



**This Professional Inspection Report Has Been Prepared Exclusively For:**

**Christopher Noland  
31525 Timber Grove Ln Lot 3206  
Spring, TX 77386  
May 10, 2018**

Inspected By: Alfonso Ulloa, TREC PI # 21313

## PROPERTY INSPECTION REPORT

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Prepared For: Christopher Noland  
(Name of Client)

Concerning: 31525 Timber Grove Ln Lot 3206, Spring, TX 77386  
(Address or Other Identification of Inspected Property)

By: Alfonso Ulloa, Lic #21313 05/10/2018  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### 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](http://www.trec.texas.gov).

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

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(<http://www.trec.texas.gov>).



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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires 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.

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INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

LEGEND:

**X:** Indicates an action item. Please consider immediate repair. These items may or may not rise to a level of negotiation with a seller, however, it should still be repaired by someone.

**^:** Indicates a consideration item. These items are routine improvement recommendations or items required for comment by the TREC which may not demand immediate repair. Please consider taking action over the life of the home.

**Inspection Environment:**  Occupied  Vacant  New Construction

**Weather:** Clear **Approximate Temp.:** 90° F

**Approximate Year of Construction:** 2018

**DIRECTION:** For the purpose of the inspection Right and Left are as the home faces the street. For example, the GARAGE is at the FRONT RIGHT side of the house.

**People Present:**  Owner  Buyer  Buyer's Agent  Builder  Inspector Only

**Access:**  Owner  Agent  Supra Key  Combo Box  Builder "

**Report Forwarded To:**  Buyer  Buyer's Agent  Seller  OTHER  Via e-mail

**Client did not attend the inspection**, and was therefore unable to accompany the Inspector to observe the methods and techniques used to conduct the inspection. Client is encouraged to contact the inspector directly or the Sweet Home Inspectors of Texas office to discuss the inspection.

**The home is occupied.** It is not the responsibility of the Inspector to disturb or position personal belongings of the property owner/occupant (particularly storage items in closets and cabinets) to ensure that Inspector access to wall, floor and/or ceiling areas is not impeded.

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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**NOTICE:** Environmental Inspections, such as but not limited to, mold, lead, asbestos, etc., are NOT within the bonds of our service. The Texas Department of Health licenses Indoor Air Quality Analysis personal. If you have question on these issues, please contact an appropriately trained and licensed person. Please be careful with opinions offered by ancillary personal, that are really not trained.

**The water utility was off at the time of the inspection. This prevents a full inspection of the supply plumbing, drain plumbing, water heater, dishwasher, food disposal, microwave. Call for a completion of these items once water is turned on.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments:

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect 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. Future performance of the structure cannot be predicted or warranted.

The foundation appears to be performing the function intended

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

### B. Grading and Drainage

Comments: The Company does not determine area hydrology, the presence of underground water, or the efficiency or operation of underground or surface drainage systems.

**Note:** Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage.

**X:** All gutter down-spouts should terminate into proper, solid splash blocks to catch water from downspout and prevent soil erosion at slab by routing water away from house, prevent expansion of clay soils and ponding near the home. It was noted that all splash blocks throughout the perimeter of the house are placed backwards; the short lip is intended to be at the back (close to slab/house) to prevent water backing up.



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**C. Roof Covering Materials**

A home inspector can not determine the remaining life of any component, such as the roof. Roof life is determined by many factors including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events. Even if a roof is satisfactory today, no one can guarantee how long that condition will remain.

*Type(s) of Roof Covering:* Asphalt Shingles

*Viewed From:* Roof Level

*Comments*



**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 13-16 inches

*Comments:* Some areas of the attic were inaccessible due to roof slope and mechanical equipment installed.

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

*Comments:* **Exterior wall covering type:**  Brick  Composite Wood  Fiber Cement  Stone  Wood  Masonry Stucco  Synthetic Stucco  Vinyl  Aluminum  T-1-11 or Plywood

**Exterior trim types:**  Fiber Cement  Wood  Composite Wood  Vinyl  Aluminum

^: Metal lintels deteriorated from rusting. Lintels at exterior walls should be cleaned and painted with "Rust-Oleum" paint to prevent deterioration. Some locations include: above main front door and above vehicle garage door.



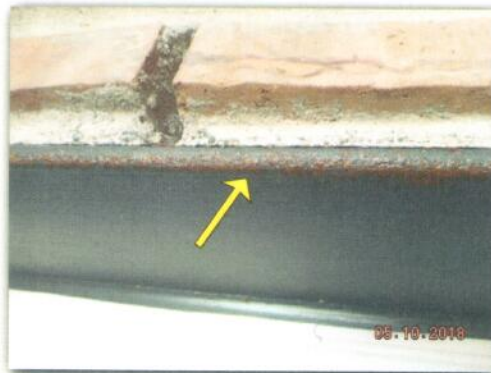
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**F. Ceilings and Floors**

*Comments:* Ceiling and/or upper wall cracks in some areas can be normal. The flexing and occasional nail pop are not considered structurally significant.

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

*Comments:* Some doors may strike, rub or be tight, normally caused by minor/normal frame flex.

**X:** Recommend caulking all exterior door casings down to the floor to prevent rot. Caulk was noted missing at the front and rear doors.



**X:** The garage vehicle door casings are angle cut to allow painting in order to prevent material breakdown. The angle cuts were not fully painted.

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X: Missing one hinge screw on master bathroom's closet door (top hinge).



**H. Windows**

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

X: The seal tape to cover the glass edge at the interior, was noted missing at the following locations: laundry, master bedroom right window and study right window. Without the tape, the sharp edge of the glass pane is exposed.



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

*Comments:*

**J. Fireplaces and Chimneys**

**Number of Fireplaces:** none

**Type:**  Metal Box & Flue(s)  Masonry(s)/Brick  Wood Stove  OTHER

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

*Comments:* Concrete flatwork (including the drive) and all hard-scaping is inspected for safety only. These items are not considered structurally significant.

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L. Other

Comments:

▲: A loose board was noted on the exterior wooden fence, at the right side of the home (close to rear porch). Secure board.



## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

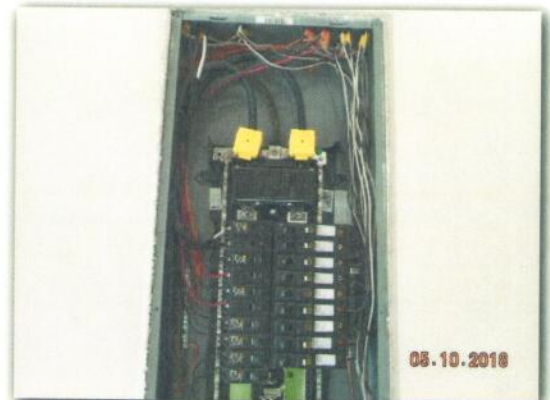
Overhead Service  Underground Service

Type of Wire:  Copper  Aluminum (Service Entrance Wires Only)

Main Panel Amps:  60  100  125  150  200

Main Panel Location:  Garage

Sub-Panel Locations:  None



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:  Copper  Aluminum

Smoke Detector(s)  Some units are inaccessible  The detectors are interconnected.

GFCI Resets located at:

Exterior Front Porch

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- Exterior Rear Porch
- Exterior Left Side (By A/C Unit)
- Garage
- Kitchen
- Front Bathroom

**Notes:** Accessible smoke detector(s) are tested with the test button only. Smoke detectors and/or heat sensors connected to a security system are not inspected and are beyond the scope of the general home inspection. Current standard (post 1996) require a smoke alarm in each bedroom, in hallways within 5 feet of any bedroom door, at the top of stairs and at least one per floor.

**X:** Light fixture inoperable, due to missing light bulb, inside the garage.



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

*Type of System:* Central  
*Energy Source:* Gas

<i>Comments:</i>	Area Serviced	Max Output
<input checked="" type="checkbox"/> Unit #1:	Whole House	N/A °F

**X:** Heating system did not respond to controls when tested. Heating equipment should be checked/serviced by licensed HVAC technician to determine necessary repairs.

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**B. Cooling Equipment**

Type of System: Central - Air Conditioner  
 Brand: Carrier  
 Year: 2018  
 Capacity: 3 ton



Return - Supply = Differential (Should be 15-25)

Unit #1: Whole House 73-58= 15 °F

*Comments:*

**Note:** The A/C system is performing adequately. Temperature differentials (return air to supply air) of **15 degrees** were measured. Differentials between 15-25 degrees are acceptable.



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^: The secondary drain line that comes out of the evaporator coil cabinet in the attic, is taped and will not fulfill its purpose of draining condensate into the emergency pan if needed.



C. Duct Systems, Chases, and Vents

Comments: **We can not inspect or check ductwork for cleanliness**

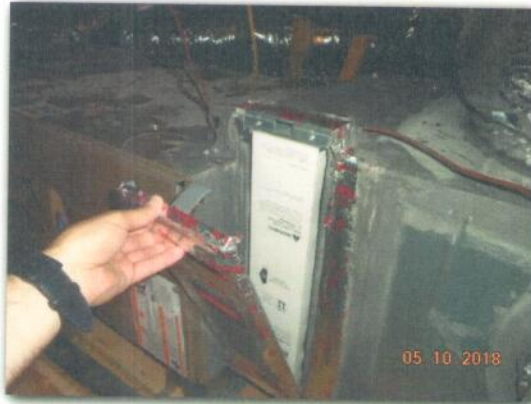
Type of Ducting:  Flex Ducting  Duct Board  Metal

Filter/Cleaner:  1" Fiberglass  Washable  Electrostatic  4" Media  UV Light

Note: Media filter is installed in line with the air handler in the attic. Do not recommend to install one inch filters in the return grilles because the air flow would be restricted and the air handler would be working harder than it should.

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**X:** Dirty media filter was noted in line with the air handler in the attic. It should be changed regularly for an efficient operation of the cooling/heating equipment. Dirty media filters can cause dirty coils at the evaporator which can have a negative effect on the performance of the A/C system.



#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* Curb

*Location of main water supply valve:* Garage

*Static water pressure reading:* N/A PSI (Normal Range: 40 to 80 PSI)

*Comments:*

**Water Source:**  Public  Private      **Sewer Type:**  Public  Private

**Type of Water Pipes:**  Galvanized  Copper  CPVC  PEX  Other

**Note:** At the time of inspection water service to dwelling was not on. Water supply lines and plumbing fixtures could not be inspected for performance.



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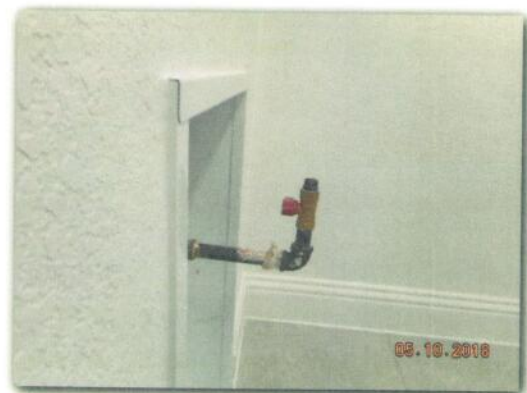
NP=Not Present

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I	NI	NP	D
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**X:** The gas pipe and valve for the dryer is sticking out to much at the laundry room. It should be closer to the wall.



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

Comments: **Type of Drain Pipes:**  Cast Iron  PVC  Other

**NOTE:** The condition of underground drain lines cannot be determined. If you desire a hydrostatic test, it should be preformed by a qualified leak detection company of your choosing.

**Note:** At the time of inspection water service to dwelling was not on. Appliances flow and drain

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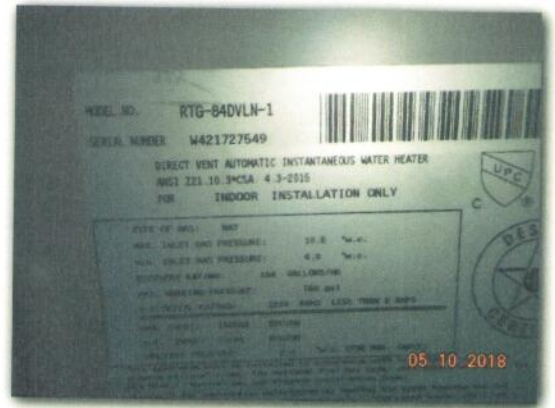
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lines could not be inspected for performance.

**C. Water Heating Equipment**

Energy Source: Gas  
Capacity: Tank Less  
Brand: Rheem  
Year: 2017



**Note:** The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

**Note:** At the time of inspection water service to dwelling was not on. Water heater could not be inspected for performance.

**X:** The storm collar above the roof, is placed too high and it does not cover adequately the gap around the flue pipe, where it meets the flashing. The storm collar should be sealed and placed right above the roof flashing, to prevent water penetration.



**X:** Daylight around the water heater exhaust flue was noted from inside the attic. This gap might allow water penetration and should be sealed above the roof.

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**X:** The water heater flue vent is not properly secured in the attic space. It should be secured to the adjacent wood rafters with a metal strap, to prevent any contact with combustible materials (wood roof sheathing), which may start a fire. This is a safety hazard.



**X:** Water heater flue vent is in contact with the roof wood sheathing (combustible). This is a fire hazard. Recommendation: provide adequate clearance to combustible materials around the water heater exhaust vents (minimum 1 inch clearance, or verify manufacturer guidelines).



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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*  Operable at the time of the inspection.

**Note:** At the time of inspection water service to dwelling was not on. Dishwasher could not be inspected for performance.

**B. Food Waste Disposers**

*Comments:*  Operable at the time of the inspection.

**Note:** At the time of inspection water service to dwelling was not on. Disposal could not be inspected for performance.

**C. Range Hood and Exhaust Systems**

*Comments:*  Filter should be removed and cleaned occasionally.

Operable at the time of the inspection.

**Vent Method:**  Recirculating (vent pipe not required)  Vented  Downdraft

Unit integrated with microwave oven





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

*Comments:* **Oven:**  Electric Elements  Gas Burners  Not Present

Single Oven Temperature: 355 °F @ 350 °F

**Test:** Ovens are tested at 350 degrees and must register within 25 degrees of that setting. Oven registered 355 degrees. This is within standards.

**Range:**  Electric Elements  Gas Burner  Not Present

**Cook top:**  Electric Elements  Gas Burner  Not Present

If unit uses natural gas: Type of Pilot:  Standing  Automatic Igniter

If unit uses natural gas: Connector line is:  Flex Steel  Hard  Other

Operable at the time of the inspection.



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**E. Microwave Ovens**

*Comments:*  Operable at the time of the inspection.

Unit integrated with the exhaust fan.

**Note:** At the time of inspection water service to dwelling was not on. Microwave could not be inspected for performance.

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I	NI	NP	D

- F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*  Operable at the time of the inspection.
  
- G. Garage Door Operators**  
*Comments:*  Operable at the time of the inspection.  
**NOTE:** Recommend garage door hardware and tracks be maintained and lubricated to reduce wear and friction of moving parts.
  
- H. Dryer Exhaust Systems**  
*Comments:* We cannot fully check dryer vent ducts for cleanliness. Dryer vent duct should be cleaned regularly to prevent a potential fire hazard.
  
- I. Other**  
*Comments:*

## VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**  
**Control Panel Location:**  GARAGE  Other      Number of Zones: 7  
**Coverage:**  Front Yard  Backyard  Side yard(s)  Garden  OTHER  
**Sprinkler Anti-Siphon Device Location:**  Front yard  Side yard  Not Located/Not Present  
**Sensor:**  Present  Not Present  
**Notes:** The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or back flow preventers.  
**Note:** At the time of inspection water service to dwelling was not on. Sprinkler system could not be inspected for performance.



## SUMMARY

Presented for your convenience, please read the entire report.

## ADDITIONAL INFO PROVIDED BY INSPECTOR

**The water utility was off at the time of the inspection. This prevents a full inspection of the supply plumbing, drain plumbing, water heater, dishwasher, food disposal, microwave. Call for a completion of these items once water is turned on.**

## GRADING AND DRAINAGE

**X:** All gutter down-spouts should terminate into proper, solid splash blocks to catch water from downspout and prevent soil erosion at slab by routing water away from house, prevent expansion of clay soils and ponding near the home. It was noted that all splash blocks throughout the perimeter of the house are placed backwards; the short lip is intended to be at the back (close to slab/house) to prevent water backing up.

## WALLS (INTERIOR AND EXTERIOR)

**^:** Metal lintels deteriorated from rusting. Lintels at exterior walls should be cleaned and painted with "Rust-Oleum" paint to prevent deterioration. Some locations include: above main front door and above vehicle garage door.

## DOORS (INTERIOR AND EXTERIOR)

**X:** Recommend caulking all exterior door casings down to the floor to prevent rot. Caulk was noted missing at the front and rear doors.

**X:** The garage vehicle door casings are angle cut to allow painting in order to prevent material breakdown. The angle cuts were not fully painted.

**X:** Missing one hinge screw on master bathroom's closet door (top hinge).

## WINDOWS

**X:** The seal tape to cover the glass edge at the interior, was noted missing at the following locations: laundry, master bedroom right window and study right window. Without the tape, the sharp edge of the glass pane is exposed.

## OTHER

**^:** A loose board was noted on the exterior wooden fence, at the right side of the home (close to rear porch). Secure board.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

**X:** Light fixture inoperable, due to missing light bulb, inside the garage.

## HEATING EQUIPMENT

**X:** Heating system did not respond to controls when tested. Heating equipment should be checked/serviced by licensed HVAC technician to determine necessary repairs.

## COOLING EQUIPMENT

**^:** The secondary drain line that comes out of the evaporator coil cabinet in the attic, is taped and will not fulfill its purpose of draining condensate into the emergency pan if needed.

## DUCT SYSTEMS, CHASES, AND VENTS

**X:** Dirty media filter was noted in line with the air handler in the attic. It should be changed regularly for an efficient operation of the cooling/heating equipment. Dirty media filters can cause dirty coils at the evaporator which can have a negative effect on the performance of the A/C system.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

**Note:** At the time of inspection water service to dwelling was not on. Water supply lines and plumbing fixtures could not be inspected for performance.

**X:** The gas pipe and valve for the dryer is sticking out too much at the laundry room. It should be closer to the wall.

## DRAINS, WASTES, AND VENTS

**Note:** At the time of inspection water service to dwelling was not on. Appliances flow and drain lines could not be inspected for performance.

## WATER HEATING EQUIPMENT

**Note:** At the time of inspection water service to dwelling was not on. Water heater could not be inspected for performance.

**X:** The storm collar above the roof, is placed too high and it does not cover adequately the gap around the flue pipe, where it meets the flashing. The storm collar should be sealed and placed right above the roof flashing, to prevent water penetration.

**X:** Daylight around the water heater exhaust flue was noted from inside the attic. This gap might allow water penetration and should be sealed above the roof.

**X:** The water heater flue vent is not properly secured in the attic space. It should be secured to the adjacent wood rafters with a metal strap, to prevent any contact with combustible materials (wood roof sheathing), which may start a fire. This is a safety hazard.

**X:** Water heater flue vent is in contact with the roof wood sheathing (combustible). This is a fire hazard. Recommendation: provide adequate clearance to combustible materials around the water heater exhaust vents (minimum 1 inch clearance, or verify manufacturer guidelines).

## DISHWASHERS

**Note:** At the time of inspection water service to dwelling was not on. Dishwasher could not be inspected for performance.



## FOOD WASTE DISPOSERS

**Note:** At the time of inspection water service to dwelling was not on. Disposal could not be inspected for performance.

## MICROWAVE OVENS

**Note:** At the time of inspection water service to dwelling was not on. Microwave could not be inspected for performance.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

**Note:** At the time of inspection water service to dwelling was not on. Sprinkler system could not be inspected for performance.