Inspection Report

LOCATED AT:
17818 N White Tail Ct
Houston, TX 77084

PREPARED EXCLUSIVELY FOR:
Habiba Faiz

INSPECTED ON:
Friday, November 15, 2019

Inspector, Paul Ferguson, TREC # 6883
A Plus Inspections Of Texas

Friday, November 15, 2019
Habiba Faiz
17818 N White Tail Ct
Houston, TX 77084

Dear Habiba Faiz,

We have enclosed the inspection report we prepared for you after our visit on Friday, November 15, 2019 at:

17818 N White Tail Ct
Houston, TX 77084

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SAFT = Safety risks and conditions or health risks that should be repaired.
REP = Damage and irregularities that should be repaired.
IMPR = Improvement is recommended.
DEFF = Deferred cost items that may soon need repairs.
MONI = This item should be further evaluated and monitored for damage, and repaired if necessary.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Paul Ferguson, TREC # 6883
A Plus Inspections Of Texas

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PROPERTY INSPECTION REPORT

Prepared For: Habiba Faiz

Concerning: 17818 N White Tail Ct Houston, TX 77084

By: Paul Ferguson, TREC # 6883

Date: Friday, November 15, 2019

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or 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.

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

This inspection and report was limited per TREC rules to what was visible and accessible at the time of the inspection. The structure and property had multiple concealed areas and parts that were not all readily accessible. Some concealed conditions were likely present. Further evaluation by qualified, licensed contractors may reveal additional items needing repair or replacement, and is recommended.

☑ ☐ ☐ ☑ **A. Foundations**

TREC Standards Of Practice apply. See 22 TAC §535.228(a)

Comments:

BASIC INFORMATION

Slab material: Poured concrete

TYPE OF FOUNDATION(S)

Slab-on-grade

GENERAL COMMENT

Foundation level check readings

Reference point near the middle of the foundation.

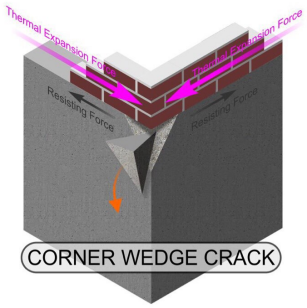
Front left bedroom corner, level with the reference point.

Back left corner at the master closet, .75 inches high.

Breakfast area back right corner, level after correcting for tile.

Front right corner at the garage, level with the reference point.

REP Corner pops were present. Normally these are not structural, but may allow for concealed subterranean termite infestation. It is recommended that the soil at these locations be treated periodically by a qualified pest control contractor to help prevent infestation.



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

I	NI	NP	D

MONI Settling and curing cracks were present that normally are not structural. These should be monitored, since if they open up significantly or become significantly out of level, at that time foundation repairs may be required.

SAFT There were some exposed and rusted nails at the foundation surface that need to be flattened or removed.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

TREC Standards Of Practice apply. See 22 TAC §535.228(b)

Comments:

FOLIAGE

REP Foliage was in contact with the building and close to it that needs to be trimmed back to reduce chances of damage and pest infestation.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

TREC Standards Of Practice apply. See 22 TAC §535.228(c)

Types of Roof Covering: Asphalt composition shingle
Viewed From: Walked on roof
Comments:

BASIC INFORMATION

Location: Covers whole building

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

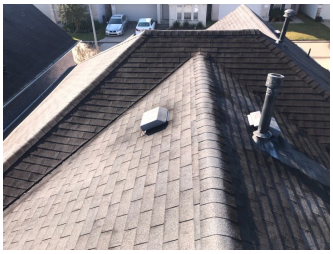
I	NI	NP	D

GENERAL COMMENT

Views of the roof covering









DEFF This roof is in the middle of its expected service life. Roof repairs will be required from time to time. It would be wise to budget for replacement within the next 5 - 10 years.

REP There were exposed fasteners and there were limited gaps at the roof surfaces that need to be covered with matching roofing sealant.





I	NI	NP	D

REP Leaves and debris were present at the rain gutters that need to be cleaned up and removed.

REP There were limited gaps at the roofing and flashing parts that need repair.

GUTTERS

REP Water was standing in some of the rain gutters. Adjustments are needed.

REP The rain gutters had some signs of leakage. Repairs are needed.

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

I	NI	NP	D

DOWNSPOUTS

REP The rain gutter downspouts and connected drains had some irregularities and damage that need to be repaired.




☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

TREC Standards Of Practice apply. See 22 TAC §535.228(d)

Viewed From: Attic areas
Approximate Average Depth of Insulation: 10 - 12 inches
Comments:

ATTIC INSULATION

The attic has fiberglass batt insulation.

The attic has blown-in fiberglass insulation.

MISCELLANEOUS

Views of the attic areas





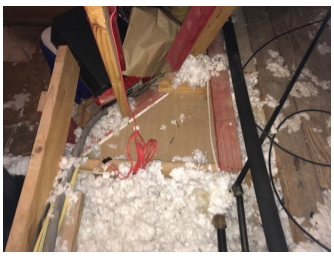

I	NI	NP	D

SAFT The attic floor decking had gaps and irregularities, and did not have a guard or handrail at the perimeter of the decking areas. Repairs are recommended as a safety precaution.

REP There were gaps at the attic area insulation that could be repaired.

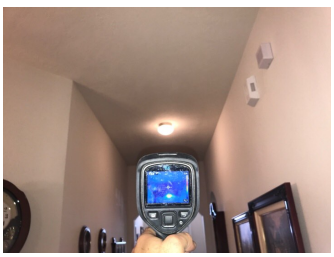










I	NI	NP	D

REP The ridge boards were supported with vertical parts using palm bracing. At each of these, pieces of wood and a vertical brace were supporting the weight of several of the roof rafters and the ridge, and they may break or fail, and this is also a wind uplift risk. It is recommended that metal straps be installed to anchor the ridge boards to the vertical members, to reinforce the roof structure and prevent wind uplift risks. This should be evaluated and repaired by a qualified framing carpenter.


REP The attic area framing had some irregularities and needs repairs. It should be evaluated and reinforced or repaired by a qualified framing carpenter.











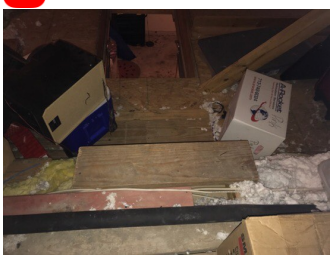

I	NI	NP	D

REP Some of the attic area insulation had been moved around and compressed. It needs to be fluffed up and evenly distributed.

REP The attic stairway did not fully close. Repair is needed.

SAFT Some of the attic decking was too thin and bowed when tested, and could collapse when persons walk on it. Thicker attic decking should be installed, such as in front of the HVAC equipment.

SAFT Some of the attic decking boards were loose and need to be properly secured in place.



☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

TREC Standards Of Practice apply. See 22 TAC §535.228(e)

Comments:

MATERIALS

The exterior walls were brick veneer and cement fiber siding

The interior walls were drywall.

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

I	NI	NP	D

EXTERIOR WALLS

REP There were gaps at the insulation, such as at the walls and ceilings that can be adjusted and filled in, to help reduce energy use.




REP There were gaps at the exterior walls that should be repaired and sealed with matching sealant, to reduce chances of moisture entry.


REP The exterior siding did not all appear to conform with the manufacturer's installation instructions. Some of the joints were staggered at less than two studs, a common installation error. It could be evaluated and repaired by a qualified siding installation contractor. No significant damage was visible as a result of this.



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

I	NI	NP	D

REP The exterior walls had signs of settling and movement that could be cosmetically touched up and repaired.


REP Flashing was not present behind each joint at the exterior siding, which should be installed.



INTERIOR WALLS

REP The walls and trim had some irregularities and gaps that could be repaired.

☑ ☐ ☐ ☑ **F. Ceiling and Floors**

TREC Standards Of Practice apply. See 22 TAC §535.228(f)

Comments:

MATERIALS

Ceilings were sheetrock

The floor coverings were carpet and ceramic tile

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

I	NI	NP	D

FLOOR

REP The carpets had areas that were wrinkled. They could be adjusted and re-stretched.




REP The flooring had some marks and irregularities and could be repaired or replaced.



CEILING

REP There were nail pops at the ceilings. These are minor cosmetic blemishes caused when the wood framing shifts such when it dries. These areas can be repaired and refinished to restore their appearance.

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

TREC Standards Of Practice apply. See 22 TAC §535.228(g)

Comments:

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

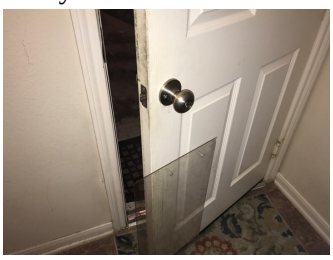
I	NI	NP	D

DOORS

REP There were gaps around the exterior door trim areas that should be touched up with additional matching sealant or caulk.

REP The exterior door and trim surfaces had areas that need to be sanded and repainted.

SAFT The garage door was not self-closing and self latching, which is recommended as a fire safety and carbon monoxide precaution.



REP The door catch hardware parts at the double doors at the entrance to the master bathroom were missing. They need to be replaced.

☑ ☐ ☐ ☑ **H. Windows**

TREC Standards Of Practice apply. See 22 TAC §535.228(h)

Comments:

MATERIALS

Double pane windows

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

I	NI	NP	D

WINDOWS

DEFF The double pane window seal areas had initial signs of aging. Some of the windowpanes may soon need to be replaced. A budget should be maintained for this.

☐ ☑ ☑ ☐ **I. Stairways (Interior and Exterior)**

TREC Standards Of Practice apply. See 22 TAC §535.228(i)

Comments:
Not Inspected & Not Present

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

TREC Standards Of Practice apply. See 22 TAC §535.228(j)

Comments:
Not Inspected & Not Present

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

TREC Standards Of Practice apply. See 22 TAC §535.228(k)

Comments:
BALCONY/PORCH
The porches were for the most part in good condition and functioning as intended at the time of the inspection.

☑ ☐ ☐ ☑ **L. Other**

Comments:
VIEWS OF THE INTERIOR AND EXTERIOR AREAS
Interior areas

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

I	NI	NP	D












Exterior areas





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

I	NI	NP	D

CABINETS

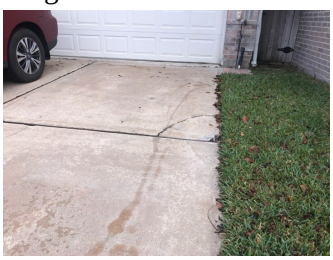
REP The cabinets had some marks and irregularities and need repairs.

REP Some of the cabinet surfaces had initial signs that they would soon begin to peel. Sealant or adhesive should be applied to prevent this.

OTHER

REP The fence was in contact with the exterior walls, that should be trimmed back, to reduce chances of pest infestation.

REP The flatwork had some signs of settling, and some limited cracks, damage and other irregularities. Caution should be exercised and repairs could be performed.



REP The driveway and flat work spacer boards had some deterioration, and some of the spacer boards were missing. Gaps at the driveway and walkways could be repaired and sealed by a qualified contractor.

II. ELECTRICAL SYSTEMS

Many of the electrical system parts were not readily visible or apparent at the time of the inspection. Further evaluation and testing by a licensed electrician is recommended.

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (a).

Comments:

BASIC INFORMATION

Service entry into building: Underground service lateral
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 125 amperes
System grounding source: Driven metal rod
Branch circuit protection: Circuit breakers
Wiring material: Aluminum main service wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex'

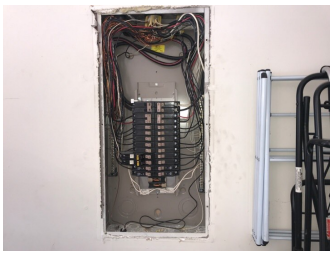
METER & MAIN

View of the meter and main breaker panel

I	NI	NP	D

CB MAIN PANEL

View of the main breaker panel


SERVICE GROUNDING

SAFT The ground wire was secured to the ground electrode with a pipe clamp. It is recommended that an acorn clamp be installed for improved ground conductivity.

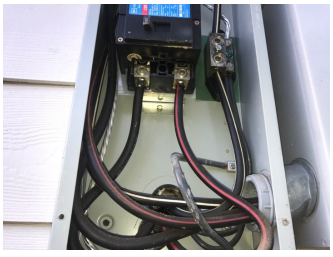
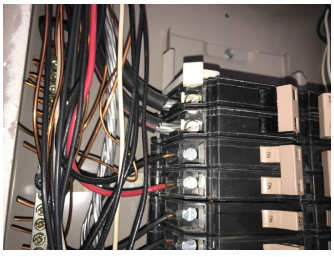
AFCI PROTECTION

IMPR Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. AFCI breakers were present at the bedrooms but were not present at the other living space areas, since they were not required at the time the home was constructed. They could be installed as a safety upgrade.

GENERAL COMMENT

SAFT A white wires were connected to one of the breakers. It should be marked at either end with red or black electrical tape, to indicate it is carrying a positive current.


REP Antioxidant paste was not present where the exposed aluminum main electrical cables were attached to the terminals. This should be repaired by a licensed electrician.

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I	NI	NP	D
☑	☐	☐	☑

B. Branch Circuits, Connected Devices, and Fixtures

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (b).

Type of Wiring: Copper
Comments:

BRANCH CIRCUITRY

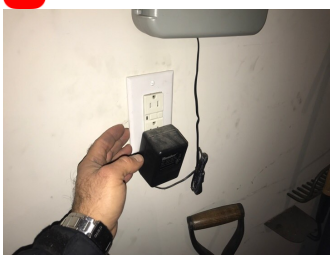
The accessible branch circuitry was examined and for the most part appeared to be properly installed and in serviceable condition, along with the fixtures, receptacles, and switches.

WIRING

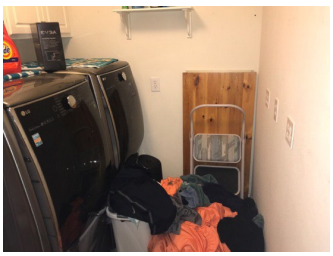
MONI Some of the electrical wiring that was visible at the attic area was wrapped with electrical tape. The sellers may be able to describe what damage had occurred and why repairs were required.

RECEPTACLES

SAFT Some of the electrical receptacles were loose. They need to be secured in place.



SAFT The laundry room electrical receptacles did not have GFCI protection, which is recommended and should be installed as a safety precaution.



SAFT Some of the exterior receptacles did not trip when they were tested with a GFCI tester. Repair should be performed.



SAFT The electrical receptacle next to the master toilet did not have GFCI protection, which should be present. This is an electrocution risk that should be repaired.

LIGHTS / FAN

The kitchen ceiling fluorescent lights did not all operate properly and the light cover was damaged. Repairs are needed.

OUTDOOR LIGHTS

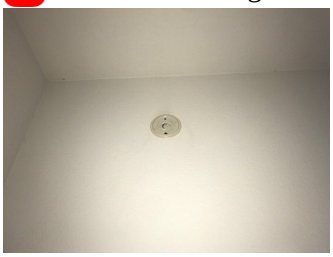
MONI Parts of an outdoor lighting system were present that was not operated or tested, however it appeared to need repairs. Further evaluation and repairs should be performed by a qualified contractor.


SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

SAFT Carbon monoxide detectors were not present, which are recommended and should be installed, such as near the bedroom entrance areas and where any fueled appliances will be used as a safety precaution.

SAFT The smoke detectors were not hardwired or connected to each other, which is recommended and should be installed as a safety precaution so that if one smoke detector is activated all of them are activated to provide warning to all persons in the house.

SAFT The middle left guest bedroom smoke detector had been removed. It needs to be replaced.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The heating and cooling system was tested using normal controls, however not all of the parts or systems were readily accessible. Further evaluation and repair by a licensed HVAC contractor is recommended.

☑ ☐ ☐ ☑ **A. Heating Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (a).

Type of Systems: Forced Hot Air
Energy Sources: Energy source: Natural gas
Comments:
BASIC INFORMATION
Furnace location: Attic
Manufacturer: Lennox

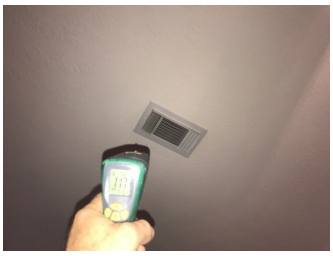
VIEW OF UNIT(S)
View of the heating equipment

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

I	NI	NP	D

GENERAL COMMENT

Views of the heating supply and return readings.



The heating equipment was fairly new, heated properly and responded to normal operating controls and with routine maintenance should be reliable for a number of years.

SAFT The electrical wiring installation to the furnace appeared irregular and was exposed where it passed through the furnace cabinet. They should be evaluated and repaired by a licensed electrician.

☐ ☑ ☐ ☑ **B. Cooling Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (b).

Type of Systems: Central Split System
Comments:
Method of cooling: Gas compression
Type of system: Gas heat with air conditioning
Number of units: 1
Location of equipment: Split or remote system
Manufacturer: Lennox
Condenser location: Rear of structure
Electrical disconnect location: Adjacent to condensing unit

Views of the condenser unit

3.5 ton unit, made in 2004 by Lennox, uses R22 coolant, 22.5 35 amp breaker required

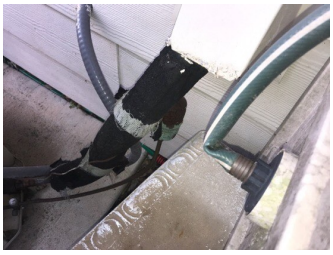
DEFF The air conditioning equipment is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

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

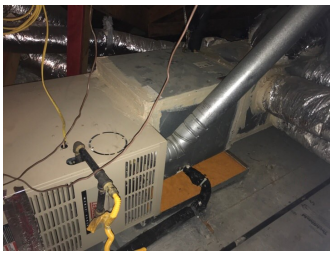
I	NI	NP	D

MONI Outside temperatures were below 65'F at about 51'F at the time of the inspection. The air conditioner equipment was present and connected, but could not be operated without risking damage to the compressor. Further evaluation and repairs should be performed by a qualified HVAC contractor.

REP The filter dryer at the coolant line had rusted and needs to be treated and refinished, to prevent it from rusting out and leaking.



Views of the evaporator unit



REP The air-conditioner evaporator unit drain pan was rusted. It needs to be replaced soon.

REP The air-conditioner secondary condensation drain pan did not have a float cutoff switch, which could be installed to reduce chances of water damage in the building.

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (c).

Comments:

FILTER SIZES

20 x 30 x 1

DUCTS

The ducts were functional at the time of the inspection.

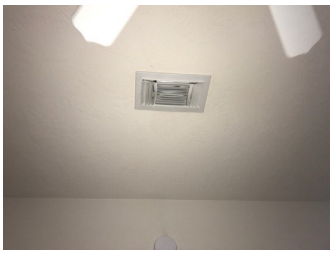
I	NI	NP	D

REP Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.

DEFF The ducts have been in use since they were installed and should be treated and cleaned soon. The ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation.

REP The return vent filter cover was partly bent. It needs to be repaired or replaced.

REP The study area vent register had been melted by excessive heat. It needs to be replaced, and the ducts needs to be adjusted so that excessive heat is not directed here.



IV. PLUMBING SYSTEM

Most of the plumbing supply and drain system parts were concealed and not readily visible at the time of the inspection. Further evaluation and hydrostatic testing such as by a licensed plumber is recommended.

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

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(a)

Location of Water Meter: front of building
Location of Main Water Supply Valve: The domestic water supply main shut-off valve is outside at the right front corner of the building.
Static Water Pressure Reading: 40 - 50 psi

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

I	NI	NP	D

Comments:

MATERIALS

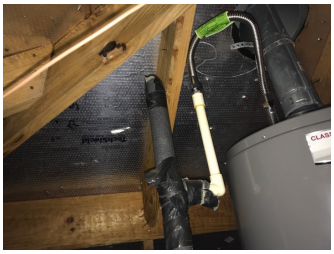
CPVC water supply lines

GENERAL COMMENTS

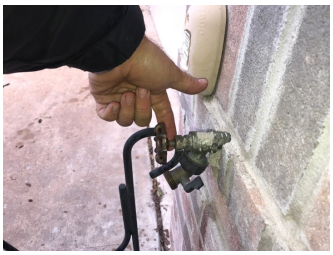
View of the water meter

SAFT The exterior water supply faucets did not have backflow prevention devices, which should be installed.

REP There were exposed water supply lines, that should be insulated, to reduce chances of freeze damage.



REP Some of the exterior faucets leaked from the handle areas when they were operated. They need to be repaired or replaced.



I	NI	NP	D

REP The hall bathroom fill mechanism did not consistently operate properly and at times got stuck before starting to fill the toilet. It needs to be replaced soon.

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

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(a)

Comments:

DRAIN LINES

The visible drain piping appeared to be for the most part properly installed and in serviceable condition and drained properly and did not back up when tested during the inspection.

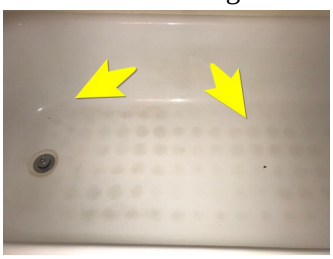
MONI Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

CLEANOUT

View of the main drain clean out

SINKS AND TUBS

REP The guest bathtub had surface damage and needs to be treated and repaired, to reduce chances of it rusting out.



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

I	NI	NP	D

REP The hall bathroom sink drain stop do not operate properly. It needs to be repaired or replaced.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(b)

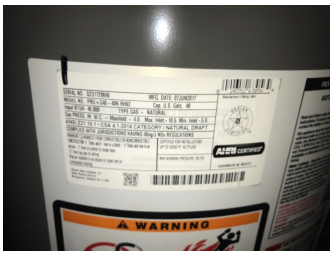
Energy Sources: Natural gas
Capacity: 40 gallons
Comments:

BASIC INFORMATION

Location: In the attic
Unit type: Free standing tank
Insulation: Yes, installed behind outer jacket

GENERAL COMMENT

Views of the water heating equipment



These were newer water heaters, that were operating properly, and with routine maintenance should be reliable for a number of years.

T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The temperature and pressure relief valve operated properly when it was tested during the inspection.

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

I	NI	NP	D

VENTING

REP The metal strap that holds the water heater vent in place was not properly installed. Repair is needed.

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(c)

Comments:

HYDROTHERAPY TUB

The hydrotherapy tub was filled and activated by the controls and was functional.

REP Access to view under the master bathroom hydrotherapy tub was not available. The pump and connected equipment was not readily accessible or visible. An access should be installed. Further investigation is recommended.

SAFT The hydrotherapy tub released some debris when it was tested during the inspection. It needs to be cleaned and sanitized. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria and other pathogens. The circulation systems should be flushed and sanitized regularly.

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

I	NI	NP	D	
☑	☐	☐	☑	**E. Other**

Comments:

GAS SUPPLY

View of the gas meter

WATER FILTER

MONI A water sediment filter system was present that will need to be maintained and serviced on a periodic basis. It operated and supplied water during the inspection but the quality of the water was not evaluated. Further evaluation and repairs should be performed as needed.

V. APPLIANCES

The accessible areas and appliances were evaluated, however some concealed conditions may be present, and all equipment will eventually need to be repaired or replaced. It is advisable to maintain a reputable and comprehensive warranty on the property especially once the home builder's warranty has expired.

☑	☐	☐	☑	**A. Diswashers**

TREC SOP's apply. See 22 TAC §535.232(b)

Comments:

DISHWASHER

Views of the dishwasher

The dishwasher responded to normal user controls and was found in operating condition.

I	NI	NP	D

DEFF The dish racks had started to rust and may soon need repairs.

REP The dishwasher door springs were worn out and did not support the door. Repair is needed.

REP The dishwasher drain hose was not properly secured in place where it connects to the disposal. Repair is needed.

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

TREC SOP's apply. See 22 TAC §535.232(c)

Comments:

DISPOSAL

Views of the disposal

The disposal was turned on with normal user controls and observed to be in satisfactory working condition and it did not leak.

I	NI	NP	D

SAFT There was not a bushing present where the disposal wire passed through the disposal. This should be installed to reduce chances of damage or electrocution.

☑ ☐ ☐ ☑ **C. Range Hood Exhaust Systems**

TREC SOP's apply. See 22 TAC §535.232(d)

Comments:
VENTILATION
View of the range hood

IMPR The range hood had a recirculating vent fan. This could be converted to a vent fan that vents out of the building for improved management of smoke and odors.

A range hood was present over the burners. The range hood appeared to be properly installed and it operated properly.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

TREC SOP's apply. See 22 TAC §535.232(e)

Comments:
OVEN
Views of the oven

I	NI	NP	D

The oven was turned on with normal operating controls and found to be in satisfactory working condition, and heated to within 25°F of the desired temperature when set to 350°F.


STOVE
Views of the range

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

SAFT A range anti-tip bracket was not attached to the range and oven, which should be installed to reduce chances of it flipping over, such as if children climb on the opened oven door.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

TREC SOP's apply. See 22 TAC §535.232(f)

Comments:

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

I	NI	NP	D

MICROWAVE

Views of the microwave

The microwave oven operated properly and did not release excessive microwaves through the cabinet when it was tested during the inspection.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

TREC SOP's apply. See 22 TAC §535.232(g)

Comments:

VENTILATION

REP The bathroom vent fans operated properly, however they vented inside the attic area. It is recommended that they be vented out of the building.

☑ ☐ ☐ ☐ **G. Garage Door Operators**

TREC SOP's apply. See 22 TAC §535.232(h)

Comments:

GARAGE DOOR OPENER

View of the garage door operator

The garage door opener operated properly to raise and lower the door, including the auto-reverse mechanisms, which stopped and reversed the direction of the door when it struck objects in its path.

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

TREC SOP's apply. See 22 TAC §535.232(i)

Comments:

DRYER VENT

SAFT The dryer vent was connected to the dryer and was not readily accessible for evaluation. It needs to be cleaned out on a periodic basis, to reduce chances of lint accumulation, which is flammable. Dirty dryer vents are a leading cause of house fires.

REP The dryer vent cover at the roof surface was the older type that did not have a damper flap. This could be repaired by a qualified roofing contractor.

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

I	NI	NP	D

WASHER/DRYER

MONI The hookups for the washer and dryer appeared to be functional at the time of the inspection but were not readily accessible for a complete evaluation. The appliances themselves were not tested. Further evaluation is recommended.

The dryer hookup is intended for a gas or 240 volt electric unit.

☑ ☐ ☐ ☐ **I. Other**

Comments:

APPLIANCES: OVERALL

View of the refrigerator and freezer



The refrigerator and freezer were found to be in satisfactory working condition.

VI. OPTIONAL SYSTEMS

There were concealed areas and parts at the items in this section that were not accessible or visible for inspection. Further evaluation by qualified, licensed contractors is recommended.

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

TREC SOP's apply. See 22 TAC §535.233(c)

Comments:

EXTERIOR PLUMBING

View of the rain sensor

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

I	NI	NP	D

View of the sprinkler system controller

Views of the sprinkler system zones

REP It appeared that the rain sensor wiring was not properly connected and the rain sensor may not function properly. Repair is recommended.

REP The sprinkler system did not operate when it was tested during the inspection. It needs to be repaired or replaced by a licensed irrigation contractor.

☐ ☑ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

TREC SOP's apply. See 22 TAC §535.233(d)

Comments:
Not Inspected & Not Present

☐ ☑ ☑ ☐ **C. Outbuildings**

TREC SOP's apply. See 22 TAC §535.233(e)

Comments:
Not Inspected & Not Present

☐ ☑ ☑ ☐ **D. Private Water Wells**

TREC SOP's apply. See 22 TAC §535.233(g)

Comments:
Not Inspected & Not Present

☐ ☑ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**

TREC SOP's apply. See 22 TAC §535.233(g)

Type of System: Not Inspected & Not Present
Comments:

☐ ☑ ☑ ☐ **F. Other**

Comments:
Not Inspected & Not Present

Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS - A. Foundations

GENERAL COMMENT

REP **1:** Corner pops were present. Normally these are not structural, but may allow for concealed subterranean termite infestation. It is recommended that the soil at these locations be treated periodically by a qualified pest control contractor to help prevent infestation.

MONI **2:** Settling and curing cracks were present that normally are not structural. These should be monitored, since if they open up significantly or become significantly out of level, at that time foundation repairs may be required.

SAFT **3:** There were some exposed and rusted nails at the foundation surface that need to be flattened or removed.

I. STRUCTURAL SYSTEMS - B. Grading and Drainage

FOLIAGE

REP **4:** Foliage was in contact with the building and close to it that needs to be trimmed back to reduce chances of damage and pest infestation.

I. STRUCTURAL SYSTEMS - C. Roof Covering Materials

OTHER FEATURES GENERAL COMMENT

DEFF **5:** This roof is in the middle of its expected service life. Roof repairs will be required from time to time. It would be wise to budget for replacement within the next 5 - 10 years.

REP **6:** There were exposed fasteners and there were limited gaps at the roof surfaces that need to be covered with matching roofing sealant.

REP **7:** Leaves and debris were present at the rain gutters that need to be cleaned up and removed.

REP **8:** There were limited gaps at the roofing and flashing parts that need repair.

OTHER FEATURES GUTTERS

REP **9:** Water was standing in some of the rain gutters. Adjustments are needed.

REP **10:** The rain gutters had some signs of leakage. Repairs are needed.

OTHER FEATURES DOWNSPOUTS

REP **11:** The rain gutter downspouts and connected drains had some irregularities and damage that need to be repaired.

I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics

OTHER FEATURES MISCELLANEOUS

SAFT **12:** The attic floor decking had gaps and irregularities, and did not have a guard or handrail at the perimeter of the decking areas. Repairs are recommended as a safety precaution.

REP **13:** There were gaps at the attic area insulation that could be repaired.

REP **14:** The ridge boards were supported with vertical parts using palm bracing. At each of these, pieces of wood and a vertical brace were supporting the weight of several of the roof rafters and the ridge, and they may break or fail, and this is also a wind uplift risk. It is recommended that metal straps be installed to anchor the ridge boards to the vertical members, to reinforce the roof structure and prevent wind uplift risks. This should be evaluated and repaired by a qualified framing carpenter.

REP **15:** The attic area framing had some irregularities and needs repairs. It should be evaluated and reinforced or repaired by a qualified framing carpenter.

REP **16:** Some of the attic area insulation had been moved around and compressed. It needs to be fluffed up and evenly distributed.

REP **17:** The attic stairway did not fully close. Repair is needed.

SAFT **18:** Some of the attic decking was too thin and bowed when tested, and could collapse when persons walk on it. Thicker attic decking should be installed, such as in front of the HVAC equipment.

SAFT **19:** Some of the attic decking boards were loose and need to be properly secured in place.

I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior)

EXTERIOR WALLS

REP **20:** There were gaps at the insulation, such as at the walls and ceilings that can be adjusted and filled in, to help reduce energy use.

REP **21:** There were gaps at the exterior walls that should be repaired and sealed with matching sealant, to reduce chances of moisture entry.

REP **22:** The exterior siding did not all appear to conform with the manufacturer's installation instructions. Some of the joints were staggered at less than two studs, a common installation error. It could be evaluated and repaired by a qualified siding installation contractor. No significant damage was visible as a result of this.

REP **23:** The exterior walls had signs of settling and movement that could be cosmetically touched up and repaired.

REP **24:** Flashing was not present behind each joint at the exterior siding, which should be installed.

INTERIOR WALLS

REP **25:** The walls and trim had some irregularities and gaps that could be repaired.

I. STRUCTURAL SYSTEMS - F. Ceiling and Floors

FLOOR

REP **26:** The carpets had areas that were wrinkled. They could be adjusted and re-stretched.

REP **27:** The flooring had some marks and irregularities and could be repaired or replaced.

CEILING

REP **28:** There were nail pops at the ceilings. These are minor cosmetic blemishes caused when the wood framing shifts such when it dries. These areas can be repaired and refinished to restore their appearance.

I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior)

DOORS

REP **29:** There were gaps around the exterior door trim areas that should be touched up with additional matching sealant or caulk.

REP **30:** The exterior door and trim surfaces had areas that need to be sanded and repainted.

SAFT **31:** The garage door was not self-closing and self latching, which is recommended as a fire safety and carbon monoxide precaution.

REP **32:** The door catch hardware parts at the double doors at the entrance to the master bathroom were missing. They need to be replaced.

I. STRUCTURAL SYSTEMS - H. Windows

WINDOWS

DEFF **33:** The double pane window seal areas had initial signs of aging. Some of the windowpanes may soon need to be replaced. A budget should be maintained for this.

I. STRUCTURAL SYSTEMS - L. Other

CABINETS

REP **34:** The cabinets had some marks and irregularities and need repairs.

REP **35:** Some of the cabinet surfaces had initial signs that they would soon begin to peel. Sealant or adhesive should be applied to prevent this.

OTHER

REP **36:** The fence was in contact with the exterior walls, that should be trimmed back, to reduce chances of pest infestation.

REP **37:** The flatwork had some signs of settling, and some limited cracks, damage and other irregularities. Caution should be exercised and repairs could be performed.

REP **38:** The driveway and flat work spacer boards had some deterioration, and some of the spacer boards were missing. Gaps at the driveway and walkways could be repaired and sealed by a qualified contractor.

II. ELECTRICAL SYSTEMS - A. Service Entrance and Panels

SERVICE MAIN SERVICE GROUNDING

SAFT **39:** The ground wire was secured to the ground electrode with a pipe clamp. It is recommended that an acorn clamp be installed for improved ground conductivity.

CONVENIENCE OUTLETS AFCI PROTECTION

IMPR **40:** Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. AFCI breakers were present at the bedrooms but were not present at the other living space areas, since they were not required at the time the home was constructed. They could be installed as a safety upgrade.

GENERAL COMMENT

SAFT **41:** A white wires were connected to one of the breakers. It should be marked at either end with red or black electrical tape, to indicate it is carrying a positive current.

REP **42:** Antioxidant paste was not present where the exposed aluminum main electrical cables were attached to the terminals. This should be repaired by a licensed electrician.

II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices, and Fixtures

ELECTRICAL WIRING

MONI **43:** Some of the electrical wiring that was visible at the attic area was wrapped with electrical tape. The sellers may be able to describe what damage had occurred and why repairs were required.

ELECTRICAL RECEPTACLES

SAFT **44:** Some of the electrical receptacles were loose. They need to be secured in place.

SAFT **45:** The laundry room electrical receptacles did not have GFCI protection, which is recommended and should be installed as a safety precaution.

SAFT **46:** Some of the exterior receptacles did not trip when they were tested with a GFCI tester. Repair should be performed.

SAFT **47:** The electrical receptacle next to the master toilet did not have GFCI protection, which should be present. This is an electrocution risk that should be repaired.

ELECTRICAL LIGHTS / FAN

48: The kitchen ceiling fluorescent lights did not all operate properly and the light cover was damaged. Repairs are needed.

ELECTRICAL OUTDOOR LIGHTS

MONI **49:** Parts of an outdoor lighting system were present that was not operated or tested, however it appeared to need repairs. Further evaluation and repairs should be performed by a qualified contractor.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

SAFT **50:** Carbon monoxide detectors were not present, which are recommended and should be installed, such as near the bedroom entrance areas and where any fueled appliances will be used as a safety precaution.

SAFT **51:** The smoke detectors were not hardwired or connected to each other, which is recommended and should be installed as a safety precaution so that if one smoke detector is activated all of them are activated to provide warning to all persons in the house.

SAFT **52:** The middle left guest bedroom smoke detector had been removed. It needs to be replaced.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS - A. Heating Equipment

GENERAL COMMENT

SAFT **53:** The electrical wiring installation to the furnace appeared irregular and was exposed where it passed through the furnace cabinet. They should be evaluated and repaired by a licensed electrician.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS - B. Cooling Equipment

GENERAL COMMENT

DEFF **54:** The air conditioning equipment is beyond its expected service life. Although still operating, the need for replacement should be expected in the near future.

MONI **55:** Outside temperatures were below 65'F at about 51'F at the time of the inspection. The air conditioner equipment was present and connected, but could not be operated without risking damage to the compressor. Further evaluation and repairs should be performed by a qualified HVAC contractor.

EQUIPMENT CONDENSING UNIT

REP **56:** The filter dryer at the coolant line had rusted and needs to be treated and refinished, to prevent it from rusting out and leaking.

EQUIPMENT EVAPORATOR COIL

REP **57:** The air-conditioner evaporator unit drain pan was rusted. It needs to be replaced soon.

REP **58:** The air-conditioner secondary condensation drain pan did not have a float cutoff switch, which could be installed to reduce chances of water damage in the building.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS - C. Duct Systems, Chases, and Vents

HEATING EQUIPMENT DUCTS

REP **59:** Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.

DEFF **60:** The ducts have been in use since they were installed and should be treated and cleaned soon. The ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation.

REP **61:** The return vent filter cover was partly bent. It needs to be repaired or replaced.

REP **62:** The study area vent register had been melted by excessive heat. It needs to be replaced, and the ducts needs to be adjusted so that excessive heat is not directed here.

IV. PLUMBING SYSTEM - A. Plumbing Supply, Distribution Systems and Fixtures

GENERAL COMMENTS

SAFT **63:** The exterior water supply faucets did not have backflow prevention devices, which should be installed.

REP **64:** There were exposed water supply lines, that should be insulated, to reduce chances of freeze damage.

REP **65:** Some of the exterior faucets leaked from the handle areas when they were operated. They need to be repaired or replaced.

REP **66:** The hall bathroom fill mechanism did not consistently operate properly and at times got stuck before starting to fill the toilet. It needs to be replaced soon.

IV. PLUMBING SYSTEM - B. Drains, Wastes, and Vents

DRAIN/WASTE/VENT DRAIN LINES

MONI **67:** Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

DRAIN/WASTE/VENT SINKS AND TUBS

REP **68:** The guest bathtub had surface damage and needs to be treated and repaired, to reduce chances of it rusting out.

REP **69:** The hall bathroom sink drain stop do not operate properly. It needs to be repaired or replaced.

IV. PLUMBING SYSTEM - C. Water Heating Equipment

VENTING

REP **70:** The metal strap that holds the water heater vent in place was not properly installed. Repair is needed.

IV. PLUMBING SYSTEM - D. Hydro-Massage Therapy Equipment

HYDROTHERAPY TUB

REP **71:** Access to view under the master bathroom hydrotherapy tub was not available. The pump and connected equipment was not readily accessible or visible. An access should be installed. Further investigation is recommended.

SAFT **72:** The hydrotherapy tub released some debris when it was tested during the inspection. It needs to be cleaned and sanitized. Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria and other pathogens. The circulation systems should be flushed and sanitized regularly.

IV. PLUMBING SYSTEM - E. Other

PLUMBING WATER FILTER

MONI **73:** A water sediment filter system was present that will need to be maintained and serviced on a periodic basis. It operated and supplied water during the inspection but the quality of the water was not evaluated. Further evaluation and repairs should be performed as needed.

V. APPLIANCES - A. Diswashers

DISHWASHER

DEFF **74:** The dish racks had started to rust and may soon need repairs.

REP **75:** The dishwasher door springs were worn out and did not support the door. Repair is needed.

REP **76:** The dishwasher drain hose was not properly secured in place where it connects to the disposal. Repair is needed.

V. APPLIANCES - B. Food Waste Disposers

DISPOSAL

SAFT **77:** There was not a bushing present where the disposal wire passed through the disposal. This should be installed to reduce chances of damage or electrocution.

V. APPLIANCES - C. Range Hood Exhaust Systems

VENTILATION

IMPR **78:** The range hood had a recirculating vent fan. This could be converted to a vent fan that vents out of the building for improved management of smoke and odors.

V. APPLIANCES - D. Ranges, Cooktops, and Ovens

STOVE

SAFT **79:** A range anti-tip bracket was not attached to the range and oven, which should be installed to reduce chances of it flipping over, such as if children climb on the opened oven door.

V. APPLIANCES - F. Mechanical Exhaust Vents and Bathroom Heaters

VENTILATION

REP **80:** The bathroom vent fans operated properly, however they vented inside the attic area. It is recommended that they be vented out of the building.

V. APPLIANCES - H. Dryer Exhaust Systems

DRYER VENT

SAFT **81:** The dryer vent was connected to the dryer and was not readily accessible for evaluation. It needs to be cleaned out on a periodic basis, to reduce chances of lint accumulation, which is flammable. Dirty dryer vents are a leading cause of house fires.

REP **82:** The dryer vent cover at the roof surface was the older type that did not have a damper flap. This could be repaired by a qualified roofing contractor.

WASHER/DRYER

MONI **83:** The hookups for the washer and dryer appeared to be functional at the time of the inspection but were not readily accessible for a complete evaluation. The appliances themselves were not tested. Further evaluation is recommended.

VI. OPTIONAL SYSTEMS - A. Landscape Irrigation (Sprinkler) Systems

EXTERIOR PLUMBING

REP **84:** It appeared that the rain sensor wiring was not properly connected and the rain sensor may not function properly. Repair is recommended.

REP **85:** The sprinkler system did not operate when it was tested during the inspection. It needs to be repaired or replaced by a licensed irrigation contractor.