PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 7773 High Village Dr, Houston TX 77095
(Address or Other Identification of Inspected Property)

By: Charles Pyle - TREC 20638 03/09/2020 9:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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. This 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. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders 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

Age of Home: 1984 Year

Square Footage: 1362 Dwelling

House Faces: East

In Attendance: Buyer

Paint and/or Upgrades:
Painting, repairs and/or updates noted. The home appears to have been recently repaired or updated in preparation for the sale. Minor paint color variations, new paint texture, flooring or other items may be present. Unless specifically identified, the report does not identify any appearance only items. Buyer should be aware that some amount of "refreshing or updated" is common to

increase curb appeal. These updates may also conceal any past water stains or other damage. The inspection is limited to what is visible and present at the time of the inspection.

Occupancy: Vacant

Renovated Home:
Evidence of recent remodel, renovation, reconstruction and/or rehabilitation noted (aka: updates, rehab or flip) The process of updating a home (to increasing curb appeal and/or resale value) is a legitimate income opportunity that has resulted in increased property values of entire neighborhoods or city districts. Unless otherwise noted, the inspector is unable to verify if repairs were performed by qualified and licensed contractors. Currently the state of Texas requires specific trade license for anyone involved in Electrical, Plumbing, HVAC or Irrigation. While builders and remodelers (and the sub contract trades) do not require specific licenses, the state of Texas does mandate a minimum building standards (code) shall be followed. This standard model code is called the International Residential Code (IRC for short). Texas currently mandates the 2012 IRC as a minimum standard. Buyer is advised to verify all permits (if applicable), or through receipts and other documentations, trade licenses and builder compliance with the 2012 IRC.

Temperature at Start: 54 Fahrenheit (F)

Weather Conditions: Cloudy

Type of Dwelling: Single Family, 1 Story

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Access Location, Viewed From: Accessible Areas

Type of Foundation(s): Post Tension, Slab on Grade -

Comments:
Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection (floor coverings and furnishing will likely prevent any interior inspection of the foundation). Changes in the content of clay soils cause 90% of settlement in foundations. Future performance of the structure cannot be predicted or warranted. In all cases the client should obtain as much information through sellers disclosures and any other means, about the history of the dwelling as possible. Including but not limited to transferability of any existing warranties, engineering reports or other documents.

Cracks- Compression crack(s):
Corner cracks were noted at foundation wall. Minor corner compression cracks of triangular shape located at foundation corners are merely cosmetic and not of structural significance. Consider sealing and monitoring as needed to prevent pest intrusion.

North side

Performance - Settlement Noted:
Structural settlement and/or movement observed. In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited, visible observation today. This house is built in an area where known expansion soil exists. Over the life of the house you may experience cracks in the brick veneer, drywall, foundation, and floor tiles, and doors sticking from foundation movement.

Access Limited:
High soil, cold joints, debris, decks or walking surface may hinder visibility of the foundation perimeter.

Parts of North side, West side, South side

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I	NI	NP	D



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Site Drainage: Surface Drainage, Gutter System - Partial Coverage

Comments:

Inadequate surface grading and drainage, the lack of/or the neglect of gutters and downspouts, landscape and planters too close to the house and non- uniform runoff from the roof are the most common cause of moisture intrusion and foundation settlement.

1: Grade Improper Slope

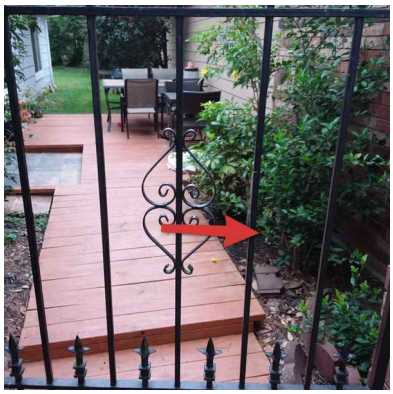
Maintenance or Improvement Considerations

South side

Surface grading/slope is not adequate for proper drainage (minimum 6 inches of slope for 10 foot). Water may become trapped in these areas and could potentially cause differential movement and/or damage to the foundation. If possible, regrade the area to achieve a slope away from the home. If regrading is not possible consider installing underground drain system or install a swell to remove surface water. This will reduce foundation movement, prevent risk of moisture intrusion and prevent pooling.

IRC R401.3

Recommendation: Contact a qualified landscaping contractor




2: Gutter Debris

Maintenance or Improvement Considerations

Debris noted at gutters and/or downspouts. The gutters may clog causing water to overflow and run down fascia board, potentially wearing wood before its time. Consider routine maintenance consisting of clearing leaves from the gutters and downspouts to improve water runoff and reduce moisture related damage.

Recommendation: Contact a handyman or DIY project

3: Gutters Improper

Maintenance or Improvement Considerations

South side

Loose, damaged or improperly secured gutters observed.

Recommendation: Contact a handyman or DIY project

4: High Soil

Maintenance or Improvement Considerations

Parts of North side, West side, South side

Some portions of the foundation wall were concealed and could not be inspected due to high soil levels. May allow moisture intrusion through weep holes and conceal pest intrusion. If possible lower soil to a minimum of 4 inches below brick veneer and/or 6 inches below wood or stucco siding to allow proper inspection. Additionally, any soil to wood contact should be thoroughly evaluated by a wood destroying insect inspector.

IRC R404.1.6

Recommendation: Contact a qualified landscaping contractor

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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: 3 Tab, Asphalt

Viewed From: Walked Accessible Areas

Comments:

Roofing problems can occur at any time, monitor seasonally for loose shingles, wind or hail damage and any other signs of deterioration.

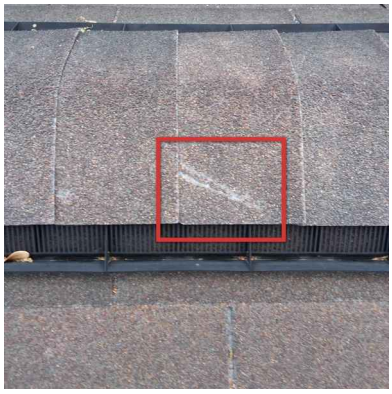
Antenna on Roof:

Satellite penetrations observed at roof coverings. When possible, satellites should not be installed on roof coverings. When no other solution exists, extra caution should be used to ensure that all penetrations are properly sealed and flashed. Monitor periodically.

Minor Damage:

Minor damage and/or granulation loss observed. This type of damage is typically the result of foot traffic during high roof temperatures, improper material storage prior to install or manufacturing defects. When not severe, no repairs are typically needed.

East side, West side


Life Cycles:

The anticipated life cycle varies greatly depending on material types, installation practices and climate. The most common type of covering used in this climate zone is referred to as asphalt composition (fiberglass matting with asphalt and gravel). The anticipated life cycle of an asphalt composition roof covering varies. 8-10 years for rolled, 20 years for 3 Tab or 30 years for Architectural. The primary purpose of a roof covering is to prevent moisture intrusion within the dwelling. It is impossible to estimate the remaining serviceable life expectancy.

1: Damaged Coverings

Repair Considerations

West side

Roof coverings exhibited general damage that could affect performance. Consider repair to prevent premature deterioration and/or moisture related issues.

Recommendation: Contact a qualified roofing professional.

2: Deflections Noted

Maintenance or Improvement Considerations

West side

Deflections observed (warping and/or buckling of roof materials). This condition is typically a result of crowned rafters, expansion of deck materials, improper installation of roofing materials or poor ventilation.

3: Fasteners Exposed

Maintenance or Improvement Considerations

East side, West side

Exposed fasteners observed in shingle or flashing. One or more nails and/or staples observed. Consider sealing all exposed fasteners with an approved sealant to prevent further deterioration.

Recommendation: Contact a handyman or DIY project


4: Flashing - Counter Flashing

Repair Considerations

Flashing missing, damaged or improperly installed at the intersection between roof and wall coverings. Masonry wall coverings are porous and should be properly flashed to prevent moisture intrusion or absorption.

Recommendation: Contact a qualified roofing professional.

5: Tree Contact

Repair Considerations

South side

Tree branch contact and/or too close to roof coverings. Recommend trimming all branches to allow a minimum of 4 foot clearance. Tree branches can cause severe damage to roof coverings in windy conditions and allow pest access.

Recommendation: Contact a qualified landscaping contractor

☒ ☐ ☐ ☒ **D. Roof Structures & Attics**

Components: Decking - Plywood/OSB, Framing - Truss System, Insulation- Fiberglass, Insulation -

I	NI	NP	D

Batt or Blanket

Depth of Insulation and R Value (Approximate): 6"- R19

Ventilation Type: Power, Ridge, Soffit

Viewed From: Walked accessible areas -

During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, mechanical equipment, ductwork and other items.

Comments:

During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, HVAC equipment, duct work, etc.

Access Limited:

Access to the attic area was limited by space, storage or mechanical equipment.

1: Door - Fasteners Missing

Repair Considerations

Fasteners are missing or improperly installed at the attic service entrance. Manufacturer's specifications require that 16D Nails or 1/4 inch lag bolts shall be installed at the specified intervals including hinge and torsion spring brackets.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D

2: Insulation - Low R Value

Maintenance or Improvement Considerations

Insulation R value is below current standards. Consider evaluating the cost of increasing the R value levels in comparison to the energy savings. The current standard for this climate zone is R-38 (14 inches).

2012 IRC R1102

3: Insulation - Voids

Maintenance or Improvement Considerations

Observed missing or displaced areas of insulation. This is typically the result of drywall repairs or addition of cable, data or other components. The R value of a space is determined by the average and consistent coverage provided. Void areas will decrease the overall R value.

Recommendation: Contact a handyman or DIY project

4: Separation Wall - Concealed Spaces

Repair Considerations

Abandoned furnace closet

Fire blocking/ Draft stopping missing or improperly installed. Current standards require that all concealed spaces between floor levels or the dwelling and attic shall be properly sealed. Example: dryer exhaust, data cables, electrical and plumbing penetrations.

2012 IRC R302.11

Recommendation: Contact a qualified insulation contractor.

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

Wall Coverings: Brick Veneer, Cement Composite - Hardi, Wood

Comments:

Exterior walls should be monitored seasonally for cracks in mortar joints and wood seams. Cracks should be properly sealed to prevent water penetration and related damage.

1: Deterioration

Repair Considerations

Chimney, North exterior, West side

Deterioration, rot or decay noted at wall coverings. Rotten and decayed wall coverings will continue to deteriorate if no repairs are made. Moisture intrusion within the building envelope may occur. Consider repair, sealing or replacement affected materials.

Recommendation: Contact a handyman or DIY project



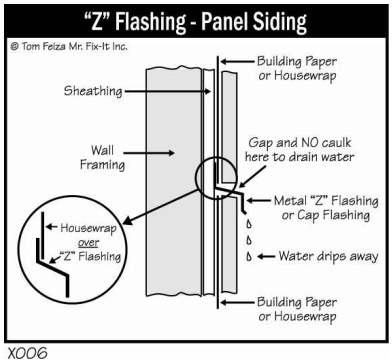
2: Flashing Horizontal Projections

Maintenance or Improvement Considerations

Windows

Observed missing and/or improperly installed Z flashing at exterior wall coverings. Without proper flashing, moisture may enter between the horizontal seams. Manufacturers such as James Hardi and LP require all horizontal abutting materials to have flashing installed to divert water to the exterior.

Recommendation: Contact a handyman or DIY project

3: Flashing - Kick Out

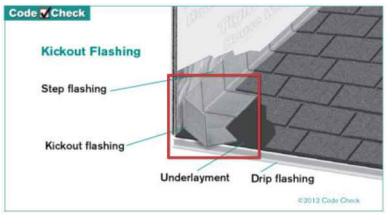
Maintenance or Improvement Considerations

West side

Flashing (kick out) missing - Roof coverings that terminate at a wall should have "kick out" flashing installed. Without the proper flashing installed at this location, runoff from the roof coverings may enter the wall coverings. Consider installing the proper flashings to prevent moisture intrusion.

IRC R703.8

Recommendation: Contact a handyman or DIY project



4: Seal - Penetrations

Maintenance or Improvement Considerations

East side, West side

Wall coverings are not properly sealed. All penetrations should be flashed and/or properly sealed to prevent moisture penetration. Typical homeowner/handyman maintenance consisting of sealing cracks with a silicone, polymer or epoxy based product. Example: Electrical and plumbing penetrations, seams in siding, exterior trim, windows and door trim.

IRC 703.1.1

Recommendation: Contact a handyman or DIY project

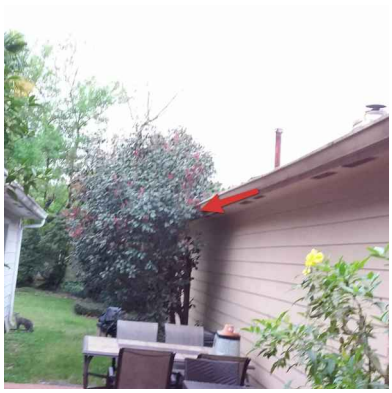
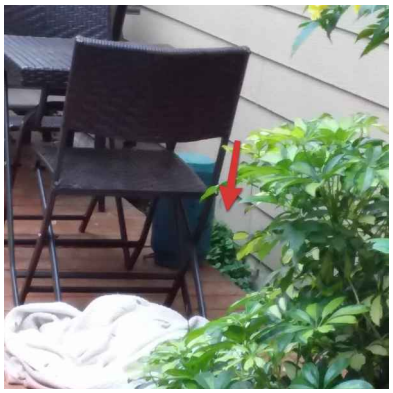
5: Vegetation Contact

Maintenance or Improvement Considerations

South side, North side, West side

Vegetation or foliage in contact with the exterior walls. The vegetation or foliage prevents proper inspection and may provide access for pest intrusion. Consider trimming any vegetation within 18" of wall coverings.

Recommendation: Contact a qualified landscaping contractor


☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Ceiling and Floor Coverings: Carpet, Drywall, Tile

Comments:

Due to standard construction practices in pier & beam and multi-story dwellings, it is common for the floor to "squeak, creak or pop" in some areas. When severe, a flooring specialist should be consulted to evaluate and repair if needed.

Ceiling - Stains Dry:

Evidence of past moisture intrusion and/or damage observed at one or more locations. The area appeared to be dry at the time of the inspection. Consider contacting the seller for additional information pertaining to the cause and what repairs (if any) were made to prevent future moisture intrusion. Monitor for future moisture penetration.

Water heater closet, bedroom 1 closet


Note from seller: This has been there since the home was purchased. It was an old stain and has been painted

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I	NI	NP	D

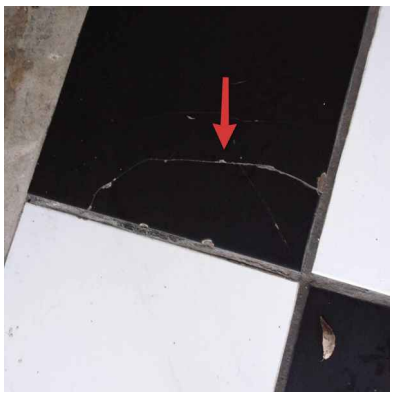
1: Flooring - Damaged

Maintenance or Improvement Considerations

Garage

The home flooring had general moderate damage visible at the time of the inspection. Consider sealing as needed to prevent moisture intrusion and subsequent damage.

Recommendation: Contact a qualified professional.



Note from seller: This is in the garage

2: Stains - Moisture Present

Attention Items

Bedroom 3

Ceiling structure showed signs of water intrusion, which could lead to more serious damage to building materials, components or structure. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified roofing professional.

Note from seller: This appears to be condensation from the air vent. We've not had any problems with a leaking roof.

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

Door Materials: Metal, Wood

Comments:

All accessible and operable doors were opened and closed, locks and latches tested.

1: Binds/Sticks

Maintenance or Improvement Considerations

Bedroom 3 entry

Door may be difficult to open or close. When not severe, typical repair consists of sanding down offending sides or hinge adjustments..

Recommendation: Contact a handyman or DIY project

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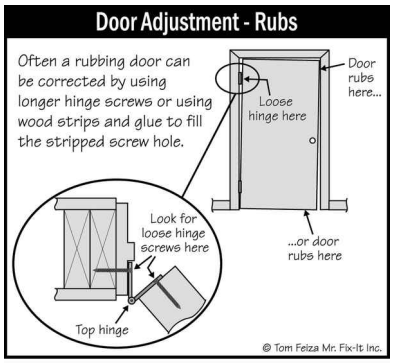


DO23

2: Door Stops

Maintenance or Improvement Considerations

At various locations

Door stops missing, damaged or improperly installed. Door should be allowed to open wide enough to ensure proper egress. Door stops should be used to prevent damage to doors, trim or wall coverings caused by excessive swing. Example: various locations

Recommendation: Contact a handyman or DIY project

3: Service Door - Self Closing

Repair Considerations

Self closing hinges on the garage (pedestrian) service door are not present and/or not functioning as intended. Without a self closing hinge, the garage door may remain open allowing gases to communicate with the dwelling.

Recommendation: Contact a handyman or DIY project

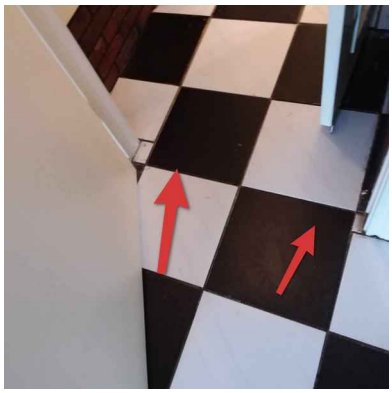
4: Weatherstripping Missing/Damaged

Repair Considerations

South garage service door

Weather stripping is missing or damaged. This may allow moisture or pest intrusion. Consider installing or replacing weather stripping.

Recommendation: Contact a handyman or DIY project

5: Garage service door is hollow core door

Repair Considerations

South garage service door

Garage service door is hollow core door, solid core door with a 20 minute rating is required.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **H. Windows**

Window Frame, Glass and Type: Vinyl, Insulated Glass

Comments:

Signs of lost seals in the thermal pane windows may appear and disappear as temperatures and humidity changes. Some windows with lost seal may not be evident at the time of inspection. Windows only checked for obvious fogging. If some lost seals were noted, recommend all windows be checked by a specialist for further lost seal detection.

Note: Windows were tested at random. Windows were opened and closed, locks and latches were tested. Access may be limited. Inspector did not inspect or test operation of any windows that were obstructed by furnishings and/or storage.

Performance - As Intended:

At time of inspection windows appear to be in serviceable condition and functioning as intended. While some minor imperfections (not uncommon) may exist in components, the "system" as a whole system appears to perform the intended function.

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

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Components : Flue - Metal, Hearth - Masonry

Energy Source: Wood

Performance - As Intended:

At time of inspection fireplace(s) appear to be in serviceable condition and functioning as intended. While some minor imperfections (not uncommon) may exist in components, the "system" as a whole system appears to perform the intended function.

Limited Inspection:

Inspection limited due to site limitations including chimney cap, spark arresters, sealed units and insert features.

1: Cap - Deterioration

Maintenance or Improvement Considerations

Corrosion and/or deterioration noted at chimney cap. Consider removing corrosion and sealing with a corrosion resistant sealant or paint.

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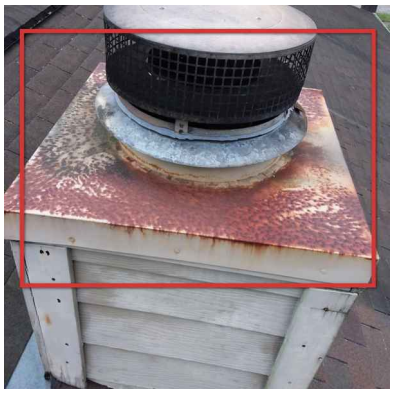

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Performance - As Intended:
At time of inspection porch systems appear to be in serviceable condition and functioning as intended. While some minor imperfections (not uncommon) may exist in components, the "system" as a whole system appears to perform the intended function.

Anchorage:
Structural anchorage and/or fasteners was not visible a the time of the inspection. Inspector is unable to determine if the porch structure and/or covering meets current standards for proper anchorage.

☒ ☐ ☐ ☒ **L. Other**

Concrete - Cracks Minor:
Surface cracks observed at concrete flat works. Cracks are considered typical due to construction type and expansive soils. Seal cracks and monitor cracks. Example: driveway, walkways and/or garage floor.

Driveway

1: Fence - Framing

Maintenance or Improvement Considerations

N9rth side

Fence framing was loose, weak and/or damaged at the time of this inspection. Consider repair to increase privacy and prevent further deterioration.

Recommendation: Contact a handyman or DIY project

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2: Fence Pickets

Maintenance or Improvement Considerations

North side

Losse, damaged or improperly secured pickets noted.

Recommendation: Contact a handyman or DIY project

II. ELECTRICAL SYSTEMS

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

Service Entrance: Underground, Aluminum Service Conductors (wire between meter and disconnect), 220 Volt

Main Disconnect Location: West, Exterior

Electric Panel Manufacturer: General Electric

Panel Capacity: 125 amp

Branch Circuit Wiring: Copper

Ground - Connection Below Grade :

The ground wire terminates below grade. While this is not a deficiency, the inspector is unable to visually confirm a proper connection.

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I	NI	NP	D

1: Bond Improper

Maintenance or Improvement Considerations

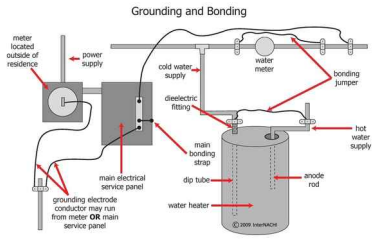
Neutral bar to panel

Inspector was not able to verify the proper bond connection. Bonding is needed to provide a low resistance path for electrical surges or unintentional circuit grounding. All available electrodes must be bonded together and a GEC must connect them to the service neutral. Additionally, all components or materials that may become energized must be bonded and connected to the grounding system.

IRC E3609 [250.92(A)] thru [250.104(B)]

A bond wire was added near the gas meter. The clamp was installed over the pipe finish or sealant. This will affect the continuity and performance. Recommend removing paint or sealant as needed.

Recommendation: Contact a qualified electrical contractor.



2: Breaker - Appliance

Repair Considerations

AC rated for 30 amp max, 50 amp installed

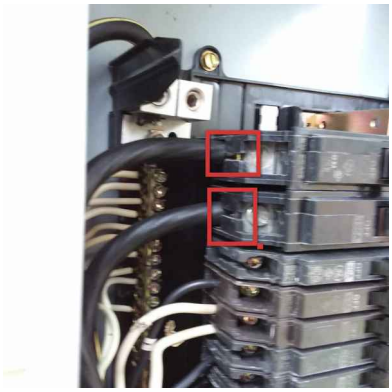
Overcurrent (breaker) device too large for appliance served. Manufactures specify the required ampacity and overload protection that should be provided for its equipment

Recommendation: Contact a qualified electrical contractor.

3: Disconnect - Antioxidant

Maintenance or Improvement Considerations

There was no anti-oxidant visible on the aluminum entrance connections. TREC standards require that a lack of anti-oxidant paste be reported as a deficiency.



4: Labels INR

Maintenance or Improvement Considerations

Service panel labels were missing/deteriorated or improper.

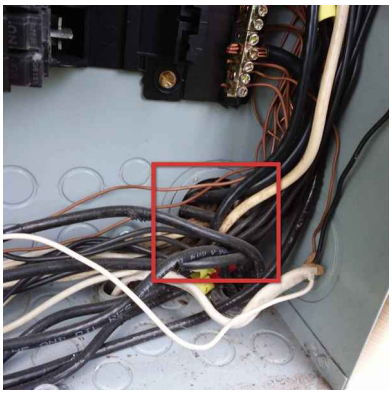
Note from seller: This panel box was replaced by a licensed electrician approx 2 years ago

5: Wire - Clamp

Repair Considerations

Electrical clamp is missing or improperly secured. Clamps provide strain relief as well as protecting the conductors where they pass through sharp surfaces.

Recommendation: Contact a qualified electrical contractor.



6: Wire - Color Identification

Maintenance or Improvement Considerations

White (neutral) wires not re- identified as voltage carrying conductors. Standard building practices require that any color conductor, other than black and red, be permanently re-identified when used as a "hot" (voltage carrying conductor. Consider apply tape or use a marker to re identify the white wire as a voltage supplying wire.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

GFCI Reset Location: Bathroom Outlets - Reset at Master Bathroom, Bathroom Outlets - Reset at Hall Bathroom -

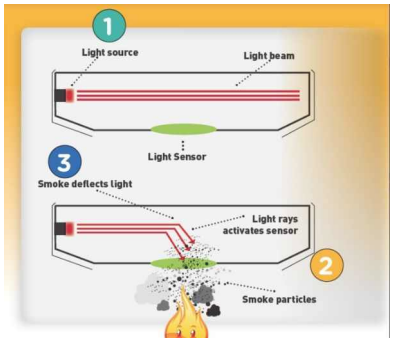
Your home is equipped with Ground Fault Circuit Interrupters (GFCI) this protective device can be installed at multiple locations and may serve outlets in multiple rooms. If no power is present at one or more outlets, look for an outlet with a reset button or check the electrical panel.

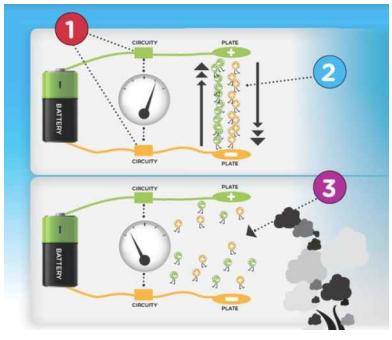
Comments:

Current standards require that Smoke and Carbon Monoxide Detection equipment shall be installed on each floor of a dwelling in the adjoining hall (15 ft or less) of a sleeping room and Smoke Detection equipment shall be installed in each sleeping room. All detection equipment shall be interconnected so that activating the alarm on any unit will sound the alarm on all units. All units 10 years of age or older require replacement.

Ion vs Photo Detection:

Existing smoke detection systems are single purpose (Ionization or photoelectric) Ionization typically provides the earliest warning for a fast burning fire (low smoke). Photoelectric systems typically work best for a slow smoldering fire (high smoke). Since there is no way to determine what type of fire may occur, consider replacing units with dual purpose systems (Ion and Photo) to improve occupant safety.





Light - Hardwired:

The lighting or other component did not appear to be controlled by a switch.

Bedroom 2

Outlets - Covers:

Electrical receptacles (outlets) can become loose as a result of normal use. Unless excessive (exposed energized parts) this report may not identify this condition as a deficiency.

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

I	NI	NP	D

1: Appliance Outlet Aged

Maintenance or Improvement Considerations

Laundry room

3 prong (2 hot and 1 neutral wire) outlet installed for dryer. This is consistent with installation practices for the era in which this home was constructed. Current standards require that an appliance circuit shall be equipped with 4 conductors. Buyer should be aware that late model appliances will be equipped with a 4 prong outlet (2 hot's, 1 neutral and 1 ground wire) and will not work with a 3 prong outlet.

Recommendation: Contact a qualified professional.

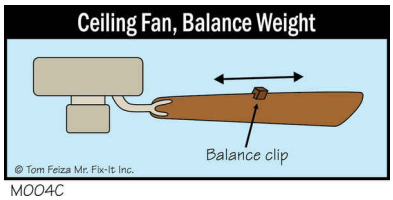
2: Ceiling Fan - Balance

Maintenance or Improvement Considerations

Garage

Ceiling fan loose and/or not properly balanced. While most fans typically only need minor balancing to repair warped or unbalanced blades, improperly balanced fans can be the result of an improperly mounted and or supported ceiling installation. When severe further investigation and repair recommended.

Recommendation: Contact a handyman or DIY project



MOO4C

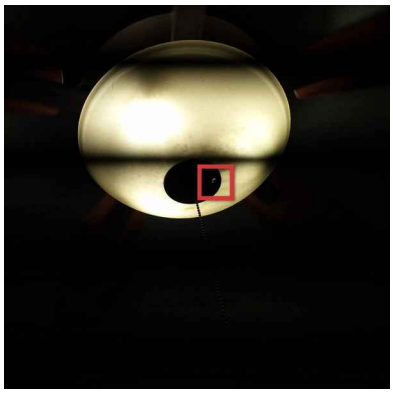
3: Ceiling Fan - Speed Control

Repair Considerations

Bedroom 1

The speed control is missing, damaged and/or not operating as intended.

Recommendation: Contact a handyman or DIY project

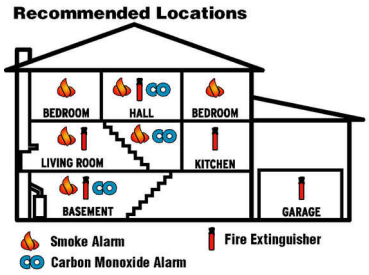


4: CO Detector Missing

⚠ Attention Items

Carbon monoxide detector is not present or improperly installed. Current standards require that any home equipped with gas appliances and/or an attached garage must have working CO detectors. CO detectors should be located outside all sleeping areas and on every level of the home.

Recommendation: Contact a handyman or DIY project



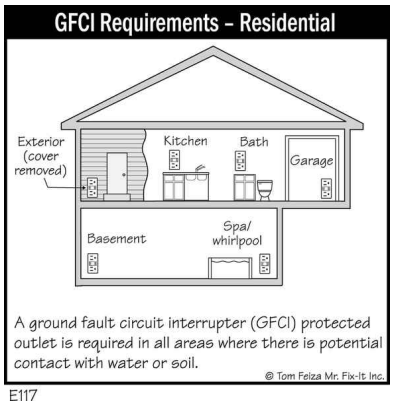
5: GFCI - Not Present

⚠ Attention Items

South garage receptacle

GFCI protection devices are missing, damaged or improperly installed. Current standards require GFCI protection devices at any accessible outlets located in the garage, at the exterior, near a pool/spa, all food preparation areas in the kitchen or food service area, wet bar, bathroom, or any outlet within six foot of water for occupant safety.

Recommendation: Contact a qualified electrical contractor.



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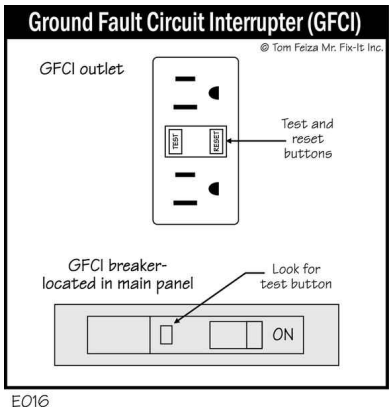


E016

6: Light - Cover plate Missing/damaged/loose

Maintenance or Improvement Considerations

Garage, attic

Electrical lighting cover is missing, damaged or deteriorated. Consider replacement to prevent accidental contact with the energized conductors.

Recommendation: Contact a handyman or DIY project

7: Light - Inoperable

Maintenance or Improvement Considerations

At various locations

One or more lights are not operating. Recommend replacing bulbs and retesting.

Recommendation: Contact a handyman or DIY project

8: Outlet - Cover Improper

Maintenance or Improvement Considerations

Master bath

Electrical outlet cover is loose, missing or damaged. All energized and ungrounded conductors and components should be concealed within a non combustible junction box for occupant safety.

Recommendation: Contact a handyman or DIY project

Note from seller: Cover has been replaced

9: Smoke Detector - Missing

Attention Items

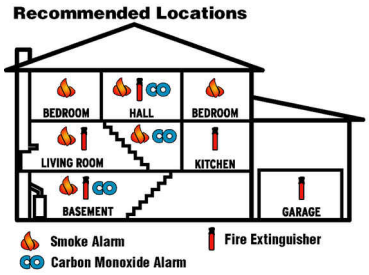
All bedrooms

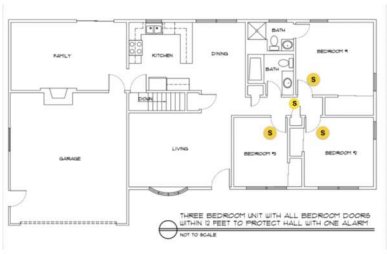
Smoke detection equipment is missing and/or not properly installed. Current building practices require that smoke detection equipment be installed in all sleeping rooms and in the adjoining hall in the immediate vicinity. Detection equipment should be hardwired with a battery back- up and be interconnected so that all units are activated simultaneously.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D





10: Tester - No Power

Repair Considerations

Bedroom 2 South receptacle

Electrical Tester indicates outlet has no power. Consider further evaluation and repair prior to use.

Recommendation: Contact a qualified electrical contractor.

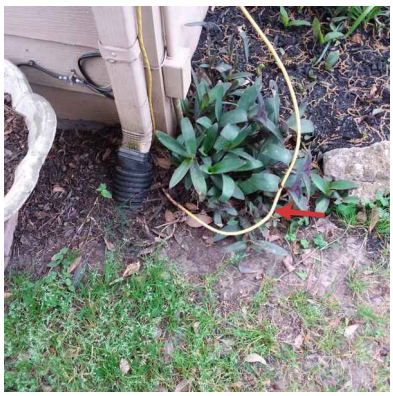
11: Wire - Cord

Maintenance or Improvement Considerations

North exterior

Improper use of an electrical cord in place of permanent wiring. Current standards require that all permanent wiring shall be constructed in accordance with the designed application.

Recommendation: Contact a qualified electrical contractor.



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I	NI	NP	D

12: Wire - Junction Box Inadequate

Repair Considerations

Pantry

Junction box(s) were missing, damaged or improperly installed. Current building standards require junction box at all electrical splices. A connection or splice in an electrical conductor creates a point of resistance. A junction box creates a barrier between the connection and any combustible materials as well as preventing accidental contact by occupants.

Recommendation: Contact a qualified electrical contractor.

Note from seller: Cover has been installed

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Manufacture Name: Ducane

Manufacture Year (approximate): ANSI Date 1999

Energy Sources: Natural Gas

Number of Systems: 1

Type of Systems: Central Heat, Forced Air

Filter Type: Disposable

Filter Size: 20X25

Comments:

Typical anticipated life expectancy for properly serviced and maintained Heating equipment is 20-25 years. Units older than 25 years may be operating, however inspector is unable to anticipate the remaining service life. Consider replacement or budgeting for a new unit. In the interim, a higher level of service and maintenance costs should be expected.

Performance - As Intended:

The heating system appeared to be in serviceable condition at the time of the inspection.

1: Gas - Sediment Traps

Maintenance or Improvement Considerations

Sediment trap (Drip leg) is missing or improperly installed. Without a location for the condensation to escape, the moisture could cause corrosion of the ignition components of the unit. Sediment traps are required to be installed in front of appliance to prevent moisture or debris (which may exist in the gas line) from entering the appliance. Sediment traps must be installed in such a manner that the gas must change directions at the trap.

Recommendation: Contact a handyman or DIY project

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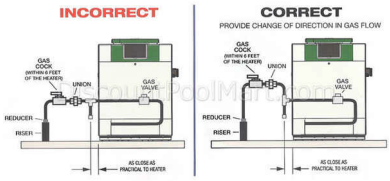
I	NI	NP	D



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Manufacture Name: Lennox

Condenser Age (approximate): 2004

Size (Tonnage): 2.5 Ton

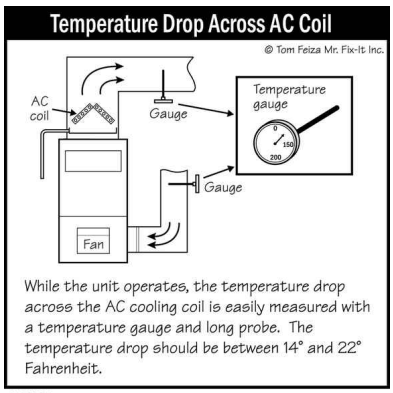
Max Fuse: 30 amp

Type of Systems: Central Air, Split System

Number of Systems: 1

Delta T: 29 Degrees F -

The normal operating range is between 14 and 22 degrees.



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Comments:

Typical anticipated life expectancy for properly serviced and maintained Cooling equipment is 10-15 years. Units older than 15 years may be operating, however inspector is unable to anticipate the remaining service life. Consider replacement or budgeting for a new unit. In the interim, a higher level of service and maintenance costs should be expected.

HVAC systems should be inspected and serviced by a licensed technician per manufacturer's recommendations or on a bi- annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional prior to closing.

R - 22 Refrigerant :

R 22 - Refrigerant gas will be discontinued as of 2020. While existing supplies will be available after the 2020 deadline, the cost to purchase and operate will increase significantly. Other R22 compatible refrigerant gasses are available. Consider upgrading the components to operate on R410a gas or pricing availability of alternative gasses.

1: Condensate Line - Open Waste

Repair Considerations

The condensate discharge line is not sealed at the connection to the waste line in the attic. If the waste line becomes clogged, the condensate will discharge within the attic space. Current standards require that the condensate line shall discharge within an approved waste receptor via an air gap. A common installation method is to connect to the tail piece below a bathroom sink.

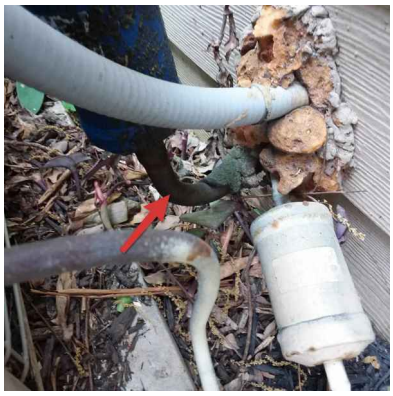
Recommendation: Contact a qualified HVAC professional.

2: Insulation Missing or Damaged

Repair Considerations

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.

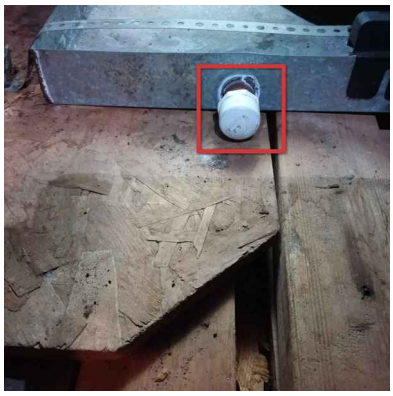


3: Overflow Drain Line

Repair Considerations

Drain pan drain line capped.

Recommendation: Contact a qualified heating and cooling contractor



4: Performance - Excessive Delta T
Attention Items

HVAC system is not cooling as intended. The normal anticipated operating temperature differential between the supply and return air (delta T) is 14-22 degrees. Replace the air filters and retest. If issue is not resolved contact a licensed HVAC contractor to clean coils and evaluate system.

Recommendation: Contact a qualified heating and cooling contractor

5: Unit - Clearance
Maintenance or Improvement Considerations

Airflow is blocked by vegetation, fence or other structure. May restrict the amount of airflow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool. Manufacturer's installation instructions may vary. The most common clearance requirement is 12" between one condenser unit and anything that blocks or restricts the air, and that twice that (24") between two units.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **C. Duct System, Chases, and Vents**
Duct Materials: Flex, Insulated

1: Duct - Damaged
Repair Considerations

Physical damage observed at supply or return air ducts. This type of damage may restrict airflow and negatively affect the system performance.

Recommendation: Contact a qualified HVAC professional.

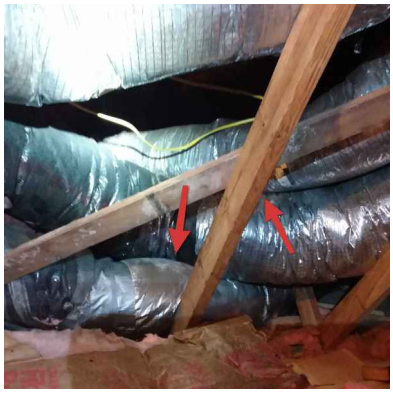
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

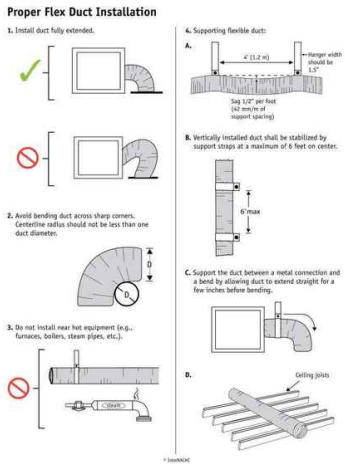
I	NI	NP	D

2: Duct - Support

Maintenance or Improvement Considerations

The flexible ducts are improperly supported. Current building practices require that the ducts be hung from the attic framing and supported at 4.5 maximum intervals. Ducts in contact with other ducts and at potentially different temperatures may cause condensate to form (internal or external) on the duct. Consider separating ducts with batt insulation or equivalent.





3: Filter

Repair Considerations

HVAC filters were excessively dirty at the time of this inspection. Filters should be replaced at regular intervals to ensure proper system performance.

Recommendation: Contact a handyman or DIY project

Note from seller: This has been corrected. We also have had the hvac equipment inspected by a licensed hvac technician and has documented the unit is in good working condition.

4: Dirty registers

Repair Considerations

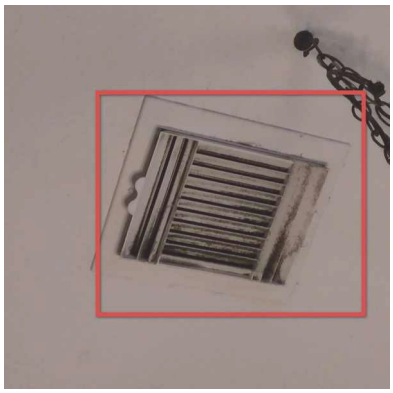
Living room

Dirty registers observed, possible indication of dirty ductwork.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



Note from seller: This has been cleaned.

IV. PLUMBING SYSTEMS

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

Location of Water Meter: South, Near Sidewalk or Street
Location of Main Water Supply Valve : North, Exterior
Location of Main Sewer Clean Out: Not Located
Supply Piping (visible): Copper
Drain Piping (visible): PVC
Water Pressure PSI: 73
Comments:
A: Pressure testing of gas lines are specifically excluded from this inspection.
B: Plumbing systems are limited to a visual inspection of the accessible materials and components. There are no hydrostatic or pressure tests performed on the supply and/or drain systems.
C: CSST Tubing - This type of corrugated metallic tubing is allowed to be installed under current building standards provided that the tubing is properly bonded under current guidelines. Even if exposed tubing appears to be properly bonded under current guidelines, this inspector is unable to verify the proper continuity and therefore can not guarantee that the system is properly bonded.

Shower Liner:
Inspector is unable to determine proper termination of a PVC liner. PVC liners are used below the shower floor to prevent leaks.

Shower Seat or Niche:
Observed seat, ledge or niche installed in shower. Although the installation is common, installation requires that procedures are properly followed by a skilled installer to prevent the potential for moisture intrusion. Inspector is unable to verify proper installation.

1: Faucet - Anti siphon

Maintenance or Improvement Considerations

Anti siphon devices not present or improperly installed. Anti siphon / backflow prevention devices are vacuum breakers that prevent contaminated water from entering the potable water system. Items may be purchased at any hardware store and screwed in place before installing a hose.

Recommendation: Contact a handyman or DIY project

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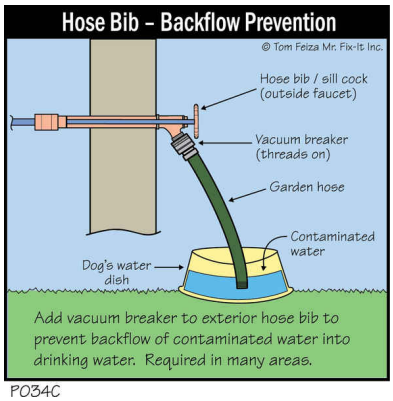
I	NI	NP	D



PO34C

2: Fixture or Component not Secure

Maintenance or Improvement Considerations

Hall bath tub spout

Plumbing fixture or basin was improperly secured. Current standards require that all supply and disposal fixtures and components must be properly secured to provide strain relief and prevent damage to the components. Additionally all fixtures and components shall be properly sealed to prevent moisture penetration and/or damage beyond the intended surfaces.

Recommendation: Contact a handyman or DIY project

3: Pipe - Insulation

Maintenance or Improvement Considerations

North exterior, West exterior, attic

Insulation missing or damaged. Insulation is needed at attic or exterior plumbing supply piping. All supply pipe should be protected from freezing.

Recommendation: Contact a handyman or DIY project

4: Toilet - Improperly Secured Note from seller: This has been corrected.
Repair Considerations
Master bath, hall bath
Loose or improperly secured toilet bowl. A loose toilet may damage the wax ring and no longer provide a proper seal. Remove, replace wax ring and reinstall the toilet.

Recommendation: Contact a qualified plumbing contractor.

5: Tub/Shower Enclosure not Sealed
Maintenance or Improvement Considerations
Master bath
Caulking should be maintained at base of tubs, wall surrounds,faucet penetrations,tub spout,shower head and shower pans all the time to prevent moisture intrusion and subsequent damage.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**
Trap access:
Access for tub waste pipes (aka: trap access) was limited or not present.

Waste Systems:
A homes waste and sewer system is largely concealed within the structural components and below the slab (underground). TREC SOP's prevent a Professional Real Estate Inspector from performing (camera scope or hydrostatic testing) sewer inspections. The inspection of these systems is limited to a visual inspection of the accessible components. The system is tested by running waste water and visual verification of drainage. The amount of waste water used during this inspection may vary significantly from current or future occupants.

1: Waste - Poor/Slow Drainage
Maintenance or Improvement Considerations
Master bath tub
Poor/slow drainage was observed at time of inspection. Slow drainage may be the result of hair or other debris.

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Manufacturer : US Water Heaters
Manufacture Year (approximate): ANSI Date 1991
Capacity and Location: 40 Gallons, 1
Type and Energy Source: Natural Gas
Comments:
A: The average anticipated service life of a properly maintained water heater is 10-15 years for a gas supplied unit and 15-20 for an electric supplied unit. While existing unit may be operating, inspector is

unable to anticipate the remaining service life. Consider replacement or budgeting for a newer unit. In the interim, a higher level of service and maintenance costs can be expected.
B:Temperature pressure relief valves (TPRV) are not tested due to potential leakage and should be replaced every 2-years. Water heaters should be drained and anode rod inspected on an annual basis as part of general maintenance. The water heater(s) is considered serviceable unless otherwise noted or highlighted below.

Annual Maintenance:
Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Consider having a qualified plumber service and flush as proper service requires removal and inspection of the internal sacrificial anode rod.

Performance -Age:
Unit is at or near its anticipated useful life expectancy. Budget for a newer unit. In the interim, a higher level of maintenance can be expected.

Performance - As Intended:
At time of inspection water heating systems appear to be in serviceable condition and functioning as intended. While some minor imperfections (not uncommon) may exist in components, the "system" as a whole system appears to perform the intended function.

Safe Operating Temperatures:
To reduce scalding hazards for occupants (children and elderly are highest risk), water temperature should not exceed 110F.

Water Temperature Safety Chart

Temperature	Amount of Time to Cause Serious Burn
120°F	More than 5 minutes
125°F	1 ½ to 2 minutes
130°F	Approx. 30 seconds
135°F	Approx. 10 seconds
140°F	Approx. 5 seconds
145°F	Less than 5 seconds
150°F	Approx. 1 ½ seconds
155°F	Approx. 1 seconds

TPRV - Age:
Manufacturer's installation documentation specifies that the Temperature Pressure Relief Valve (TPRV) shall be tested yearly and replaced every 3 years to ensure proper operation and protection. Unless current records of last service or replacement can be obtained, it is recommended that this safety device be replaced.

TPRV - Not Tested:
Due to the possibility of property damage as a result of discharge from this safety device or the likelihood that the device will not seal after testing, the Temperature Pressure Relief Valve was not tested.

1: Drain Pan - Missing
Repair Considerations

The drain pan was missing and/or improperly installed. All units installed within the dwelling should have a drain pan and drain line routed to an approved receptor or the building exterior to prevent potential damage to the building materials.

Recommendation: Contact a qualified plumbing contractor.

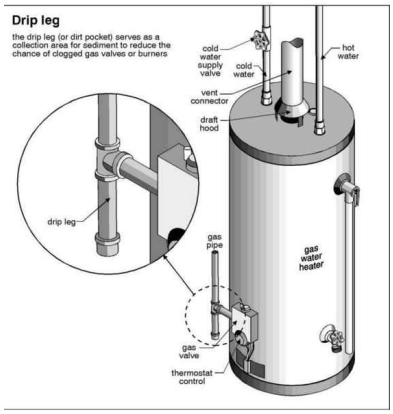
I	NI	NP	D

2: Gas - Sediment Trap

Maintenance or Improvement Considerations

Sediment traps missing or improperly installed at appliance gas supply piping. To prevent sediment (trash or condensate) from entering the appliance, traps must be installed in such a manner that the gas must change directions at the trap. See illustartion.

Recommendation: Contact a handyman or DIY project



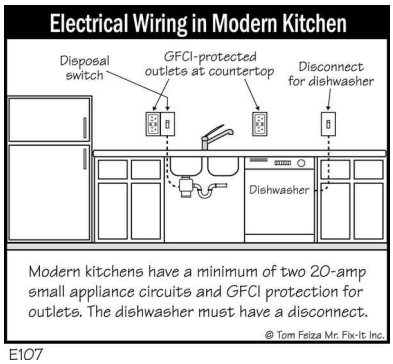
☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Service Disconnect Location:

Your appliance may be equipped with a service disconnect. If appliance does not operate, check for a wall or countertop switch (usually located near disposal switch) prior to contacting a repair technician.



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

I	NI	NP	D

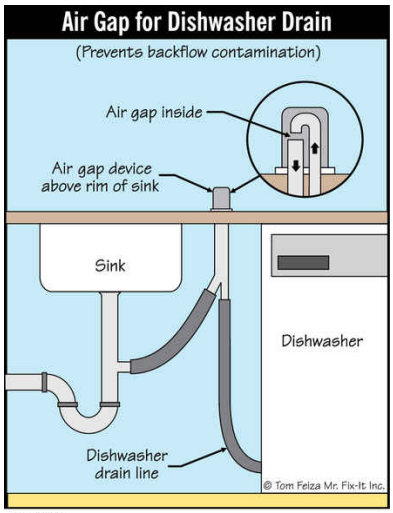
1: Anti Siphon

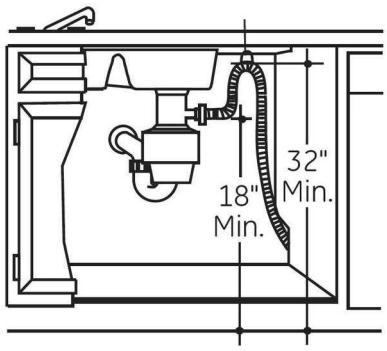
Maintenance or Improvement Considerations

Air gap/ Anti siphon (aka backflow prevention) not present or not functioning. Without backflow prevention, waste water from the sink drain may be siphoned into the dishwasher. Consider installing proper anti siphon device or install a high loop as illustrated.

IRC 2717.1

Recommendation: Contact a handyman or DIY project





Suspended or High Loop

Note from seller: This has been corrected.

2: Performance -Not Operating as Intended

Repair Considerations

Leaking

The unit did not operate as intended using the supplied controls. Recommend further evaluation and repair as needed.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Performance - As Intended:

The disposal unit appeared to operate as intended and be serviceable at the time of the inspection.

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

Charcoal Filter:

Recirculation style range hoods require a charcoal style filter to trap grease. Consider installing charcoal style filters on recirculation style vent hood. Alternately, consider cleaning the grease filter(s) every six months or when dirty with warm soapy water to ensure proper operation.

1: Performance - Not Operating as intended Note from seller: This has been corrected.

Attention Items

The unit did not appear to operate as intended using the supplied controls.

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

Performance - As Intended - Range:

At the time of the inspection, the range/cooktop appeared to function according to it's design and specification.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

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I	NI	NP	D

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

1: Vents Flue - Termination in Attic

Maintenance or Improvement Considerations

Bath fan terminates in attic. This may allow odor and moisture removed from the bath space to discharge within the attic. Current building practices do not allow the unit to discharge within the building envelope. Note from seller: This is how the home was built and was code at the time of construction.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Door Operator: Automatic

1: Auto Reverse

Repair Considerations

The reversing feature was tested by applying a light amount of pressure to attempt the door from closing with resistance. The auto reverse did not appear to be functioning as intended. This is a safety hazard to children and pets. Typical repair consists of adjusting the sensitivity dial on the overhead unit. Note from seller: This can be adjusted on the garage door motor as the buyer sees fit.

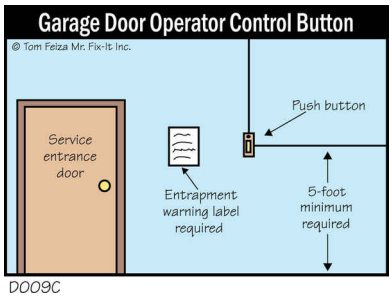
Recommendation: Contact a handyman or DIY project

2: Control Low

Maintenance or Improvement Considerations

Control button mounted too low. Current standards require that the button be installed no less than 60 inches above the garage floor. Buttons should be mounted to prevent operation by small children.

Recommendation: Contact a handyman or DIY project



3: Manual Locks

Maintenance or Improvement Considerations

Mechanical locks installed with door operator present. Consider removing or disabling the manual locking mechanism on the overhead garage door to prevent physical damage to the door when operator is used.

Recommendation: Contact a handyman or DIY project

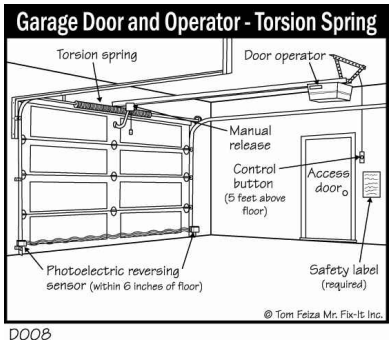
4: Safety Sensor Improper

Repair Considerations

Too high

Safety reversing sensor is not mounted in its correct location. Safety reversing sensors should be installed no higher than 6 inches above the garage floor to protect children and pets.

Recommendation: Contact a handyman or DIY project



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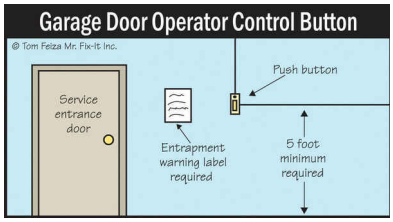
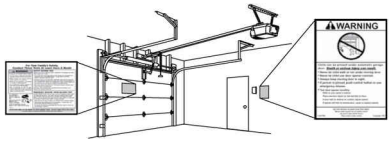
5: Warning Labels

Maintenance or Improvement Considerations

Required overhead door and/or gate automated closure warning labels are missing/deteriorated.

Recommendation: Contact a handyman or DIY project





☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust was not tested.

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I	NI	NP	D

1: Not Present

⚠ Attention Items

Dryer did not have visible venting to the exterior at time of inspection. This can cause a reduction in air flow and affect dryer performance. Recommend a qualified HVAC contractor or handyman install venting to the exterior.

Recommendation: Contact a qualified HVAC professional.

VI. OPTIONAL SYSTEMS

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

Freeze Protection:

The above ground supply systems should be properly insulated to prevent freezing. The Vacuum breaker (pictured) is equipped with a shut off valve and 2 bleeder screws. Prior to anticipated freezing temperatures (or at the end of fall season) water should be shut off and the bleed screws opened to prevent damage to the vacuum breaker. See illustration below. Note: Typical Febco device for example only, yours may vary.

1: Leak - General

⚠ Attention Items

Front flower bed

Leak observed below grade. This may indicate a broken or stuck spray head or issues with the underground supply system. Consider contacting a licensed and qualified irrigation technician evaluate system and repair as needed.

Recommendation: Contact a qualified landscaping contractor

2: Vacuum Breaker Not Located

⚠ Attention Items

The irrigation system backflow preventer (aka. anti-siphon device or atmospheric breaker) was not present and/or not functioning as intended. To prevent possible contamination of the drinking water a current standards require an anti-siphon device on all in ground irrigation systems.

Recommendation: Contact a qualified landscaping contractor