



RESIDENTIAL INSPECTION REPORT

4023 Addicks Clodine Rd
Houston TX 77082

Orlando McCuin
JANUARY 12, 2021



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Orlando McCuin

(Name of Client)

Concerning: 4023 Addicks Clodine Rd, Houston TX 77082

(Address or Other Identification of Inspected Property)

By: Charles Pyle - TREC 20638

(Name and License Number of Inspector)

01/12/2021 8:30 am

(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. It 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 30: 1982 Year

Square Footage 1230: 2184 Dwelling

House Faces: West

In Attendance: None

Occupancy: Furnished, Occupied

Temperature at Start: 37 Fahrenheit (F)

Weather Conditions: Cloudy, Grounds - Damp, Recent Rain (past 3 days)

Type of Dwelling: Single Family, 2 Story, Garage - Attached

Occupied and/or Furnished:

Access may be limited. Inspector did not inspect or test operation of any windows, doors, walls, ceilings, plumbing, electrical or mechanical equipment that were obstructed by furnishings and/or storage.

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.

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.

West side



Edge Finish:

The foundation edge finish is distorted at one or more locations. This is typically the result of air pockets near the form boards or the cement bonding to the form boards and "chipping" off when the forms are removed (aka Honeycomb effect). This is merely a cosmetic distortion and typically does not require any type of repair.

South 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.

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1: Post Tension Ends

Maintenance or Improvement Considerations

North side

Item: Exposed post tension cable end(s) Cable ends are located around the exterior foundation grade beam.

Impact: This condition may allow moisture to wick into the cable causing it to rust and possibly lose it's connection from the support clamp.

Suggestion: Consider cleaning and applying an approved sealant to prevent deterioration.

Recommendation: Contact a handyman or DIY project



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

Repair Considerations

North 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](#) and [IRC R801.3](#)

Recommendation: Contact a qualified landscaping contractor



2: Gutter Debris

Maintenance or Improvement Considerations

I	NI	NP	D
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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: High Soil

 Maintenance or Improvement Considerations

West 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



4: Downspout elbows loose

 Repair Considerations

West side elbow loose

Downspout elbows loose.

Recommendation: Contact a qualified professional.



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

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C. Roof Covering Materials

Types of Roof Covering: 3 Tab, Architectural

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.

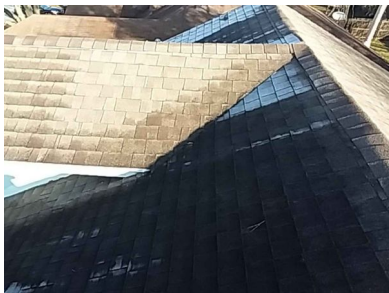
Antenna on Roof:

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.



Covering Serviceable:

Shingle granule loss consistent with age of roof coverings. Roof coverings appeared to be in serviceable condition. Minor to moderate granulation loss or other wear indicators such as broken bond (glue that holds each row of singles to the row above) failure or pitting may be present. This type of roof covering has an anticipated life expectancy. During that anticipated life the primary responsibility of the roof covering is to prevent water from entering the dwelling and protecting the underlayment. While some wear indicators may be present, the roof appears serviceable. Determining the remaining life expectancy exceeds the scope of this inspection.



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: Debris

[Maintenance or Improvement Considerations](#)

Debris was noted at roof coverings and/or valleys. Consider routine maintenance to ensure proper roof drainage.

Recommendation: Contact a handyman or DIY project



2: Fasteners Exposed

 Maintenance or Improvement Considerations

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



3: Flashing - Raised

 Maintenance or Improvement Considerations

West side

One or more of the shingles, ridge caps or flashings are lifted and/or not sealed. To prevent possible wind lift and moisture intrusion (as a result of wind driven rain) all shingles and flashings should lay flat and be sealed to the respective components.

Recommendation: Contact a qualified roofing professional.



4: Plumbing Vent - UV Protection

 Maintenance or Improvement Considerations

The plumbing vent pipes were not painted at roof coverings. Current standards require sealing or painting to prevent UV rays damage and eventual deterioration the exposed areas.

Recommendation: Contact a qualified roofing professional.

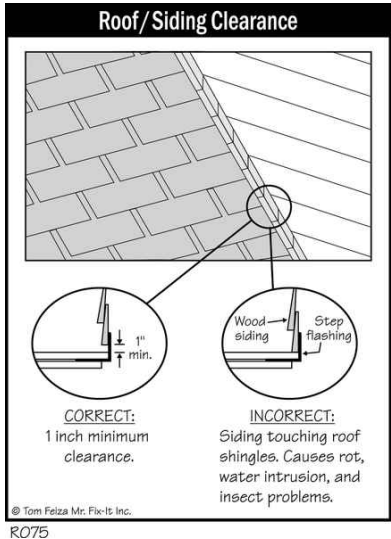
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5: Siding Contact

Maintenance or Improvement Considerations

Wood or other siding materials in contact with roof coverings. Manufacturer specification require a minimum of 3/4 inch separation between the siding and roof coverings to prevent moisture intrusion. If moisture damage should occur, consider trimming wall covering back or installing counter flashing.



D. Roof Structures & Attics

Components: Decking - Plywood/OSB, Framing - Traditional Stick Frame with Lateral Bracing, Insulation- Fiberglass, Insulation - Cellulose, Insulation - Batt or Blanket

Depth of Insulation and R Value (Approximate): 6"- R19, 9"- R24

Ventilation Type: 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.

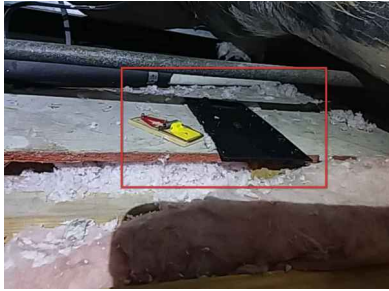
Comments:

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.

Pest Activity:

Observed evidence of past or present pest activity. Numerous traps and/or pest debris were located within the attic space.

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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



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

🔴 **Repair 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

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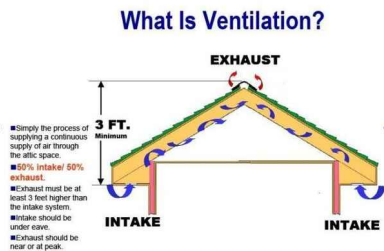
4: Ventilation - Inadequate

🔴 **Repair Considerations**

Attic ventilation may be inadequate for the area served. Current standards require 1 sq foot of ventilation per 150 sq ft attic space. Determining the adequacy of the attic ventilation is beyond the scope of this inspection. A lack of proper ventilation can result in increased energy cost, premature aging of the roof coverings and moisture related issues within the attic space. Proper ventilation should consist of "intake" such as soffit vents and "exhaust" such as ridge or passive vents.

[2012 IRC R806.2](#)

Recommendation: Contact a qualified roofing professional.



E. Walls (Interior and Exterior)

Wall Coverings: Brick Veneer, Cement Composite - Hardi

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.

Interior - Cracks Minor:

Common cracks (seam tape separation, cracks along joints) observed at interior wall coverings. Due to construction in areas where known expansive soils exist, cracks are considered typical and consistent with the age of the structure.

Bedroom 1



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1: Exterior - Minor Crack

Maintenance or Improvement Considerations

North exterior, West exterior

Minor cracks observed at exterior wall coverings. While minor cracking typically does not require repairs, consider sealing all areas to prevent possible moisture intrusion.

Recommendation: Contact a qualified masonry professional.



2: 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



3: Loose Wall Coverings

Repair Considerations

North exterior

Wall coverings were loose, damaged and/or improperly secured. Consider repairs to prevent moisture intrusion.

Recommendation: Contact a handyman or DIY project



4: Microbial Growth

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🔴 Repair Considerations

Kitchen

Inspector observed what could be organic, fungal or bacterial growth. Microbial growth can cause issues for those with sensitive allergies. Consider cleaning the area with an approved sanitizer. For those who may be sensitive, consider contacting a licensed hygienist to evaluate and suggest repairs.



5: Physical Damage

🔧 Maintenance or Improvement Considerations

Bedroom 2, bedroom 3

Wall coverings are damaged and/or improperly sealed.



6: Seal - Penetrations

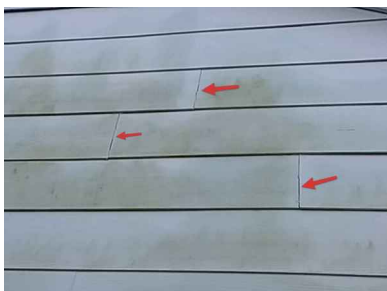
🔧 Maintenance or Improvement Considerations

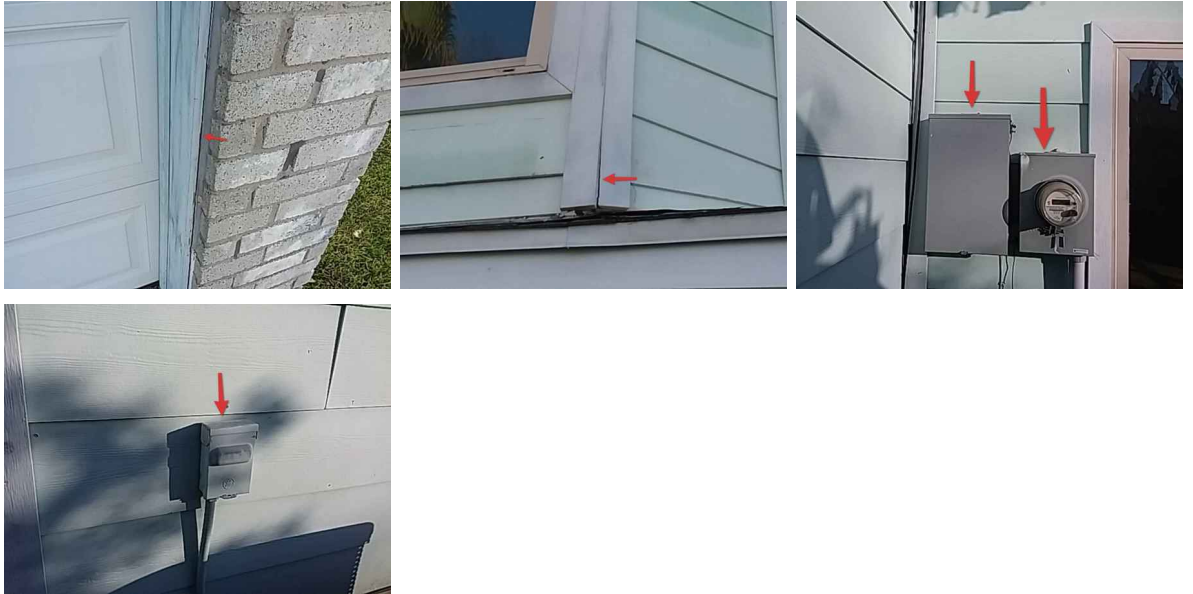
North exterior, West exterior, South exterior

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





7: Separation Wall - Penetrations

🔧 Repair Considerations

Penetrations observed in the Garage/Dwelling Separation Wall. Current standards require Wall/Ceiling coverings between the garage and dwelling and/or attic space to be a minimum of 1/2" gypsum board. Additionally a 5/8" Type X is required and all wall and ceiling penetrations must be sealed if a habitable room exists above the garage. All penetrations or openings in this wall must be fire rated for such use.

[IRC R302.6 Table](#)

Recommendation: Contact a handyman or DIY project



8: Vegetation Contact

🌿 Maintenance or Improvement Considerations

East 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

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F. Ceilings and Floors

Ceiling and Floor Coverings: Carpet, Drywall, Tile

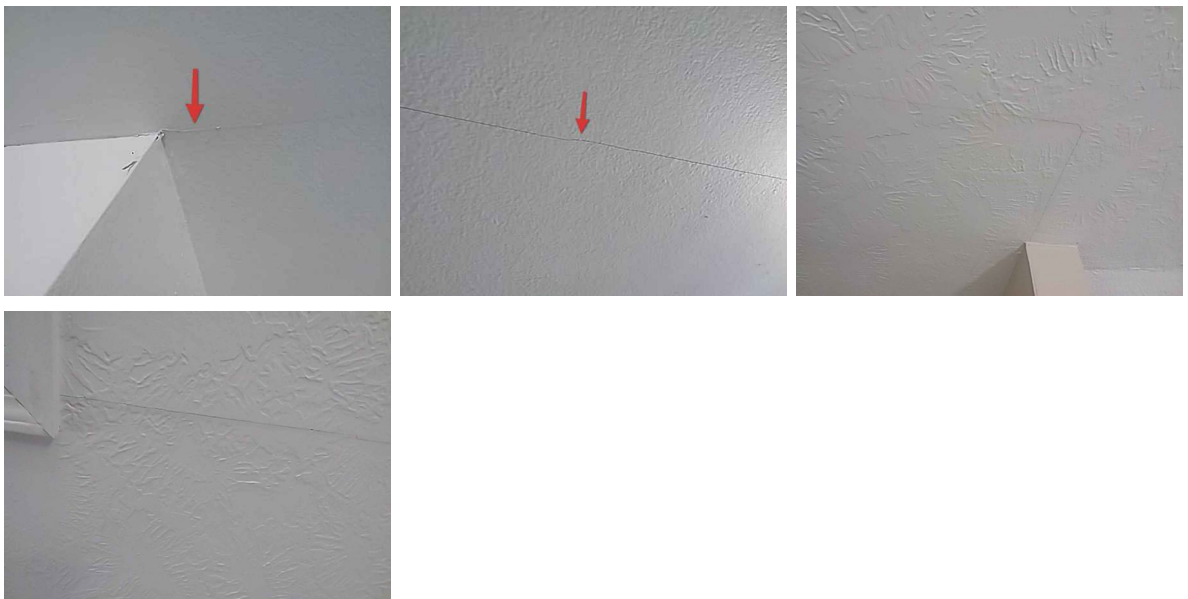
Comments:

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 - Cracks Minor:

Common cracks (seam tape separation, cracks along joints) observed at interior wall coverings. Due to construction in areas where known expansive soils exist, cracks are considered typical and consistent with the age of the structure. Repairs beyond aesthetic are typically not needed.

Garage, game room



Floor Slopes:

Slopes noted in flooring. Sloped floors may be the result of construction practices, settlement and/or past repairs or could indicate structural or subfloor issues. While slopes and other signs of settlement may be noted, it is the inspectors opinion that the floors do not require repair at this time. Recommend monitoring for future movement and repair if needed.

Various locations

1: Flooring - Damaged

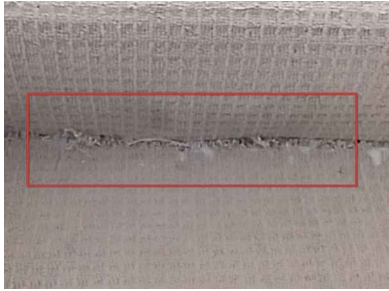
[Maintenance or Improvement Considerations](#)

Stairs

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.

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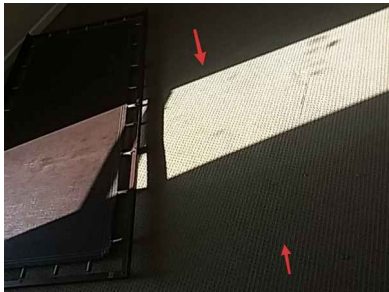


2: Flooring - Slopes

 Maintenance or Improvement Considerations

Bedroom 2

Slopes noted in flooring. Sloped floors may be the result of settlement and/or past repairs or could indicate structural or subfloor issues.



3: Flooring - Tiles Improper

 Repair Considerations

Down stairs hall, entry, breakfast nook, den, living room
Loose, cracked or damaged tiles observed.

Recommendation: Contact a qualified professional.



4: Microbial Growth

 Repair Considerations

Upstairs hall bath ceiling

Inspector observed what could be organic, fungal or bacterial growth. Microbial growth can cause

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issues for those with sensitive allergies. Consider cleaning the area with an approved sanitizer. For those who may be sensitive, consider contacting a licensed hygienist to evaluate and suggest repairs.



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 1 closet, bedroom 3 closet, bedroom 2 closet

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



D023

2: Door Stops

[Maintenance or Improvement Considerations](#)

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: Hardware

[Maintenance or Improvement Considerations](#)

Bedroom 4

Door hardware (hinges, latches, locks or pulls) are missing, damaged and/or not operating as intended.

Recommendation: Contact a handyman or DIY project



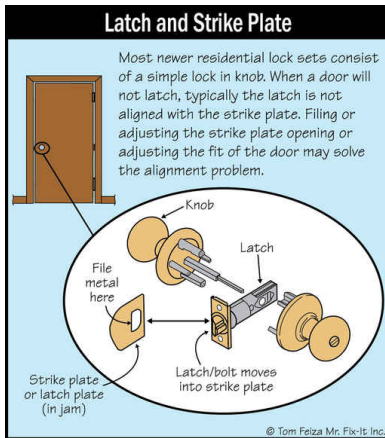
4: Latch not Operating

🔧 Maintenance or Improvement Considerations

Bedroom 3 entry

Door doesn't latch properly. Typical repair includes adjustment of the strike plate or latch.

Recommendation: Contact a handyman or DIY project



DO98C

5: Performance - Not Plumb

🔧 Maintenance or Improvement Considerations

Bedroom 4 entry

Door is not plumb. The door opens or closes without assistance. Minor repairs typically consist of adjusting or shimming hinges. When not severe, no repair is needed.

Recommendation: Contact a handyman or DIY project

6: Service Door- Recessed panel

🔧 Maintenance or Improvement Considerations

The recessed areas of the door reduce the overall thickness below the minimum requirements. Current standards require the service door between the home and the garage to be a minimum of 1 3/8 solid core lumber or a steel door with a solid core or a labeled door that has a fire rating of 20 minutes. Verify the door meets current standards or consider upgrading.

In new construction, buyer is advised to obtain manufacturer's documentation and retain for resell.



7: 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

8: Doors not installed

🔴 Repair Considerations

Bedroom 4 closet
Doors not installed.

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.

1: Insulated Glass - Failed Seal

🔴 Repair Considerations

Kitchen East left window

Observed condensation between the window panes. This typically indicates failure of the seal. Failed seals result in loss of energy efficiency and a condensate that form between the dual panes. Consider replacing the glass unit to improve energy efficiency and cosmetic appeal. Due to the high number of failed units observed at the time of this inspection, it is recommended that all windows be tested and replaced as needed.

Recommendation: Contact a qualified window repair/installation contractor.



2: Screens Missing or Damaged

[Maintenance or Improvement Considerations](#)

Window screens are missing, improperly installed and/or damaged at one or more locations.

Recommendation: Contact a handyman or DIY project



3: Inner gaskets warped

[Maintenance or Improvement Considerations](#)

Front door sidelite

Inner gaskets warped, no evidence of seal leakage.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Components: Traditional Stick Frame, Closed Risers, Wood Railings

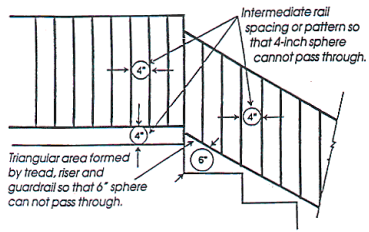
1: Guardrail - Openings

[Maintenance or Improvement Considerations](#)

Balusters are spaced too far apart. Current standards require that guards be installed such that the opening between balusters shall not pass a sphere larger than 4". Additionally, the triangular openings created below the railings shall be no larger than 6". This requirement is provided to improve child safety.

Recommendation: Contact a qualified handyman.

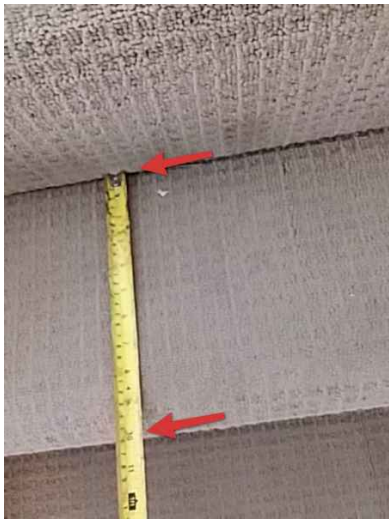
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2: Tread - Depth

Maintenance or Improvement Considerations

Improper tread depth noted. Current standards require that a stair tread shall be a minimum of 11" deep unless a 3/4" stair nose profile is present.



J. Fireplaces and Chimneys

Components : Flue - Other

Energy Source: Wood

Gas line capped:

Gas line capped

Limited Inspection:

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

1: Damper Inoperable

Repair Considerations

Damper door was inoperable at the time of the inspection. The damper door is needed to prevent energy loss through the flue during summer months and must be opened prior to lighting a fire.

Recommendation: Contact a qualified fireplace contractor.

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.

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

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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, back porch



Gate locked:

Gate were locked, could not test operation.



1: Countertop - Seal

 Maintenance or Improvement Considerations

Primary bath

Counter top is not properly sealed at wall or cabinet intersection. Without a seal, water can seep behind the cabinet causing damage to the wall or cabinet. Consider sealing as needed to prevent moisture intrusion or related damage.

Recommendation: Contact a handyman or DIY project



2: Fence - Framing

 Repair Considerations

South 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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3: Fence Pickets

 Maintenance or Improvement Considerations

North side, East side

Loose, damaged or improperly secured pickets noted.

Recommendation: Contact a handyman or DIY project



4: Coubter top damaged

 Repair Considerations

Bar sink

Coubter top damaged.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance: Underground, Copper, 220 Volt

Main Disconnect Location: South, Exterior

Electric Panel Manufacturer: General Electric

Panel Capacity: 125 amp

Branch Circuit Wiring: Copper

Ground rod partially visible:

Ground rod partially visible, could not determine rod length.

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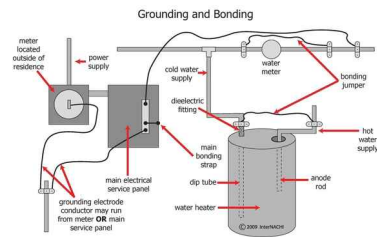
1: Bond Improper

🔧 Maintenance or Improvement Considerations

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\(B\)\]](#)

Recommendation: Contact a qualified electrical contractor.



2: Ground - Secondary System

🔧 Repair Considerations

Ground Electrode System (GES) was missing and/or improperly installed. Current standards require that the GES must consist of a supplemental grounding electrode and rod (or other allowable means).

[IRC 3608.4 or NEC \[250.53\(A\)\(2\) and \(A\)\(3\)\]](#)

Recommendation: Contact a qualified electrical contractor.

3: Labels INR

🔧 Maintenance or Improvement Considerations

Service panel labels were missing/deteriorated or improper.



4: Wire - Clamp

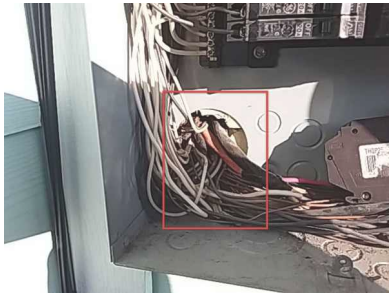
🔧 Repair Considerations

Electrical clamp is missing or improperly secured. Clamps provide strain relief as well as protecting the

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conductors where they pass through sharp surfaces.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

GFCI Reset Location: None -

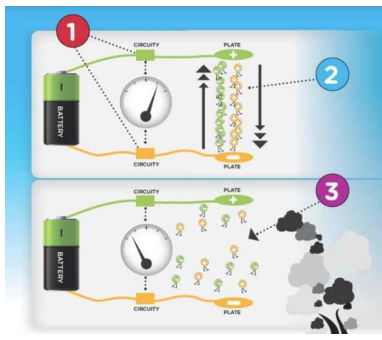
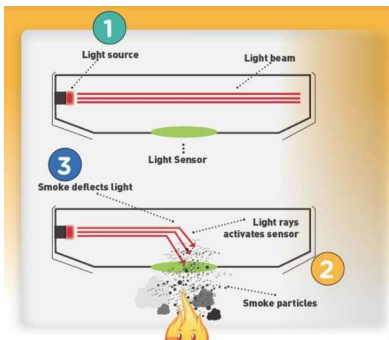
Your home is equipped with Ground Fault Circuit Interrupters (GFCI) this protective device can be installed at multiple locations and may serve outlets in multiple rooms. If no power is present at one or more outlets, look for an outlet with a reset button or check the electrical panel.

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.



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.

1: Ceiling Fan - Balance

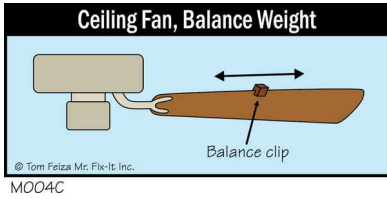
[Maintenance or Improvement Considerations](#)

Bedroom 4

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

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2: Ceiling Fan - Noisy

Maintenance or Improvement Considerations

Game room

Ceiling fan operation was excessively noisy beyond normal operation. Excessive noise typically indicates bearing or component wear which will lead to failure. Consider repair or replacement as desired.

Recommendation: Contact a handyman or DIY project

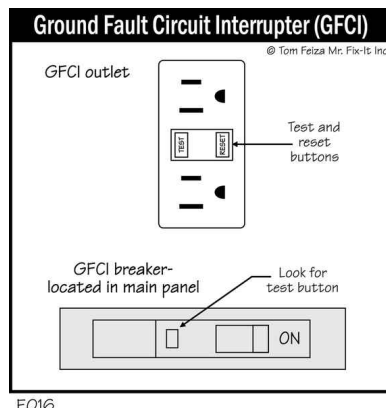
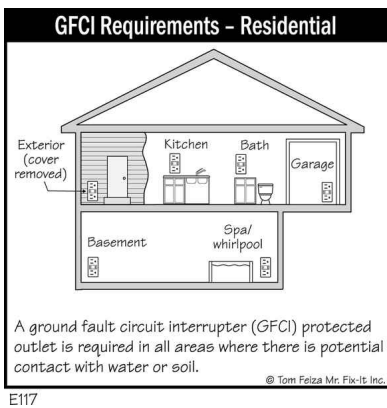
3: GFCI - Not Present

Attention Items

Exterior, all bath receptacles, all kitchen receptacles

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.



4: Light - Cover Missing

Maintenance or Improvement Considerations

Bedroom 2

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

Recommendation: Contact a handyman or DIY project



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5: Light - Inoperable

 Maintenance or Improvement Considerations

Various Locations

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

Recommendation: Contact a handyman or DIY project

6: Light - Stairwell

 Repair Considerations

Stairway was missing or improper. Current standards require that stairways shall be equipped with illumination and controls shall be provided at the top and bottom of landings.

7: Outlet - Not Secure

 Repair Considerations

Living room

Electrical outlets were not properly secured within the junction box as required by current building standards. All outlets 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



8: Outlet - Wall Spacing

 Maintenance or Improvement Considerations

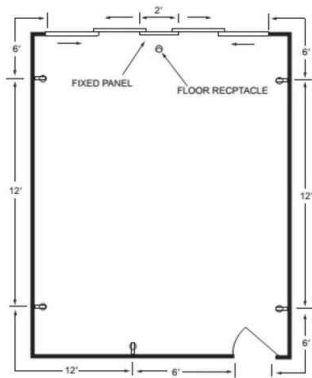
Bedroom 1, game room

Wall outlets are improperly spaced or not installed at required locations. Current building practices require that outlets be spaced in any room at a maximum of 12 foot horizontal spacing along the wall (doors and windows interrupt spacing) and that all walls two feet or larger must have a receptacle installed (exceptions exist).

Building standards (or codes) change every 3 years. Homes built prior to the requirements do not require repair or upgrades.



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For SI: 1 foot = 304.8 mm.

9: Smoke Detector - Missing

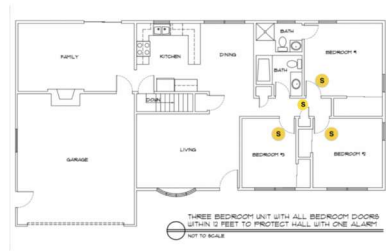
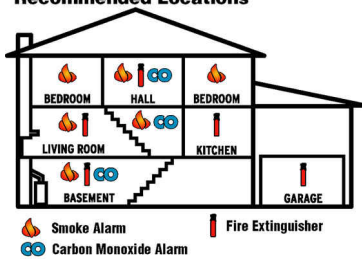
▲ Attention Items

All required locations

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

Recommended Locations



10: Ceiling fans not functioning

▲ Attention Items

Both back porch fans

Ceiling fans not functioning.

Recommendation: Contact a qualified professional.

11: Warped fan blades

⊖ Repair Considerations

Back porch

Warped fan blades observed.

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Manufacture Name: Goodman

Manufacture Year (approximate): 2013

Energy Sources: Natural Gas

Number of Systems: 1

Type of Systems: Central Heat, Forced Air

Filter Type: Disposable

Filter Size: 20X20

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:

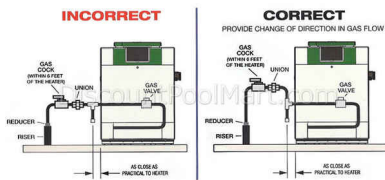
The heating system appeared to be in serviceable condition at the time of the inspection.

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



2: Vent - Cap Improper

Repair Considerations

Furnace exhaust flue cap was missing, damaged or improper. Current standards require the use of a "B" vent cap properly sized based on the roof slope. Repair is needed to ensure proper exhaust and/or prevent moisture from entering the unit.

Recommendation: Contact a qualified heating and cooling contractor

3: Vent - Combustible Clearance

Repair Considerations

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Gas fired appliance exhaust flue has improper clearance to combustibile materials. Vents with improper clearance to combustibile materials may generate too much heat for the material. Current standards require a minimum 1 inch clearance shall be maintained.

Recommendation: Contact a handyman or DIY project



4: Vent - Support

Maintenance or Improvement Considerations

The exhaust flue mechanical support and/or fasteners are missing, damaged or improper. Vent strapping ensures that the vent is properly connected at the unit and resists movement caused by the vent outside of the roof covering.

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B. Cooling Equipment

Manufacture Name: Rheem

Condenser Age (approximate): 2017

Size (Tonnage): 5 Ton

Max Fuse: 50 amp

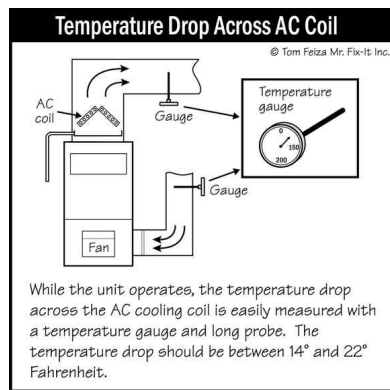
Coil Age (approximate): 2013

Type of Systems: Central Air, Split System

Number of Systems: 1

Delta T: Not tested, temps too cold -

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.

Limit Switch:

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Limit switches not present in emergency overflow pan. A limit switch operates much like a toilet valve. When water reaches an upper limit, the switch will turn off the unit to prevent accidental overflow.

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.

Low Temperature:

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

1: Condensate Line - Insulation

🔴 Repair Considerations

Insulation was damaged and/or missing at the condensate waste line. Current standards require that the condensate line be insulated within 10 foot of the HVAC unit. The warmer attic air will cause condensate to form and possibly leak into surrounding building materials.

Recommendation: Contact a qualified professional.



2: Drain Pan - Corrosion

🔴 Repair Considerations

Corrosion observed in the emergency overflow pan. Consider pan replacement to ensure future performance.

Recommendation: Contact a qualified HVAC professional.



3: Overflow Termination Point

🔵 Maintenance or Improvement Considerations

The HVAC emergency overflow discharge line terminates at an inconspicuous location. Current standards require that the overflow line shall be routed to a point such as a window or door, that would be readily visible.

C. Duct System, Chases, and Vents

Duct Materials: Insulated

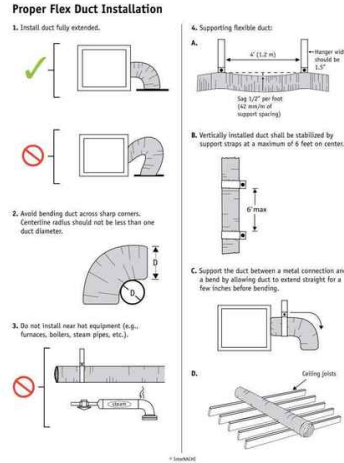
Multiple Air Filters:

1: Duct - Support

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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.



2: Filter

Repair Considerations

Upstairs

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



3: Return - Cover

Maintenance or Improvement Considerations

Upstairs

The return air cover was missing, damaged and/or improper. Consider repairs to ensure proper air flow and filtration.

Recommendation: Contact a handyman or DIY project



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Near Sidewalk or Street
Location of Main Water Supply Valve : Interior, Garage
Location of Main Sewer Clean Out: East, Exterior
Supply Piping (visible): CPVC
Drain Piping (visible): PVC
Water Pressure PSI: 65

Comments:

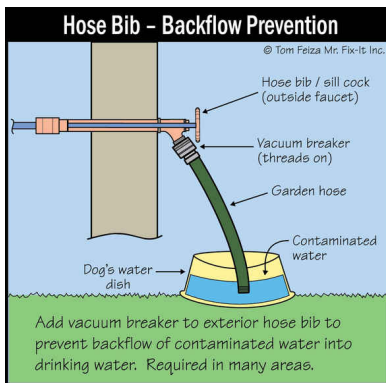
A: Pressure testing of gas lines are specifically excluded from this inspection.
B: Plumbing systems are limited to a visual inspection of the accessible materials and components. There are no hydrostatic or pressure tests performed on the supply and/or drain systems.
C: CSST Tubing - This type of corrugated 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.

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



2: Faucet - Handle

 **Repair Considerations**

Upstairs hall bath tub

Control handle/knob is missing, damaged or not operating as intended. Consider repair and/or replacement to ensure proper operation.

Recommendation: Contact a handyman or DIY project



3: Pipe - Gas Protection

Maintenance or Improvement Considerations

The gas line is not protected where it passes through the exterior wall coverings. Current standards require that the gas line be protected by a corrosion resistant material or use a plastic sleeve when passing through masonry.

Recommendation: Contact a qualified plumbing contractor.



4: Pipe - Insulation

Maintenance or Improvement Considerations

West exterior

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



5: Shower Head

Repair Considerations

Upstairs hall bath

Shower head missing.

Recommendation: Contact a handyman or DIY project



6: Toilet - Improperly Secured

Repair Considerations

Upstairs hall bath

Loose or improperly secured toilet bowl. A loose toilet may damage the wax ring and no longer provide

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

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a proper seal. Remove, replace wax ring and reinstall the toilet.

Recommendation: Contact a qualified plumbing contractor.



7: Toilet Tank - Flush Valve

🔴 Repair Considerations

Half bath

The flushing handle, lever and/or mechanism did not operate as intended. Consider repairs as needed to ensure proper operation.

[Here is a short DIY video](#)

Recommendation: Contact a qualified plumbing contractor.

8: Tub - Enamel Damage

🔴 Repair Considerations

Upstairs hall bath

Damage observed to tub enamel. The area may rust or deteriorate. Consider repair prior to use to prevent further damage caused by corrosion.



9: Tub/Shower Enclosure not Sealed

🔧 Maintenance or Improvement Considerations

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

Waste - Flex Materials:

Repairs noted waste line. Flexible discharge lines may allow debris to collect. This type of discharge pipe is not approved by any governing body.

Primary bath sink bar sink, half bath sink, upstairs hall bath sink

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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: Drain Stop

🔧 Maintenance or Improvement Considerations

Primary bath tub, bar sink, half bath sink, upstairs hall bath sink, upstairs hall bath tub, primary bath sink

Drain stops were missing, damaged and/or not operating as intended at sink or tub.

Recommendation: Contact a handyman or DIY project

2: Waste - Leak

⚠ Attention Items

Bar sink

Waste lines were leaking at the time of this inspection. Repair is needed to prevent moisture related damage to building components.

Recommendation: Contact a qualified plumbing contractor.



3: Waste - Poor/Slow Drainage

🟡 Repair Considerations

Half bath sink

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.

4: Waste - S Trap

🟡 Repair Considerations

Upstairs hall bath sink

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

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Improper trap (aka: S Trap due to its shape) observed. S traps have a tendency to dry out due to potential siphoning. Current standards prohibit the installation of a S trap.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Manufacturer : Bradford White

Manufacture Year (approximate): ANSI Date 2009

Capacity and Location: 50 Gallons, 1, Garage

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 - 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 Garage

🔧 Maintenance or Improvement Considerations

Drain pan and/or piping not installed at garage. Although not required for a garage installation, a drain pan (and its discharge line) would prevent water from accidentally entering the dwelling if a leak occurred. Consider adding drain piping to the lower level of the floor to prevent accidental moisture damage.

Recommendation: Contact a qualified plumbing contractor.

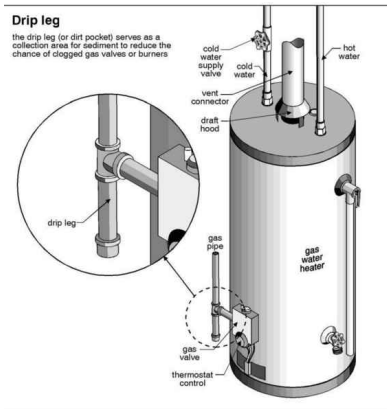


2: Gas - Sediment Trap

🔧 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 illustration.

Recommendation: Contact a handyman or DIY project



3: TPRV - Guideline

🔧 Repair Considerations

Missing

The TPRV (temperature pressure relief valve) is a safety mechanism designed to open and release excessive pressures or temperatures that could rupture the tank. TPRV drain lines must not be reduced in size, must terminate no more than 6" above grade in an area that will not cause damage, must not be threaded at the outlet, must not run uphill and discharge line must be made of a corrosion resistant metal or CPVC.

Recommendation: Contact a qualified plumbing contractor.

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4: Vent - Improper Cap

🔧 Repair Considerations

Furnace exhaust flue cap was missing, damaged or improper. Current standards require the use of a "B" vent cap properly sized based on the roof slope. Repair is needed to ensure proper exhaust and/or prevent moisture from entering the unit.



- D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

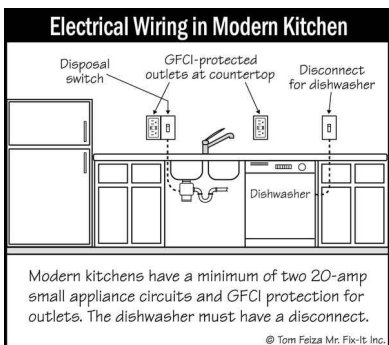
- A. Dishwashers**

Performance - As Intended:

At the time of the inspection, the dishwasher appeared to function according to it's design and specification. The door seal was secure and appeared not to be leaking. The heating element was tested and appeared to be working as per it's design and purpose.

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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1: Anti Siphon

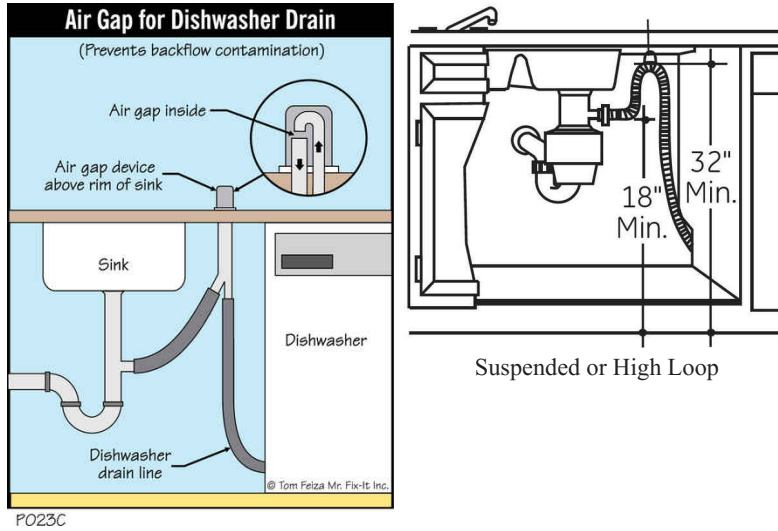
🔧 Maintenance or Improvement Considerations

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.

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IRC 2717.1

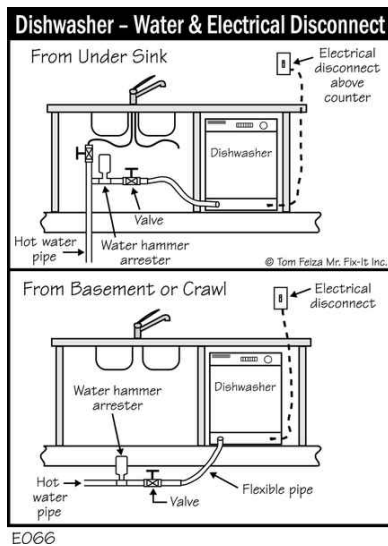
Recommendation: Contact a handyman or DIY project



2: Service Disconnect

⚡ Maintenance or Improvement Considerations

Service disconnect not present or not located. Current building practices require that a service disconnect be provided for this appliance. This may be an accessible, removable cord or a switch located at counter top.



B. Food Waste Disposers

Performance - As Intended:

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

1: Splash Guard

⚡ Maintenance or Improvement Considerations

Splash guard is missing, damaged and/or not operating as intended. A splash guard is positioned in the disposal sink flange to reduce noise and to protect against accidental projectile discharge.

Recommendation: Contact a handyman or DIY project

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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.

Performance - As Intended - Recirculation:

Range hood is up draft in type, is properly vented to the top and out the front of the microwave and/or hood cover. Unit appears to function according to it's design and purpose on low and high settings. Under mount light (if present) was also operational.

1: Filter missing

☹ **Repair Considerations**

Filter missing.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Performance - As Intended - Oven:

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

1: Gas - Burner

☹ **Repair Considerations**

Back left burner

The gas burner did not operate as intended using the supplied controls. Gas appears to be present at the unit. This could be a problem with the fuel delivery, a malfunctioning ignitor or other issue within the appliance.

Recommendation: Contact a qualified appliance repair professional.

2: Electroic ignitors

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🔴 **Repair Considerations**

Both front burners
Electronic ignitors did not function at time of inspection.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Performance - As Intended:

At the time of the inspection, the microwave appeared to function according to it's design and specification. Note: Unit was not tested for leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Not Present

🔴 **Repair Considerations**

Upstairs hall bath, half bath

Mechanical ventilation fans help remove moisture and other contaminants. Current standards require that artificial ventilation be installed in a bath or laundry area that is not served by an operable window.

G. Garage Door Operators

Door Operator: Automatic

1: Auto Reverse

🔴 **Repair Considerations**

North door

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.

Recommendation: Contact a handyman or DIY project

2: Drive Mechanism - Chain

🔧 **Maintenance or Improvement Considerations**

Both doors chain loose

The drive chain appeared to be loose, damaged and/or improperly secured. Consider repairs to ensure proper operation.

Recommendation: Contact a qualified garage door contractor.



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

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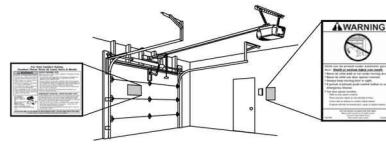


4: Warning Labels

Maintenance or Improvement Considerations

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

Recommendation: Contact a handyman or DIY project



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H. Dryer Exhaust Systems

Comments:

Dryer exhaust was not tested.

1: Vent Flue

Attention Items

The dryer exhaust flue is damaged, deteriorated or disconnected. Lint debris can be flammable. Repair is needed to ensure proper discharge to the exterior and/or prevent improper discharge of lint debris within the building envelope.

Recommendation: Contact a qualified HVAC professional.

