

HouseCheck

Property Inspection Report



5331 Dumfries Dr, Houston, TX 77096
Inspection prepared for: Jim Sherry
Real Estate Agent: -

Date of Inspection: 12/4/2019 Time: 2:00 PM
Age of Home: 1960 Size: 2315
Order ID: 1572

Inspector: Jerry Arnold
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HOUSE  **CHECK**™
Inspections. Done Right.

PROPERTY INSPECTION REPORT

Prepared For:	<u>Jim Sherry</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>5331 Dumfries Dr, Houston TX, 77096</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Jerry Arnold, License #4543</u>	<u>12/4/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

 A. Foundations

Type of Foundation(s):

- Slab on grade foundation

Comments:

- About Foundations:

Two common foundation types are a concrete slab or pier and beam. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Slab-on-grade foundations are designed to move with the soil and, during the life of the foundation, you can expect to find doors and windows that do not operate properly, as well as cracks to interior/exterior walls. These are common and do not necessarily indicate foundation failure or adverse performance.

- Limitation: Most components of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- Performance of foundation: It is the professional opinion of the inspector that the foundation appears to be performing as intended at the time of the inspection.
- There appears to have been repairs performed on the foundation throughout home. It is unclear as to the effectiveness of the repairs and this determination is beyond the scope of this inspection. Recommend consulting with seller regarding extent of repairs and obtain any documentation pertaining to warranty, engineer comments, contractor comments, etc. If this is unavailable, then it is recommended that a structural engineer fully evaluate the foundation slab and subsequent repairs.
- Modifications appear to have been made to the home (rear). We cannot determine if these changes were done correctly or how they may affect the home/structures in the future. Full inspection of the foundation is not possible where slab joints are present or where the foundation has been concealed.
- The rear patio deck is butted against the slab of house restricting view of slab.
- Concrete slab at right side of garage restricted view of slab.
- **Observed excessive cracks at garage floor. Recommendation: Further evaluation of slab in garage by a licensed engineer.**

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I	NI	NP	D
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Signs of previous foundation work on house



Cracks in grade beam right side



Rear patio deck obstructed view of slab



Cracks in the garage floor

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I NI NP D

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B. Grading and Drainage

Comments:

- About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of possible organic materials. As a general rule, the ground should slope 6" within the first 10' away from the house. Clearance to wall siding should be at least 4" for brick, stone, or fiber cement and 6" for any other siding materials. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition and should be evaluated by a qualified professional if there are concerns.

- Recommend trimming or removal of vegetation growing in contact with the siding at perimeter of dwelling. This restricts view of siding/slab, as well as, allows vegetation to grow on the dwelling preventing proper visual monitoring of the dwelling for insect infestation. Vegetation also promotes moisture levels that will cause siding to rot and create conducive conditions for wood destroying insects.

- Located at front porch the flowerbed boarder (wood) is in contact with porch columns. This is conducive conditions for wood destroying insects.

- The soil line is too high on the left side of the house. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. High soil levels may allow water penetration and or insect infestation at perimeter of dwelling. Grading of soil should be maintained so that proper drainage and monitoring of the foundation can be performed.



Signs of previous foundation work on house



Heavy vegetation against slab

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I	NI	NP	D
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High soil at slab



A/C condenser



A/C condenser label: 1998 model, 3 1/2 tons

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Composition shingle
- 3 tab shingle

Viewed From:

- Ground with binoculars

Comments:

- About Roof Coverings:

The roof consists of different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, metal flashings, sheathing, and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy, or the potential for future problems which may arise. Any deficiencies found could be an indication of a more serious condition.

- There is debris from nearby tree on roof covering. This debris can impede the roof coverings ability to shed water causing cause leaks and premature aging of the roof cover. Roof coverings should remain free from debris.
- Current standards mandate all plumbing vent stacks extend a minimum of 6 inches above the roof slope. One or more were observed to not meet this standard.
- All deficiencies noted in red should be further evaluated by a roof professional.



Inadequate height for vent stack at right rear corner of roof



Debris on the roof

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Radiant Barrier Present
- Insulation depth is between 8 and 10 inches

Comments:

- About the Roof Structure:

The attic of a residence is important for several reasons. In warm, moist climates the attic is an essential element to creating an energy-efficient dwelling. Insulation in the attic must be of sufficient depth to achieve proper energy efficiency. There should also be sufficient air flow and/or humidity control in all confined areas of a home. The overall attic venting ratio should be at least 1/150th of the total habitable space, however, no measurements are taken as a part of the inspection.

Other structural components in the attic include decking of the roof. Inspectors can only visibly inspect these components in areas that are accessible and considered safe to access by the inspector. Many elements of the roof and attic remain hidden or inaccessible. There is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Limitation: The inspector could not access or view all areas of the attic due to a limited/absent walkway.
- Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency.
- Observed damaged soffit vent (mesh) at rear of house and rear of garage.
- Found various rafters separating from ridge board at roofing structure. Rafters should be secured to ridge board by scabbing from common rafters to ridge board.

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I	NI	NP	D
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Damaged soffit vent at rear of house



Damaged soffit vent at rear of garage



Rafters not adequately secured to ridge board



Rafters not adequately secured to ridge board

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I	NI	NP	D
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Missing insulation in attic



View of air ducts



Observed previous repairs to structural members

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I NI NP D

X			X	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior wall cladding is fiber cement
- Exterior wall cladding is brick
- Exterior wall cladding is wood
- Interior wall cladding is drywall

Comments:

- About Interior and Exterior Walls:

Walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected.

Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

- Limitation: The dwelling is occupied at the time of the inspection. As a result of furniture, fixtures, and personal items present, areas of the home were not visible to the inspector.
- Missing expansion joint at brick veneer materials on the right side of the house. This is a normal as expansion joints were not commonly installed at the time the house was constructed.
- Limitation: The wall(s) in the garage are blocked by stored personal items of the seller at the time of the inspection. Limited view and access is present at the time of the inspection.
- Seam cracks (cosmetic damage) observed in the following locations: living room, right front bedroom and left front bedroom.
- I recommend that you seal all transitions between differing types of exterior sheathing around the perimeter of dwelling. This will help prevent moisture penetration of the structure.
- Missing sealant at gaps (butt joints) in the wood siding at various places at sides of the house. Any void in the siding prevents the siding from performing its intended function and allows an avenue for moisture to enter.
- Observed inadequate/missing firewall at entrance to breezeway from within the garage.

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I	NI	NP	D
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Siding: Brick



Siding: Wood



Deteriorated sealant at siding transition



Siding butt joints need sealant

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I	NI	NP	D
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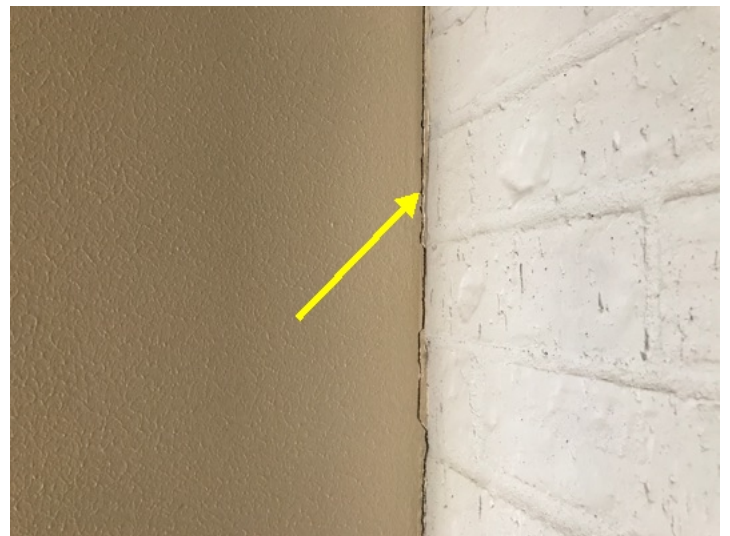
Inadequate firewall for conductors at the breezeway



Heavy storage in garage restricted inspection



Washer/dryer restricting inspection



Gaps/voids at living room wall

I=Inspected

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D=Deficient

I	NI	NP	D
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Ceiling and Floor Materials:

- Floor covering material is carpet
- Floor covering material is tile
- Ceiling material is drywall

Comments:

- About Ceilings and Floors:

Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. Any deficiencies noted can be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Limitation: The dwelling is occupied at the time of the inspection. As a result of furniture, fixtures, and personal items present, areas of the home were not visible to the inspector.



Flooring: tiles



Flooring: Wood

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should function as intended. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

- Door stops are missing for one or more interior doors throughout the residence. Recommend addition to prevent damage to walls within range of motion of each fixture.
- Door swings open/closed when partially operated in the following locations: left front bedroom . This is commonly referred to as 'ghosting' and is typically due to a poorly mounted door or loose hinges.
- Hallway closet sliding doors are missing floor guides.
- The access door to furnace is not fire rated as required. Areas where combustible appliances are installed are required to have and approved fire rated access door. Recommend properly install a solid core or fire-rated door between the living space and furnace. The door should provide a minimum of 20 minutes fire protection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

- Standard sliding windows

Comments:

• About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals/glazing strips and the presence of tempered glass in all proper locations. Any deficiencies found can be an indication of a more serious condition. We recommend further evaluation by a qualified window repair professional if there are concerns.

- Found various windows around the house are not adequately sealed due to failure in caulking/glazing. Any gaps between window frame and siding allow an avenue for moisture to enter.

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I	NI	NP	D
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Deteriorating window sealant



Furnishings restricted inspection of windows

X			X
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I. Stairways (Interior and Exterior)

Comments:

- About Stairways:

Stairways are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

- Inadequate baluster spacing is present to the upstairs railing. (4" maximum spacing allowed.)
- Modern hand rails are supposed to have closed ends to prevent cloths snagging and tripping.



Hand railing balusters spaced too far apart



Open ended handrails

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

- Fireplace is located in the living room

Types:

- Gas-fueled

Comments:

- About Chimneys and Fireplaces:

Visible and accessible portions of the chimney and fireplace are inspected at the time of the inspection. Any defects observed are noted within this section of the inspection report. Inspection fireplace components include the visible firebox, flue, lintel, fuel source, and hearth extension. Proper clearance from combustibles can only be determined if the attic penetration is accessible.

Exterior chimney components include the chimney extension, spark arrestor, chimney cap and crown. Drafting capability of the chimney is not measured or tested. We always recommend a complete examination and cleaning (if necessary) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified chimney professional if there are concerns.

- Missing damper clamp on the fireplace flue. A damper clamp is required for a gas-fueled fireplace.
- Master bedroom entrance door is not functional and does not catch when door is closed.



Fireplace

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

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:
 • About Porches, Balconies, Decks and Carports:

All porches, balconies, decks and/or carports attached to or located near the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section and may be omitted entirely. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

• One or more walkways have lifted/uneven sections in the following locations: . This condition can create a tripping hazard (resulting in personal injury) or may continue to separate over time.



Sidewalk heaving



Cracks found at various places at front porch

L. Other

Materials:
 Comments:

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X	A. Service Entrance and Panels
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Panel Locations:

- Electrical panel is located at rear exterior of garage
- Subpanel is located in the laundry room

Materials and Amp Rating:

- Copper wiring present
- 125 amp service

Comments:

- About Electric Panels:

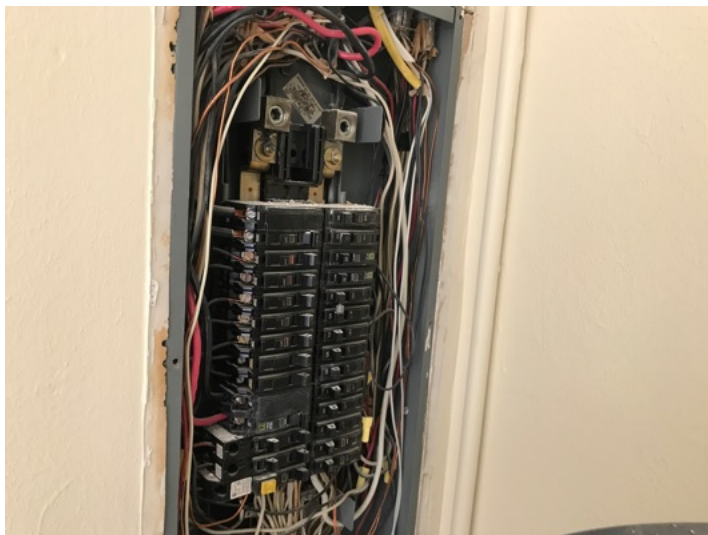
Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Inspectors will attempt to remove the cover when deemed safe by the inspector to do so.

Limitation: Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not verify the effectiveness or performance of any over-current devices/breakers. If the client has any concerns with the electrical system or its insurability, they are encouraged to consult with a licensed electrician. Any deficiencies found could be an indication of a more serious condition and further evaluation/diagnosis by a licensed electrician is warranted.

- **Double taps** observed to the neutral bus at the subpanel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician.
- The breakers at the exterior service panel are not fully/properly labeled.
- All deficiencies noted should be evaluated and repaired by a licensed electrician.



Main service panel at rear of garage



Sub panel in laundry room

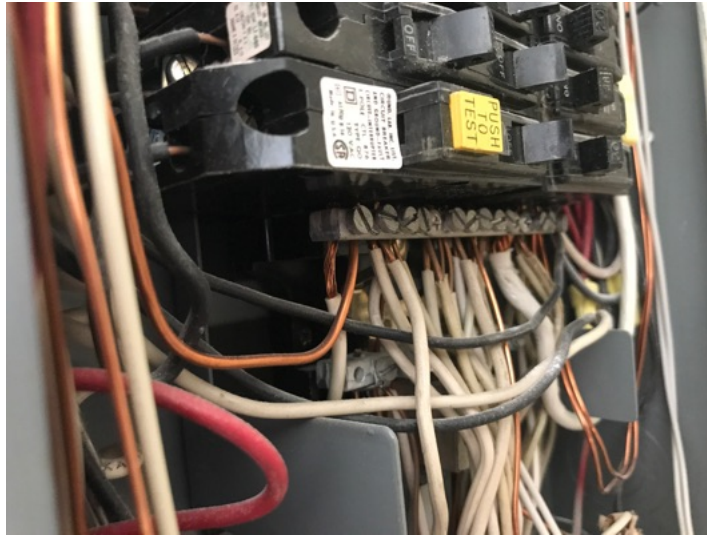
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Double lugged neutral wires at sub panel

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring present

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and **AFCI** protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness, interconnectivity or suitability for the hearing impaired are not verified. Low voltage systems and disassembly of mechanical appliances are not included in the inspection.

- Limitation: Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection.
- Though the electrical branch service has been previously updated the electrical branch circuit system was installed with a two wire/conductor system. There is no third green color insulated or bare equipment grounding wire/conductor installed at various outlets throughout dwelling. The third green color insulated or bare wire/conductor carries no current when correctly installed. Its purpose is to protect the user in case of an equipment malfunction by diverting current to a safe place. User of electrical system should be aware that this safety wiring/conductor system does not exist in the dwelling branch circuit wiring/conductor system. It is recommended that a grounding system be installed to protect user in case of an equipment malfunction.

Note: Simply replacing an older 2-prong outlet with a 3-prong outlet can be hazardous, because the receptacle will appear to be functional with a ground, but in fact there isn't one. If someone were to plug a faulty 3-prong device into that "fake" grounded receptacle, a shock hazard is very likely. Electricity moving through the device casing would create an energized surface from which a person could be electrocuted.

- Missing GFCI protection is present for outlet(s) in the following locations: garage and at front exterior of house.
- The exterior outlet at front of house (left side of front porch) is in contact with soil. Further evaluation by a licensed electrician is recommended.
- The GFCI outlet at hall bath did not cycle off properly when tested.
- All deficiencies noted should be evaluated and repaired by a licensed electrician.

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I	NI	NP	D
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Outlet in contact with soil (front of house)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			X	A. Heating Equipment
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Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector operates the heating equipment if it deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- Adequate warm air was noted throughout the home. Average temperature at the supply registers: 111 degrees.

- Missing drip leg (sediment trap) to the gas supply line for the HVAC system.
- All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas furnace



Furnace air temperature at supply air register

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Cooling Equipment

Type of Systems:

- Brand:Carrier
- Year(s) Manufactured:
- Refrigerant: R-410A
- Refrigerant: Not listed/identified on data plate

Comments:

- About Cooling Equipment:

The cooling equipment is designed to cool and circulate the inside air. Central air conditioning units often work in conjunction with central heating systems. The inspector operates the cooling equipment if the outside temperature is above 60 degrees and deemed safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

- The temperature differential for this unit is 16 degrees between the supply air and the return registers. This is acceptable and a normal temperature differential for this **a/c** system.
- Condensing unit is nearing the end of its useful life; life expectancy of a/c condensers are between 15 & 20 years. It is recommended to have this unit further evaluated prior to closing by a licensed HVAC technician.
- **Observed the A/C discharge lines terminated at slab at left side of house. Recommendation: Extend drainage line to terminate a few feet away from slab.**
- **All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A/C discharge line terminates at slab



A/C air temperature at supply air register



A/C air temperature at return air register

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

- The visible ductwork and air flow presence is verified at very accessible register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be reported. Ventilation in the residence and attic is very important for the overall performance of the structure. Proper ventilation can help to control moisture levels and vent out harmful combustion gases.

Limitation of Scope: A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold. Environmental and mold investigations should be only be conducted by a trained and state licensed professional. Any issues noted could indicate a more serious condition and should be evaluated further by a licensed HVAC professional if there are concerns.

- Ductwork is torn/disconnected at the observable air handler closet or attic space in the following locations: .
- Observed duct in contact with range hood vent pipe.
- All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.



Air ducts in contact with vent pipe



Damaged/missing insulation on air ducts

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard

Location of Main Water Supply Valve:

- Right side of residence

Comments:

- About Plumbing Supply Systems:

The plumbing system of a home includes the shutoff valve, water supply lines, plumbing drains, plumbing vents, and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view.

Limitation of scope: The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as pool pumps, underground irrigation lines, filter systems, fire sprinklers or backflow devices. Potability and/or water quality is not assessed as part of a home inspection. Water testing should only be done by qualified professionals if there are concerns. Any deficiencies noted could be an indication of a more serious condition, and further evaluation is advised if there are concerns.

- Static Water Pressure Reading: 64 PSI
- Plumbing Supply Material(s): PEX
- The exterior gas meter does not appear to be bonded. Recommend further evaluation by a licensed electrician.
- Observed faucet at right side of house inoperative.
- Damaged faucet found at left rear corner of garage.
- Hall Bathroom - The toilet short-cycles and does not flush properly. In some cases, this requires holding down of the flush lever for a full flush cycle. Recommend properly repair toilet by a qualified tradesman.
- All deficiencies noted should be evaluated and repaired by a licensed plumber.



Main water cut-off valve



Static water pressure: 64 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged exterior faucet (left rear corner of garage)



Gas meter at rear side of garage



Faucet at right side of house inoperative



Gas meter not grounded

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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View of water lines in attic

X			
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B. Drains, Wastes, and Vents

Comments:

• About Drains and Waste Vents:

The inspection of the plumbing drainage system includes basins which hold water, drain stops, overflow drains, visual drain pipes, and clean-outs spaced throughout the residence.

Limitation of scope: Much of the plumbing drain line system is not accessible and is hidden behind walls, attic spaces, or other obstructions. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas.

- All deficiencies noted should be evaluated and repaired by a licensed plumber.
- Toilets were inspected and operated throughout the home. No deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Typical view of testing drains at tubs



Typical view of testing drains at sinks



Typical view of testing drains at sinks

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water heater is gas-fueled
- Water heater is located in the laundry room

Capacity:

- Unit capacity is 50 gallons

Comments:

- About Water Heaters:

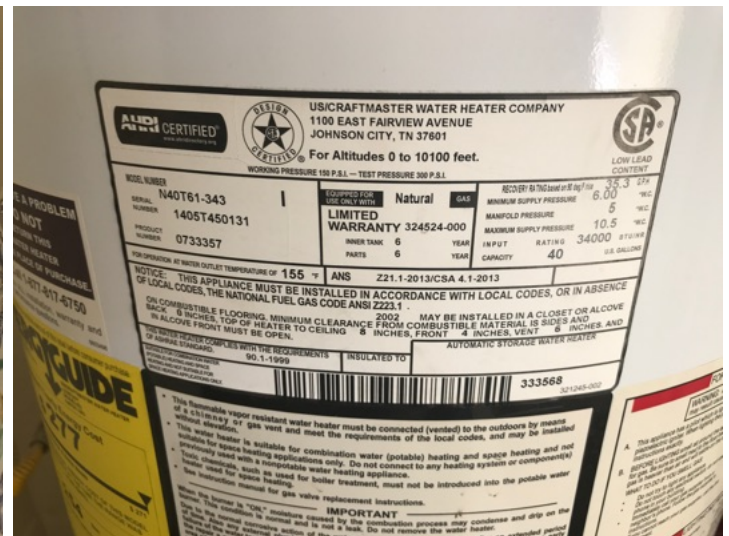
Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance (or whatever maintenance schedule the manufacturer advises) should be performed to residential water heaters. If the client is not comfortable performing general water heater maintenance, consultation with a qualified professional is advised. Any deficiencies noted could be an indication of a more serious condition, and further evaluation by a licensed plumber is also recommended if there are concerns.

Limitation of scope: Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection for each water heating unit, as any failure may result in unforeseen damage to persons or property.

- Brand: Whirlpool // Year Manufactured: 2014
- Excessive hot water was measured at plumbing fixtures in the following bathrooms/locations: kitchen. Standard hot water temperature should be measured between 90-120 degrees throughout the residence.
- The water heater is missing an emergency drain pan as required.
- All deficiencies noted should be evaluated and repaired by a licensed plumber.



Water heater



Water heater label: 50 gallons, 2014 model

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water temperature at sink



Missing Emergency drain pan

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- The dishwasher was operated in 'Normal' mode and performed as intended. The kickplate was removed at the front of the unit to inspect for leaks.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dishwasher



Dishwasher

B. Food Waste Disposers

Comments:

- The unit was operated and appeared functional at time of the inspection.



Disposal

C. Range Hood and Exhaust Systems

Comments:

- Type: Hood with fan (unit vents to the exterior)
- Range hood light fixture and all fan speeds were tested (the unit appears to be functional at the time of the inspection).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Vented range hood

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Cooktops: natural gas
- Oven : electric
- Oven operated when tested. Tested at 400 degrees, registered at 375 degrees.



Gas cook top



Electric oven

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Oven temperature: 375 degrees

X			
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E. Microwave Ovens

Comments:

- The unit was tested using an LED microwave indicator. No deficiencies to report.



Microwave

X			
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All exhaust fans and/or bathroom heaters were operated and no deficiencies were noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

- One 16' steel sectional door

Comments:

- The overhead garage door(s) operated normally when tested. No deficiencies were observed regarding operation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- Limitation: Interior dryer vent is partially blocked by appliances present at the time of the inspection.
- The visible dryer vent system was inspected at the time of the inspection and no deficiencies were noted.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

- Excessive over-spray present to the following Zones: 2, 4, 5
- Observed sprinkler head on zone #2 would not oscillate.
- All deficiencies noted should be evaluated and repaired by a licensed irrigation professional.



ICV at right side of house



Sprinkler's rain sensor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Zone one



Zoned two



Sprinkler head would not oscillate



Overspray zone two

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Zone three



Overspray zone three



Zoned four



Zone five

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sprinkler control panel located in garage

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	<ul style="list-style-type: none"> • Observed excessive cracks at garage floor. Recommendation: Further evaluation of slab in garage by a licensed engineer.
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Located at front porch the flowerbed boarder (wood) is in contact with porch columns. This is conducive conditions for wood destroying insects. • The soil line is too high on the left side of the house. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. High soil levels may allow water penetration and or insect infestation at perimeter of dwelling. Grading of soil should be maintained so that proper drainage and monitoring of the foundation can be performed.
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • There is debris from nearby tree on roof covering. This debris can impede the roof coverings ability to shed water causing cause leaks and premature aging of the roof cover. Roof coverings should remain free from debris. • Current standards mandate all plumbing vent stacks extend a minimum of 6 inches above the roof slope. One or more were observed to not meet this standard. • All deficiencies noted in red should be further evaluated by a roof professional.
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency. • Observed damaged soffit vent (mesh) at rear of house and rear of garage. • Found various rafters separating from ridge board at roofing structure. Rafters should be secured to ridge board by scabbing from common rafters to ridge board.
Page 11 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • I recommend that you seal all transitions between differing types of exterior sheathing around the perimeter of dwelling. This will help prevent moisture penetration of the structure. • Missing sealant at gaps (butt joints) in the wood siding at various places at sides of the house. Any void in the siding prevents the siding from performing its intended function and allows an avenue for moisture to enter. • Observed inadequate/missing firewall at entrance to breezeway from within the garage.

Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door stops are missing for one or more interior doors throughout the residence. Recommend addition to prevent damage to walls within range of motion of each fixture. • Door swings open/closed when partially operated in the following locations: left front bedroom . This is commonly referred to as 'ghosting' and is typically due to a poorly mounted door or loose hinges. • Hallway closet sliding doors are missing floor guides. • The access door to furnace is not fire rated as required. Areas where combustible appliances are installed are required to have and approved fire rated access door. Recommend properly install a solid core or fire-rated door between the living space and furnace. The door should provide a minimum of 20 minutes fire protection.
Page 15 Item: H	Windows	<ul style="list-style-type: none"> • Found various windows around the house are not adequately sealed due to failure in caulking/glazing. Any gaps between window frame and siding allow an avenue for moisture to enter.
Page 16 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • Inadequate baluster spacing is present to the upstairs railing. (4" maximum spacing allowed.) • Modern hand rails are supposed to have closed ends to prevent cloths snagging and tripping.
Page 17 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Missing damper clamp on the fireplace flue. A damper clamp is required for a gas-fueled fireplace. • Master bedroom entrance door is not functional and does not catch when door is closed.
Page 18 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • One or more walkways have lifted/uneven sections in the following locations: . This condition can create a tripping hazard (resulting in personal injury) or may continue to separate over time.

ELECTRICAL SYSTEMS

Page 19 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Double taps observed to the neutral bus at the subpanel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician. • The breakers at the exterior service panel are not fully/properly labeled. • All deficiencies noted should be evaluated and repaired by a licensed electrician.
Page 21 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Missing GFCI protection is present for outlet(s) in the following locations: garage and at front exterior of house. • The exterior outlet at front of house (left side of front porch) is in contact with soil. Further evaluation by a licensed electrician is recommended. • The GFCI outlet at hall bath did not cycle off properly when tested. • All deficiencies noted should be evaluated and repaired by a licensed electrician.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 23 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Missing drip leg (sediment trap) to the gas supply line for the HVAC system. • All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.
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Page 24 Item: B	Cooling Equipment	<ul style="list-style-type: none"> Observed the A/C discharge lines terminated at slab at left side of house. Recommendation: Extend drainage line to terminate a few feet away from slab. All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.
Page 26 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> Ductwork is torn/disconnected at the observable air handler closet or attic space in the following locations: . Observed duct in contact with range hood vent pipe. All deficiencies noted should be evaluated and repaired by a licensed HVAC professional.
PLUMBING SYSTEMS		
Page 27 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> The exterior gas meter does not appear to be bonded. Recommend further evaluation by a licensed electrician. Observed faucet at right side of house inoperative. Damaged faucet found at left rear corner of garage. Hall Bathroom - The toilet short-cycles and does not flush properly. In some cases, this requires holding down of the flush lever for a full flush cycle. Recommend properly repair toilet by a qualified tradesman. All deficiencies noted should be evaluated and repaired by a licensed plumber.
Page 31 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> Excessive hot water was measured at plumbing fixtures in the following bathrooms/locations: kitchen. Standard hot water temperature should be measured between 90-120 degrees throughout the residence. The water heater is missing an emergency drain pan as required. All deficiencies noted should be evaluated and repaired by a licensed plumber.
OPTIONAL SYSTEMS		
Page 36 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> Excessive over-spray present to the following Zones: 2, 4, 5 Observed sprinkler head on zone #2 would not oscillate. All deficiencies noted should be evaluated and repaired by a licensed irrigation professional.