edge of the foundation to provide for sufficient separation without creating a trench for water to pond.

As common with homes built in this time period, the grade of the rear lot was very flat and did not appear to drain storm water properly around the house and into the street by current standards.

The gutters at the rear left of the home noted full of debris and should be cleaned to operate properly and not hold water providing a breeding ground for mosquitoes and insects and early deterioration of the gutter system.

### Roof Covering Materials

The drip edge at the left rear boxed eave end did not properly cover and seal the fascia board.

The drip edge flashing was not properly cut and exposed a gap at the rear right boxed window covering.

Uncaulked nail heads were visible on lower portions of plumbing stacks and at the ends of the ridges.

### Roof Structure and Attic

The pull down attic access door was not insulated on the backside of the door and not weather-stripped around the edge to help prevent transfer air into the home.

### Walls (Interior & Exterior)

Common caulking was needed at the joints around the exterior master bathroom window where the window frame and brick meet to prevent possible moisture penetration.

The expansion joint at the left rear of the house need to be caulked to prevent possible moisture penetration.

### Ceilings and Floors

A small cutout was noted in the garage ceiling and should be sealed.

### Doors (Interior and Exterior)

The garage entry did not have a self-closing device as recently required (Jan 2015) on new construction of all doors leading from the house to an attached garage.

### Service Entrance and Panels

The ground wire connection to the grounding rod used a *pipe* grounding connection and not an *acorn* style as required for ground rods currently.

A plug was missing on the dead front cover in the panel box where there was no breaker.



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D=Deficiency

I	NI	NP	D
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Evidence of overheating was observed in the electrical panel. It appears the issue was addressed and the location of breakers in the panel modified. I recommend a licensed electrician review and perform any corrections (if determined to be necessary by the electrician) to assure proper serviceability.

### **Branch Circuits – Connected Devices and Fixtures**

GFCI protection was not provided at all the electrical receptacles in the garage as recommended for safety. Today's standards require GFCI protection at all garage electrical receptacles be GFCI protected.

The garage electrical receptacle to the right of the electrical panel and the ceiling receptacles to power the garage door opener were not GFCI protected.

### **Heating Equipment**

The cover to the downstairs heating unit was not properly secured in the attic.

The safety drain pan under the downstairs evaporator coil should be cleaned to assure proper drainage in the event the primary drain line becomes clogged.

### **Plumbing Supply, Distribution Systems and Fixtures**

Anti-siphon devices were not installed on exterior hose bibs.

### **Dishwashers**

Minor rust was noted on a rack in the dishwasher.

### **Ranges, Cooktops and Ovens**

The unit did not have an anti-tip device installed as required on free standing units.

### **Garage Door Operator(s)**

The electric infrared eyes on the garage door were 11" above the ground and recommended by the manufacturer to be installed within 6" of the ground for the safety of children and pets.

### **Gas Lines**

The gas line in the utility room was not properly capped and not connected to a device. The gas valve could leak if the valve if accidentally bumped.