



**LC Home Inspections, PLLC**  
*Property Inspection Report*



**Property Address**

12407 Pepper Creek Lane  
Pearland, TX 77584

Inspection prepared for: **Jenna L. Hazzard**

Date of Inspection: 01/11/2018

**Age of Home:** 1 year

**Built:** 2017

**Size:** 2,686 Sq. Ft

Inspector: Leonides Castillo

License #: 21828

Phone: (281)734-4433

Email: castlelion143@outlook.com

# LC Home Inspections, PLLC

2221 Castle Dr.  
League City, TX 77573

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## PROPERTY INSPECTION REPORT

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Prepared For: Jenna L. Hazzard  
(Name of Client)

Concerning: 12407 Pepper Creek Lane, Pearland, TX 77584  
(Address or Other Identification of Inspected Property)

By: Leonides Castillo, Lic #21828 01/11/2018  
(Name and License Number of Inspector) (Date)

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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 or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
<http://www.trec.texas.gov>.

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.

**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**

- Present at Inspection:  Buyer  Listing Agent  Buyer's Agent  Occupant
- Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other
- Weather Conditions:  Fair  Cloudy  Rain Outside Temp Range: 67°F - 70°F
- Utilities On:  Yes  No Water  No Electricity  No Gas
- House Faces:  North  South  East  West
- Special Notes:

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected
- Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding
- Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas
- Home staged for viewing
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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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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I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

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

Comments:

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

- The foundation appears to be performing the function intended

**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.

**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:

- 1. Gutter splash block under gutter downspout not placed correctly- water should be allowed to flow freely away from the foundation. In current position, water will not run away from the house where it can pool and cause damaged to the foundation



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- 2. Shrubs around foundation may cause future foundation problems.



**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Asphalt Shingles

Slope: 7:12

Viewed From: Roof Level

Comments:

- 1. Torn, damaged, perforated or missing ridge cap shingles - shingle should be repaired to prevent further damage and potential area for water intrusion.

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- 2. Exposed or lifting nail heads - Nail heads should be sealed. Unsealed head will rust and lead to possible moisture intrusion.



- 3. Paint peeling from roof flashing where roof meets exterior wall - painting of flashing any roof penetrations will prevent deterioration of flashing.



- 4. Missing step flashing where a roof intersects at exterior wall - Missing flashing will provide an opening for water intrusion and/or insect or rodent infestation



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- 5. Lifting of roof shingle - potential area for water intrusion



**Minor repairs to the roofing are recommended.** Damaged roofing material should be repaired. All roof penetrations and flashing should be examined and sealed or painted as necessary

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* Approximately 12 inches

*Approximate Average Thickness of Vertical Insulation:* None found

*Comments:*

- 1. The attic ladder was missing fasteners.- Attic ladder brackets are designed for specific location of fasteners. Manufacturers typically require the use of 16d nails or 1/4" x 3" lag bolts be installed through the corner brackets for personal safety. This condition should be further evaluated and corrected as necessary



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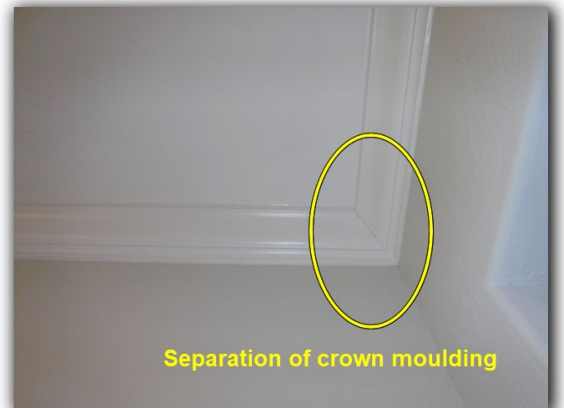


**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

- 1. Minor cracks in wall joints or trim



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2. Incomplete seal to wall in garage

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**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

3. Mortar is separated or missing in some areas

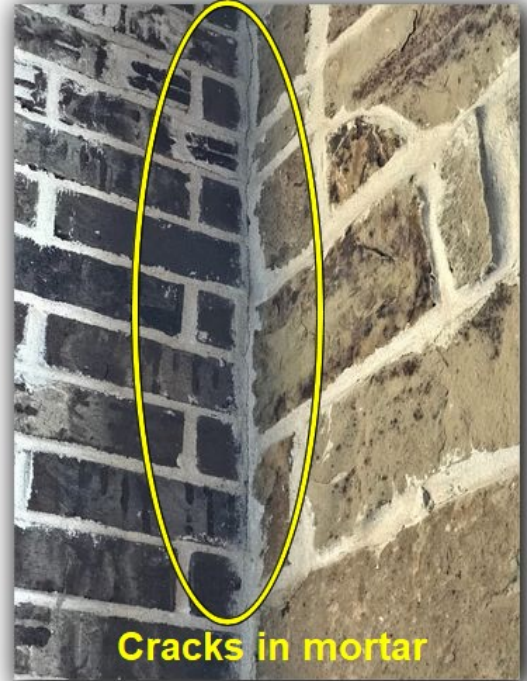
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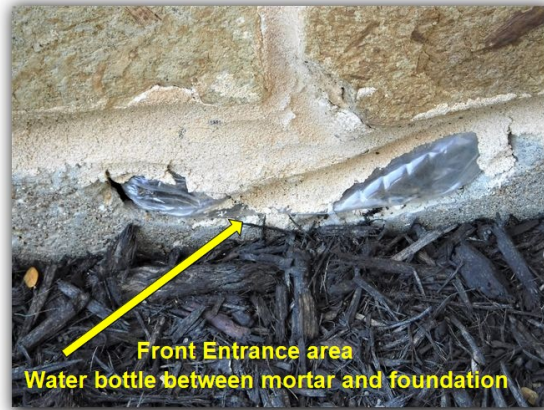
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4. Caulking / sealant is separated or missing in some areas all expansion joints



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5. Possible water/insect penetration areas at exterior walls - all exterior wall penetrations should be sealed to prevent water or insect intrusion





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6. Rust forming on steel lintels over doors and windows - The steel lintels should be treated and repainted to prevent further rusting. Over time, additional rusting lintels will expand and form cracks in the mortar.



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The Interior and exterior walls are examined for signs and symptoms of adverse structural integrity and water penetration. Exterior walls are visually inspected for adverse performance issues, particularly at supporting members and common installation failures. Moisture intrusion is virtually impossible to detect if there are no active and visual signs. Therefore, your inspector will inspect for flashing deficiencies and common problem areas for signs of moisture damage. The interior is generally always obscured by wall coverings and paint. Insulation, plumbing, and electrical items behind these walls cannot be inspected. Your inspector will primarily focus on structural movement and installation deficiencies. Cosmetic items are not considered or annotated in the report unless they correlate to a more significant problem.

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**F. Ceilings and Floors**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

*Comments:*

**Interior Doors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Exterior Doors**

1. Exterior door thresholds not sealed properly



2. Self-closing hinges on the door that provides access to the home via the garage were not properly adjusted. Self-closing hinges serving the garage are intended to ensure garage door fire separation is intact in case of fire and provide a legitimate barrier to prevent Carbon Monoxide from entering into the home from the garage. Recommend adjusting to provide better performance of hinges.



**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

Operation Type:  Manual  Electric Opener

3. Missing garage door hardware

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4. Hole at bottom of metal garage door



Exterior doors should be installed to provide Weather tightness and reliable security. Weather tightness, locking mechanisms, glass panes, thresholds, and the overall condition of your doors are inspected. In addition, garage doors are inspected for fire safety compliance.

Interior doors provide privacy and noise reduction. They may also be an indicator of structural movement within the home. Interior doors should also allow for the adequate flow of conditioned air between passages. Interior doors are inspected for movement free of binding and proper latching. Mechanical hardware is also inspected.

**H. Windows**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Pre-Fabricated  Free Standing

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- 1. No gas valve shut-off key available
- 2. Cardboard spacers found between fireplace stone veneer



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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

Unknown objects embedded into patio floor - possible termite barrier. It appears home may have been treated for termites. recommend discussion with seller to determine reason and need for future potential maintenance.



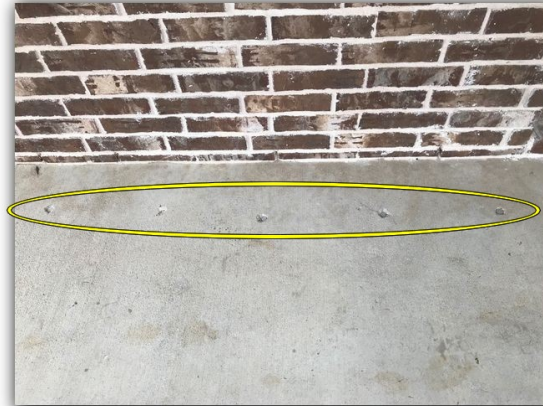
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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

**Main Panel Location:** Copper

**Panel Manufacturer:** Eaton

**Electrical System Phase:** Consists of a single-phase, three-wire, 120/240 volt

**Feeder Conductors:** Copper

**Capacity:** 150 Amps

**Gas Line Bonding Location:** At gas line entering property

**Service Type:** Underground Service **Lateral**

**Overhead Service**

### Main Disconnect Panel

- 1. Service lateral conduit not secured properly

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**Sub Panels**

**Type of Wire:**  Copper

All components were found to be performing and in satisfactory condition on the day of the inspection.

The electrical system has many components that must work in harmony in order to provide your home with electricity. The vast majority of residential homes are supplied with power via two 120 volt wires and one neutral wire, giving your modern home the much needed 240 volts necessary to power appliances like the stove, range, dryer, and HVAC system. Generally, homeowners are responsible for everything that happens after the attachment to the meter. The outlets, switches, fixtures, and grounding system also play a key role in your home's electrical system. Your inspector is limited by many factors on what can and cannot be properly inspected. However, safety of your home and family is of highest priority. We will report every defect that we can verify.

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

Type of Wiring:  Copper  Aluminum

Comments:

**Ground Fault Circuit Interrupters (GFCIs)**

GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: *All kitchen countertop receptacles, and bathroom receptacles,*

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receptacles within 6' of water, all outdoor receptacles and all receptacles outlets, including ceiling receptacles for any overhead garage door operators. Missing GFCIs per today's standard is a [TREC Standards of Practice reporting requirement](#).

**Ground Fault Circuit Interrupt (GFCI) Protection:**

Bathrooms:  Yes  No Reset located at: *all at master bathroom*

Garage:  Yes  No Reset located at: *garage*

Outdoors:  Yes  No Reset located at: *each outdoor outlet*

Kitchen Island  Yes  No Reset located at: *kitchen (2 circuits or devices)*

**Outlet and Switches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**ARC Fault Circuit Interrupt Safety Protection**

Family Room:  Yes  No  Partial Hallways:  Yes  No  Partial

Dining Room:  Yes  No  Partial Den/Office:  Yes  No  Partial

Living Room:  Yes  No  Partial

Game Room:  Yes  No  Partial

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

**A. Heating Equipment**

*Type of System: Central and Zoned*

*Energy Source: Gas*

*Location of Thermostat #1: Wall adjacent to stairs*

*Location of Thermostat #2: Upstairs hall to bedrooms*

*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices..

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**B. Cooling Equipment**

*Type of System: Central-Zoned*

*Location of thermostat #1: Wall Adjacent to stairs*

*Location of thermostat #2: Upstairs hall to bedrooms*

*Seer/Tonnage Unit#1: 16 Seer, 4 Ton*

*Comments:*

AC Condenser Unit :

Supply Air Temp: 53°F

Return Air Temp: 63°F

Temp. Differential: 10°F

- 1. Condenser unit not level or 3" above grade  
Refrigerant travels with the lubricating oil through an a/c system. When the condenser is out-of-level, the oil can separate and the compressor may operate without adequate lubrication. Most manufacturer installation manuals specify that the unit be mounted on a level surface. Additionally, refrigerant lines can be stressed
- 2. Condenser refrigerant and suction lines not capped
- 3. Recommend cleaning, servicing and / or further evaluation of condenser by a licensed professional



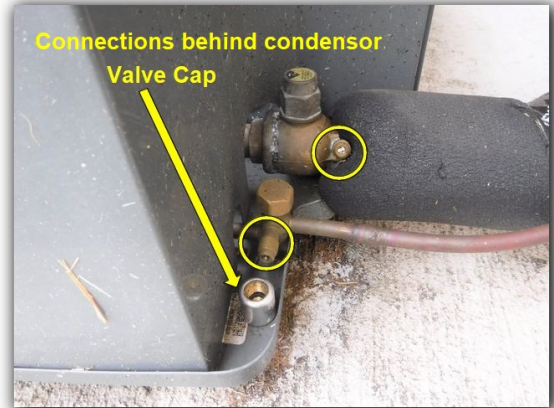
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**C. Duct Systems, Chases, and Vents**

Comments:

Type of Ducting:  Flex Ducting  Duct Board  Metal

All components were found to be performing and in satisfactory condition on the day of the inspection.

**IV. PLUMBING SYSTEMS**

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

Location of water meter: Front of property  Functional Flow Adequate

Location of main water supply valve: Adjacent to irrigation vacuum breaker and shut off valves

Static water pressure reading: 56 psi  below 40 psi  above 80 psi

Lack of reducing valve over 80 psi

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*Comments:*

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

### Sinks

#### Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

### Bathtubs and Showers

#### Comments:

Lack of access to water supply connections

2015 International Residential Code P2704.1 Access to connections - General

“Slip joints shall be made with an *approved* elastomeric gasket and shall be installed only on the trap outlet, trap inlet and within the trap seal. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other *approved* arrangement so as to provide access to the slip connections for inspection and repair. “

### Commodes

#### Comments:

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the inspection.

**Plumbing General**

**Comments:**

- 1. Rust on exterior gas line - excessive rust will eventually corrode line and lead to gas leak. Rust to the exterior gas line should be removed and painted to prevent further rusting



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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Location of main fuel supply valve:* Adjacent to water heater

*Capacity:* Unknown

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*



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This component appears to be performing adequately at the time of this inspection.

**B. Food Waste Disposers**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

- 1. Fan / Motor assembly not secured properly



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

*Comments:*

**Range Type:**  Electric  Gas

**Oven(s):**

Unit #1:  Electric  Gas

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Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

1. Inoperative Oven



**E. Microwave Ovens**

*Comments:*

One cup of water heated for one minute: approx. 170°F



This component appears to be performing adequately at the time of this inspection.

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

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**G. Garage Door Operators**

*Comments:*



Door locks have not been removed or disabled - failure to disable door lock can

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result in significant damage to the garage door if accidentally locked and automatic door opener activated.

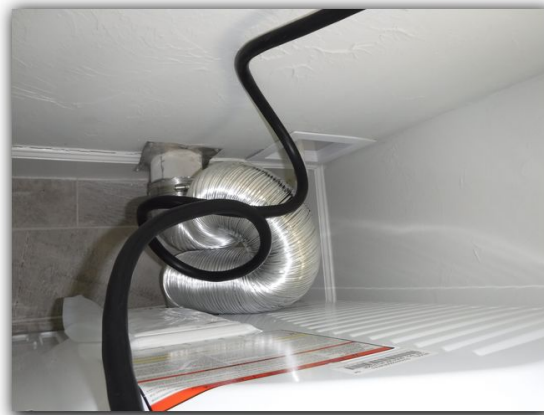


#### H. Dryer Exhaust Systems

Comments:



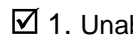
Dryer exhaust duct has kink and too many turns for proper exhaust - Dryer will not exhaust properly and lint will accumulate within exhaust duct. This is a potential fire hazard



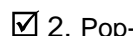
## VI. OPTIONAL SYSTEMS

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

Comments:



1. Unable to access zone control valves- access required to check for leaks or drip of control valve. However, rainy weather condition at day of inspection would have prevented accurate assesment



2. Pop-up sprayers not perpendicular (tilted) to grade and may require adjustment - improper spray head alignment may affect performance



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- 3. Non functioning or sunken pop-up sprayers



- 4. pop-up sprayers behind fence



## Summary

All

### GRADING AND DRAINAGE

1. Gutter splash block under gutter downspout not placed correctly
2. Shrubs around foundation may cause future foundation problems

### ROOF COVERING MATERIALS

1. Torn, damaged, perforated or missing ridge cap shingles
2. Exposed or lifting nail heads
3. Paint peeling from roof flashing where roof meets exterior wall
4. Missing step flashing where a roof intersects at exterior wall
5. Lifting of roof shingle

### ROOF STRUCTURES AND ATTICS

1. The attic ladder was missing fasteners.

### WALLS (INTERIOR AND EXTERIOR)

1. Minor cracks in wall joints or trim
2. Incomplete seal to wall in garage
3. Mortar is separated or missing in some areas
4. Caulking / sealant is separated or missing in some areas all expansion joints
5. Possible water/insect penetration areas at exterior walls
6. Rust forming on steel lintles over doors and windows

### DOORS (INTERIOR AND EXTERIOR)

#### **Exterior Doors**

1. Exterior door thresholds not sealed properly
2. Self-closing hinges on the door that provides access to the home via the garage were not properly adjusted.
3. Missing garage door hardware
4. Hole at bottom of metal garage door

### FIREPLACES AND CHIMNEYS

1. No gas valve shut-off key available
2. Cardboard spacers found between fireplace stone veneer

### SERVICE ENTRANCE AND PANELS

#### **Main Disconnect Panel**

1. Service lateral conduit not secured properly

## COOLING EQUIPMENT

1. Condenser unit not level or 3" above grade
2. Condenser refrigerant and suction lines not capped
3. Recommend cleaning, servicing and / or further evaluation of condenser by a licensed professional

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

### **Plumbing General**

1. Rust on exterior gas line

## RANGE HOOD AND EXHAUST SYSTEMS

1. Fan / Motor assembly not secured properly

## RANGES, COOKTOPS, AND OVENS

### **Oven(s):**

1. Inoperative Oven

## GARAGE DOOR OPERATORS

1. Door locks have not been removed or disabled

## DRYER EXHAUST SYSTEMS

1. Dryer exhaust duct has kink and too many turns for proper exhaust

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

1. Unable to access zone control valves
2. Pop-up sprayers not perpendicular (tilted) to grade and may require adjustment
3. Non functioning or sunken pop-up sprayers
4. pop-up sprayers behind fence