



# HIGHLAND HOME INSPECTIONS

(281) 394-0784

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<http://www.hh-inspect.com>



## CURRENT RESIDENTIAL

3114 Fairmont Ct  
Sugar Land TX 77478

Melissa Poteet & Shaun Hopkins

JULY 27, 2020



Inspector  
Garry Mitchell



TREC #23406  
(281) 394-0784  
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# PROPERTY INSPECTION REPORT

Prepared For: Melissa Poteet & Shaun Hopkins

(Name of Client)

Concerning: 3114 Fairmont Ct, Sugar Land TX 77478

(Address or Other Identification of Inspected Property)

By: Garry Mitchell - TREC #23406

(Name and License Number of Inspector)

07/27/2020 9:00 pm

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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### INFORMATION

**General**

*Comments:*

*Pictures:*

The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified.

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

*Appurtenance:* Covered Porch

*Garage:* Attached

*Inaccessible or Obscured Items:* Mold / Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at this time - Any reference to water intrusion is recommended a professional investigation be obtained.

*In Attendance:* Buyer, Buyer Agent

*Occupancy:* Vacant

*Rain in Last 3 Days:* Yes

*Style:* Ranch

*Temperature (approximate):* 92 Fahrenheit (F)

*Weather Conditions:* Cloudy

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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;

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malfunctioning carbon monoxide alarms;  
 excessive spacing between balusters on stairways and porches;  
 improperly installed appliances;  
 improperly installed or defective safety devices;  
 and lack of electrical bonding and grounding, and lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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## I. STRUCTURAL SYSTEMS

A. Foundations

*Comments:*

Inspection Notes:

The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

**Future performance of the structure cannot be predicted or warranted.**

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be

*Type of Foundation(s):* Slab on Grade

*Note: Specific Limitations without ZIP level:*

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There is no single formal universally accepted standard for residential building foundation performance. Even if there were, an opinion of the performance of any foundation would necessarily require several pieces of information that are typically not available to the inspector, e.g. a new construction elevation baseline survey on the date that the foundation construction was originally substantially completed, and others. Simply put: an opinion on the performance of a foundation cannot feasibly be based upon a one-time visual inspection of the structure. One cannot extrapolate long-term trends from a short-term sample of facts. This is a report of first impression of what was visible and recognized by the inspector on the date and time of this inspection. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Should you have present or future concerns regarding the foundations condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation. Though the TREC requires inspectors to identify the exact type of foundation of the building being inspected, this is often not practically feasible, e.g. in the case of parged post-tensioned slabs-on-ground, post-tensioned structurally supported slabs, and proprietary engineered systems such as suspended foundations, and others. The type of foundation reported will be reported based solely on the visual cues available and the inspectors experience in the field. No warranty is expressed or implied regarding the accuracy of this assessment.

Method of Inspection: The Inspector performed a visual inspection of interior and exterior walls and visible grade beams. There are many limits inherent in this visual inspection as the Inspector does not move private property, furniture or lift carpeting and padding to look for cracks or the use of a special measuring device such as a ZIP Level. These practices are beyond the bounds of the standards of practice. The condition of concealed or covered floors is specifically excluded from the inspection standards and report.

In the presence or absence of any visible defects, the Inspector may not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking the opinion of any such expert prior to continuance under your personal responsibility of due diligence. This is a report of first impression of what was visible and accessible by the inspector on the date and time of this inspection. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Should you have present or future concerns regarding the foundations condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

**1: The chart shows the ZIP levels results**

🔴 Recommendation

Point P1/R1 is the rear right elevation and point P4/R8 is the front left elevation

Recommendation: Contact a qualified professional.

	P1	P2	P3	P4
P1	1.0	0.8	0.7	1.3
P2	0.9	0.4	0.7	1.0
P3	0.8	0.3	0.7	0.9
P4	0.5	0.3	0.4	0.8
P5	0.5	0.3	0.4	0.5
P6	0.5	0.2	0.7	0.7
P7	0.6	0.2	0.6	0.9
P8	0.5	0.0	0.5	1.0

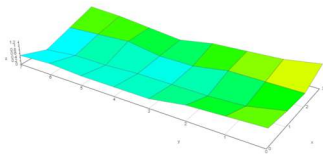
**2: This graph shows that there is less than 1.5”**

🔴 Recommendation

deflection in the pier and beam over straight line of 20’



Recommendation: Contact a qualified professional.



### 3: Honeycombing opinion

#### 🚫 Recommendation

Honeycombing is caused during the pouring process when the concrete is not compacted correctly. This leads to the foundation being weaker than the designers intended. The walls of the foundation show signs of honeycombing but it is impossible to say if there were areas under the slab that have the same issue. Recommend repair by a qualified masonry contractor.

Recommendation: Contact a qualified professional.





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**B. Grading and Drainage**

*Foundation Maintenance Program:*

Soils in the Houston-metropolitan area are an eclectic mix of many components, including sand, loam and clays. Overwhelmingly, dark gumbo clay is the major soil type within the Houston city limits. On the outskirts of Harris County and surrounding cities however, other soil types can predominantly contain highly active clays, which exhibit a high degree of expansion when wet and shrinkage when dry. This situation can result in severe vertical and/or lateral displacement of supported structures. Repeated variations in soil moisture content cause differential movement and undue stress to structural elements of a building, resulting in broken and unlevel floors, masonry cracking and misalignment of doors and windows. Consistent soil moisture content is key to controlling these problems.

**Drainage**

Maintain soil gradients around perimeter areas with a proper slope away from the foundation for a distance of three to four feet. Soil should be a predominantly clay material which is capable of shedding surface water. Sandy loam or other porous material should not be used.

A swale or drainage channel is normally included between structures. This feature should never be altered by addition of fill material or blocked by construction of landscaping beds, structures, etc.

Soil levels against the concrete perimeter grade beam should not be less than two inches from the brick ledge for a slab type foundation.

While not always absolutely necessary, gutters and down-spouts can help in implementing a moisture control program.

Down-spouts should have extensions and splash blocks to reduce erosion and should discharge onto the ground at least two feet away from the structure.

Flowerbed edging or curbs near the foundation may trap water. These beds should be filled with soil to prevent ponding or in some cases area drains may be necessary to prevent ponding.

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Watering

Large trees or shrubs can consume tremendous amounts of water and should not be planted next to the foundation. When planting these items, be careful that roots of mature trees do not extend beneath the foundation.

Whenever cracking of soil occurs or soil is noted to be pulling away from the foundation, it is an immediate signal that soil moisture levels are too low. Water should be added in a slow, systematic manner using an automated sprinkler system or a soaker hose placed 18 in. from the foundation with holes facing downward. Water should be applied until runoff is observed. During hot weather, this process should be repeated four to five times weekly - less during winter months. In summary, remember that a consistent moisture control program will minimize soil movements, resulting in less stress and longer service life of the structure.

The inspector is not required to:

- Inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- Determine area hydrology or the presence of underground water or determine the efficiency or performance of underground or surface drainage systems.

If you should have any particular concerns about the future performance of your yard such as drainage issues, you should contact a qualified landscaping contractor for further evaluation and any correction if needed.

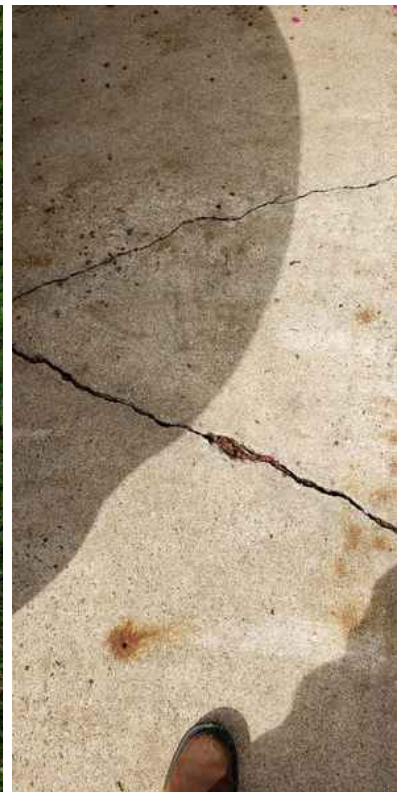
**1: Driveway significant cracks**

**🔴 Recommendation**

Significant cracks were visible in driveway at the time of the inspection. This condition appeared to be consistent with cracking caused by soil movement. If this condition was caused by inadequate compaction at the time of original construction, soil will have stabilized by now. If it was caused by expansive soil, movement and cracking may continue. Determining the soil condition would require the services of a soils (geotechnical) engineer. The Inspector recommends further evaluation and correction by a qualified contractor.

Recommendation: Contact a qualified professional.

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## 2: Yard grading erosion

### 🚫 Recommendation

The home had areas of significant erosion visible that will continue unless action is taken to prevent it. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified landscape contractor to gain an idea of options and costs for correction.

Recommendation: Contact a qualified professional.



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**3: Extend downspouts**

**🔴 Recommendation**

The gutter down spouts should be extended so the flow is directed away from the foundation. 5' is required in expansive soils. Excessive moisture at the foundation can cause foundation movement, in clay soils, and result in damage to the structure.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Comments::*

Limitation:

Roof inspections are limited to visual observations of the accessible surfaces. The roof is inspected from the roof level, only if in the opinion of the inspector it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, improper installation etc) may not be apparent during the visual inspection. As such the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. **If deficiencies are noted and/or you have concerns about life expectancy, insurability or potential for future problems, we Highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.**

*Roof Covering:* Asphalt shingles noted





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*Previous Repairs:*

Evidence of repairs were visible on the roof, which are typically an indication of previous leakage. I am unable to determine the condition of underlying materials in this area.

*The inspector is not required to::*

- Determine the remaining life expectancy of the roof covering
- Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof
- Determine the number of layers of roof covering material
- Identify latent hail damage
- Exhaustively examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.

*TREC roofing cover comment below :*

Roof inspections are limited in their scope and you should talk with your home insurer regarding the cover that they will offer you for the roof in particular. In our experience insurance agents and the companies are very willing to give you an opinion on the insurability of a roof. For this reason, we strongly advise you to seek their opinion before escrow.

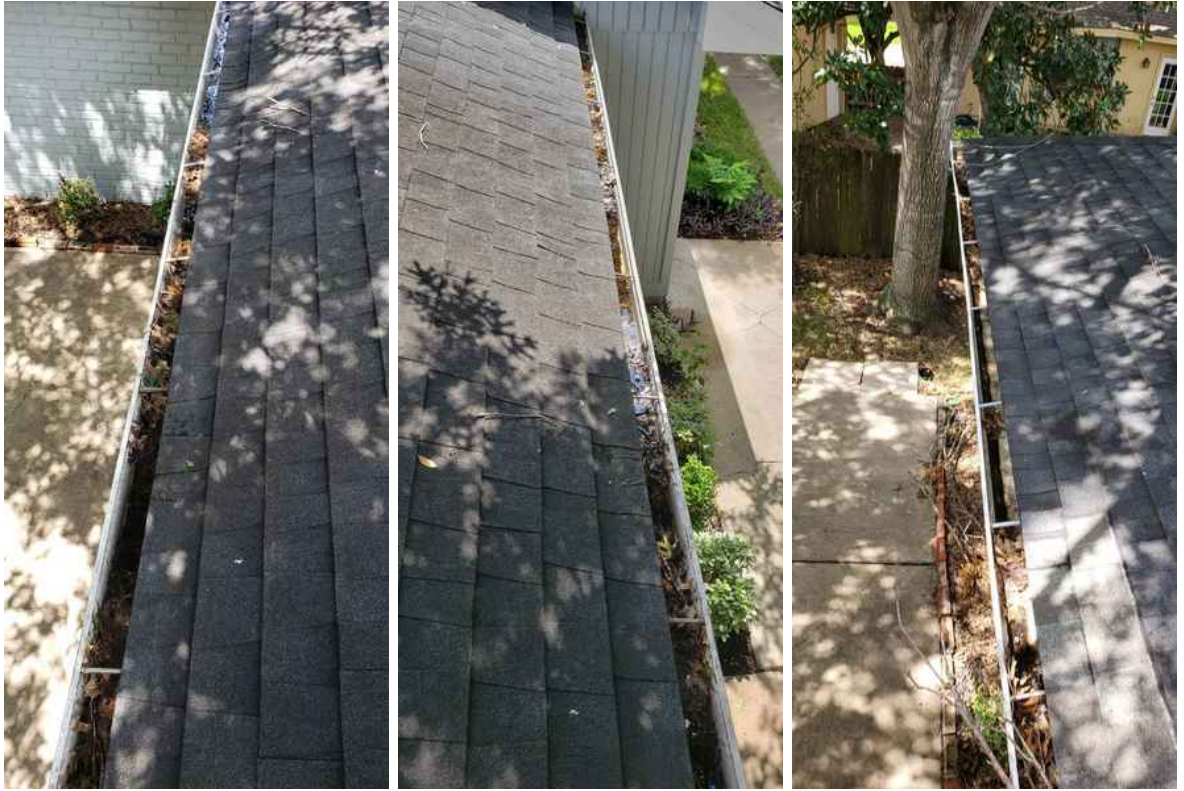
*Viewed From:* Walk the Roof

**1: Gutters are filled with debris**

🔴 Recommendation

Recommend cleaning to avoid moisture intrusion into walls.

Recommendation: Contact a qualified professional.



**2: Kick out flashing opinion**

👉 Recommendation

Kick out flashing missing from walls, also known as diverter flashing, is a type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope.

Recommendation: Contact a qualified professional.





**3: Shingle damage**

🚩 Recommendation

Recommend roofing contractor to evaluate

Recommendation: Contact a qualified professional.



**4: There is evidence of previous repairs to the roof covering material**

🚩 Recommendation

Recommend roofing contractor to evaluate

Recommendation: Contact a qualified professional.



**5: Mastic covered flashing**

🚩 Recommendation

There is some flashing that is mastic covered. This is an indication of past failure. Recommend further evaluation from a licensed roofing contractor.

Recommendation: Contact a qualified professional.





**6: Ponding**

🔴 Recommendation

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation: Contact a qualified roofing professional.

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**D. Roof Structure & Attic**

*Note: :*

It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of deficient electrical or water penetrations conditions. Current building code calls for a minimum of R-30 insulation, or 10-12" (more in colder climates).

Note: Highland Home Inspections lists all items that will not perform well, are unsafe or simply do not work. The attic was inspected from the service boards and every effort is made to identify deficient conditions but the inspector cannot be expected to walk along ceiling joists that are buried in insulation. The reason is two fold safety and the obligation of the inspector not to carry out an invasive inspection. Moving or crushing insulation is invasive and disrespects the owner's property. Should you wish the attic to be entered and searched to every corner the inspector will provide this service for a fee (The fee is 6% of the listing price). But you must arrange permissions for the inspector to remove insulation, lay safety boards and set up safety lines to prevent the inspector from falling from a joists through the ceiling to the floor below.

You must do your own due diligence before you move in and check the conditions listed by the inspector and look for things that may be visible on your later visit that were not during the inspection. The inspector cannot be expected to predict the future or what changes will be made or occur after the inspection.

*Approximate Average Thickness of Vertical Insulation:* Insulation is 3 inches deep

*Attic Access Location:* Attic ladder in garage, Attic ladder in hallway

*Attic limited inspection:* Limited attic inspection due to limited safe walkway.

*Attic Ventilation:* Soffit Vents, Roof turbine

*Recommended Insulation depths:* Depths of fiberglass insulation that will maintain an R value of 30 (depending on % glazing and manufacturer) will improve heating and cooling characteristics and reduce utility costs. For reference, this is equivalent to a depth of loose or bat fiberglass insulation of 10" to 12" depending on the manufacturer. Inadequate insulation will result in greater heat and cooling losses in my opinion. Energy companies are now recommending 18" of insulation to reach R-38.

*Viewed From:* Attic Access

**1: Attic lighting missing**

🔴 Recommendation

The bulbs were burnt out in the lights installed in the attic for maintenance purposes. A light should be working at every mechanical unit so it can be serviced.

Recommendation: Contact a qualified professional.

**2: Insufficient Insulation**

🔴 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.



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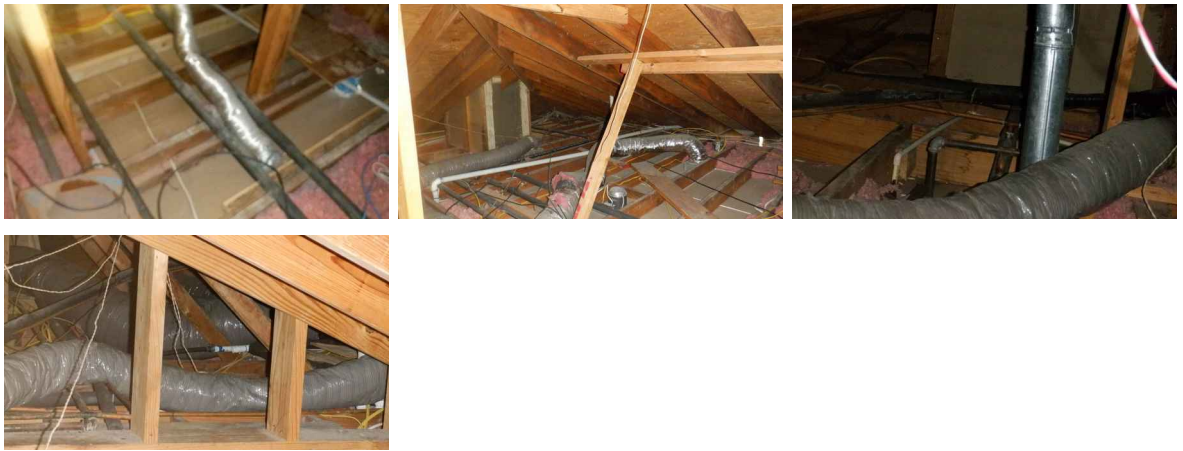


**3: Insulation missing**

🔴 Recommendation

Insulation is missing throughout the attic over the living areas. The absence of insulation will result in greater heat and cooling losses.

Recommendation: Contact a qualified professional.



**4: No attic landing**

🔴 Recommendation

No proper landing area in front of attic access. 30 X 30 inch area is required.

Recommendation: Contact a qualified professional.



**5: No Insulation depth tag**

🔴 Recommendation

The insulation installer is required by code to install a tag indicating depth of insulation and the R-Value. None was visible at the time of the inspection.

Recommendation: Contact a qualified professional.

**6: Pull-down damaged**

🔴 Recommendation

The pull-down attic stairways is damaged and needs to be replaced.

Recommendation: Contact a qualified professional.

E. Walls (Interior and Exterior)

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*Comments:*

Method:

The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing details (e.g. doors, windows, brick ledges, etc.) are not accessible and beyond the scope of the inspection. Home furnishings, artwork, stored goods, heavy foliage, etc. can obscure damage, water stains, previous repairs, etc., and preclude assessment of these conditions.

As a matter of general home maintenance, it is recommended that all deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.)

General Limitations:

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

In the event the residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

*Exterior Cladding Material:* Brick, Wood Fiberboard panels

*Exterior Trim Material:* Wood

*Framing Material:* Wood Studs

*Shrubs blocking walls:* It is recommended that the shrubs be trimmed at least 9" away from the exterior walls of the dwelling. Shrubs obscure visible evidence of wood destroying insects and hold moisture that can damage the exterior cladding.



**1: AC lines needs caulk**

🔴 Recommendation

Where the A.C. lines penetrate the wall needs to be sealed to prevent moisture and pest from entering the wall cavity.

Recommendation: Contact a qualified professional.



**2: Brick wall mortar:**

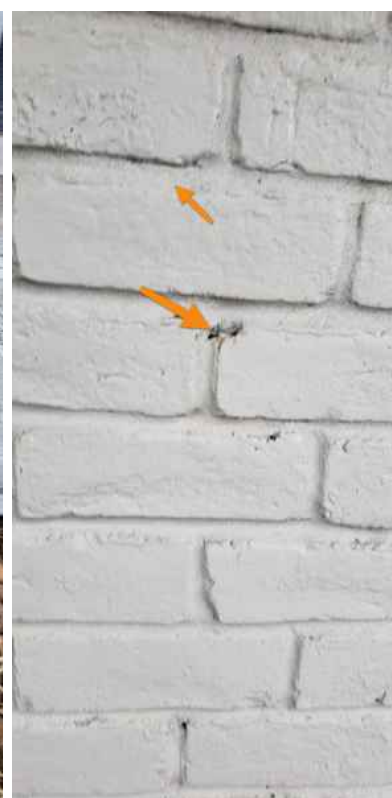
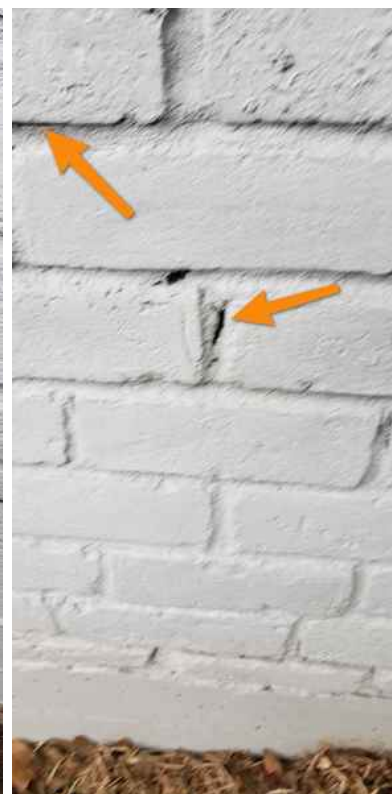
🔴 Recommendation

Brick exterior wall throughout structure exhibited moderate mortar deterioration. These areas should be re-pointed to prevent continued deterioration from freezing moisture. Recommend repairs by a qualified masonry contractor.

Recommendation: Contact a qualified professional.



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**3: Lighting device(s):**

☞ Recommendation

Deficiencies in lighting devices; the caulking should completely seal the fitting preventing water penetration in the lighting device(s). If rainwater comes into contact with the conductors the whole wall near the light(s) could become energized. This could lead to electrocution.

Recommendation: Contact a qualified professional.



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**4: There are deficiencies in caulk at trim throughout structure**

**⊖ Recommendation**

Recommend repairs by a qualified contractor

Recommendation: Contact a qualified professional.



**5: Caulk & seal all gaps/cracks**

 **Maintenance Item**

Caulk and seal all gaps, cracks, and openings. There are various areas around the house that need sealing.

Recommendation: Contact a qualified professional.



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**6: Cracks - Minor**

 **Recommendation**

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation: Recommended DIY Project



**7: Siding damage**

⊖ Recommendation

There is damaged to some of the exterior siding.

Recommendation: Contact a qualified professional.

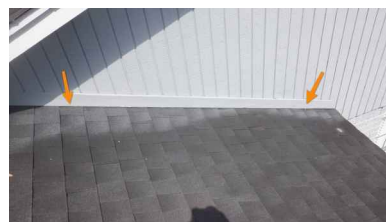


**8: Siding / roof clearance**

⊖ Recommendation

Vertical wall facings need to be clear of the shingles by 1 to 2 inches to prevent moisture from wicking into the siding.

Recommendation: Contact a qualified professional.



**9: Soffit & trim rotted**

⊖ Recommendation

The soffit and trim are rotted at one or more areas of the house.



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Recommendation: Contact a qualified professional.



**10: Water damage**

👉 Recommendation

There is what appears to be water stains / damage on the wall(s) in garage storage area.

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

Ceiling and Floor Limitations:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and are beyond the scope of an inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, previous repairs, etc., and prevent assessment in these areas.



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*Type of Ceiling Material:* Drywall

*Type of Flooring Materials:* Tile / Stone, Wood

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

*Comments:*

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily. Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal.

**Change of Occupancy** Client should consider replacing exterior door locks.

*Exterior Entry Doors:* Wood

*Garage Door Material:* Metal

*Interior Doors:* Hollow Core

**1: Cabinet door(s)**

🔴 Recommendation

There is a deficiency with cabinet door(s) in powder room installation defect; recommend adjusting doors to close properly. All work should be done by a qualified contractor.

Recommendation: Contact a qualified professional.



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**2: No self closing hinges**

🔴 Recommendation

There are no self closing hinges on the door from the dwelling to the garage. Recommend that self closing hinges be installed to prevent gasoline fumes and draft from entering the home.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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**H. Windows**

*Comments:*

Method: A representative number of accessible windows are tested. Window blinds and curtains are not inspected. Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

NOTE:

The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

*Sky Light(s):* Two

*Type of Windows:* Aluminum

**1: Cracked or broken pane**

🚫 Recommendation

One or more windows in the home had a cracked or broken pane.

Recommendation: Contact a qualified professional.



**2: Skylight - Flashing**

🚫 Recommendation

Flashing at a skylight was improperly installed or dependant on sealant. This condition may increase the chance of leakage with the potential for damage to cause damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold.

Recommendation: Contact a qualified roofing professional.



### 3: Window-moisture

🔴 Recommendation

One or more windows in the home exhibited signs of water damage. This condition is typically moisture intrusion from the exterior or excessive condensation on the interior pane of the window and should be corrected to help prevent further deterioration.

Recommendation: Contact a qualified professional.



### 4: Windows need caulking

🔴 Recommendation

The exterior windows need to be caulked around their perimeters to seal against leaks.

Recommendation: Contact a qualified professional.





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

*Comments:*  
Method:

The inspection of the stairways is a visual observation of the required components and focuses on handrails, spindles, railings, and guards etc. The inspector does not exhaustively measure every stairway component.

**J. Fireplaces and Chimneys**

*Comments:*  
Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

*Chimney (exterior):* Brick  
*Fireplace Shut Off Valve:* Left of Fireplace  
*Type of Fireplace:* Masonry

**1: Cap/flashing rust**

**👉 Recommendation**

The chimney cap had cracking at the time of inspection and may need to be repaired or replaced to help prevent water intrusion into the roof structure.



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

*Comments:*  
Method:

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Porches, decks, driveways and carport's are visually inspected for structural defects and safety related deficiencies (e.g. cracks, trip hazards, negative slope towards the structure, differential movement, etc.)

**M. Other**

*Whole House Infrared Scan:*

The house was scanned using an infrared camera. Infrared scanning allows inspectors to check the effectiveness of insulation in a building's construction. The resulting thermograms help inspectors determine whether a building needs insulation and where in the building it should go. Because wet insulation conducts heat faster than dry insulation, thermographic scans of roofs can often detect roof leaks. The most accurate thermographic images usually occur when there is a large temperature difference (at least 20\* F) between inside and outside air temperatures.

Thermal bypass is heat transfer that bypasses the conductive or conductive-radiative heat transfer between two regions.

Where is Thermal Bypass common?

- Overall Alignment
- Windows & Doors
- Behind Bathtubs / Showers
- Recessed Light Fixtures
- Floor Systems / Band Joists
- Plumbing Penetrations
- Electrical Penetrations
- Stairs / Attic Covers / Whole House Fans / Skylights / Roof Door

Air Sealing Before Drywall

- Bottom, Top & Seal Plates
- Window & Door Rough Openings
- Plumbing Rough Openings
- Electrical Penetrations
- HVAC Penetrations
- Roof Decking to Top of Wall
- Cantilevers

Air Sealing After Drywall

- Caulk Electrical Outlets to Drywall
- Caulk Light & Fan Fixtures to Drywall
- Caulk HVAC Boots to Drywall
- Weather-strip Attic/Roof Hatch
- Weather-strip Skylights

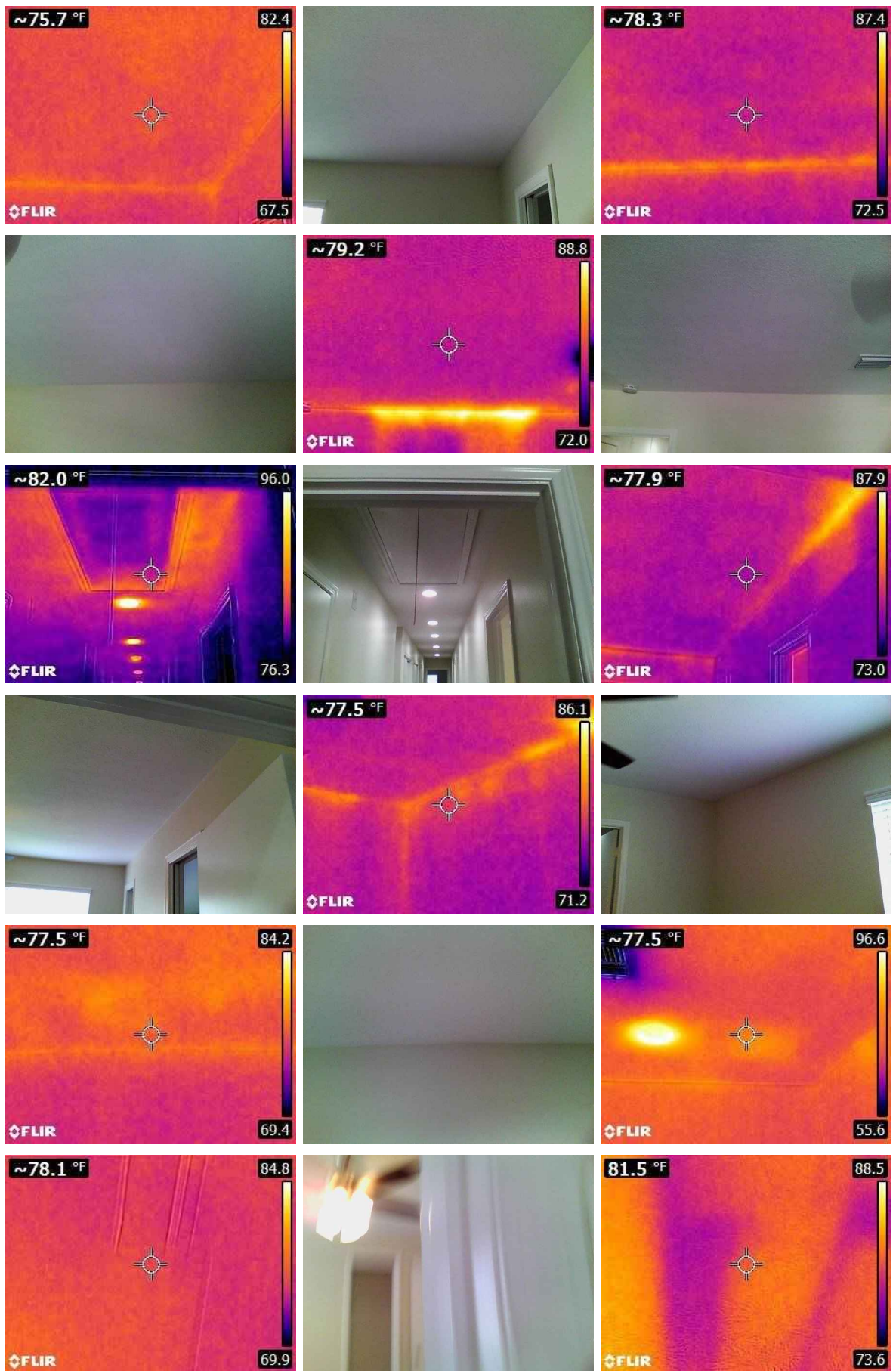
**1: Infrared scan missing or lacking insulation in the ceilings**

 **Recommendation**

The house interior was scanned using an infrared camera, the inspector did observed missing and or lacking insulation in the ceilings through out the structure on the day of inspection. Recommend adding insulation.

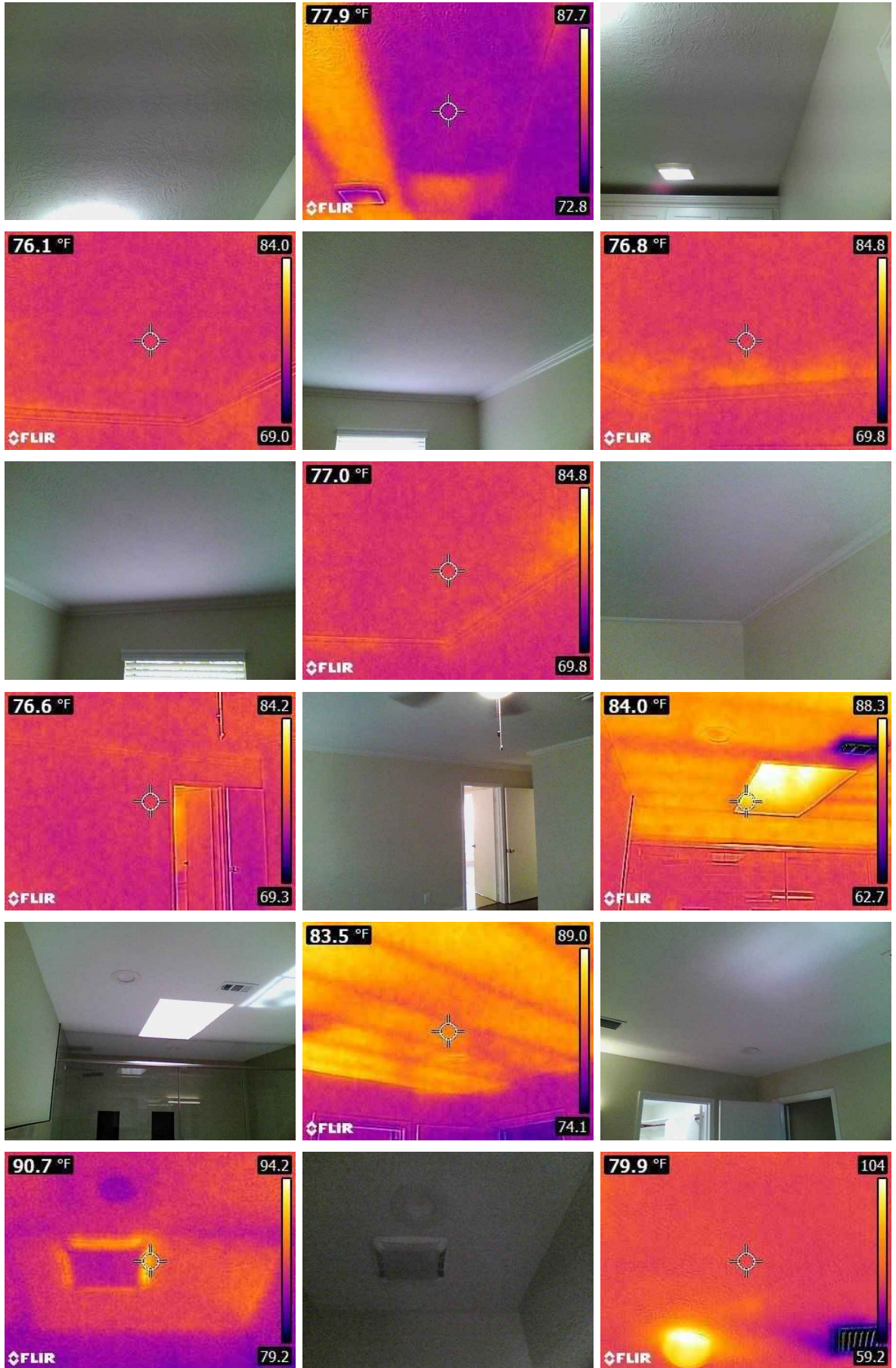
Recommendation: Contact a qualified professional.

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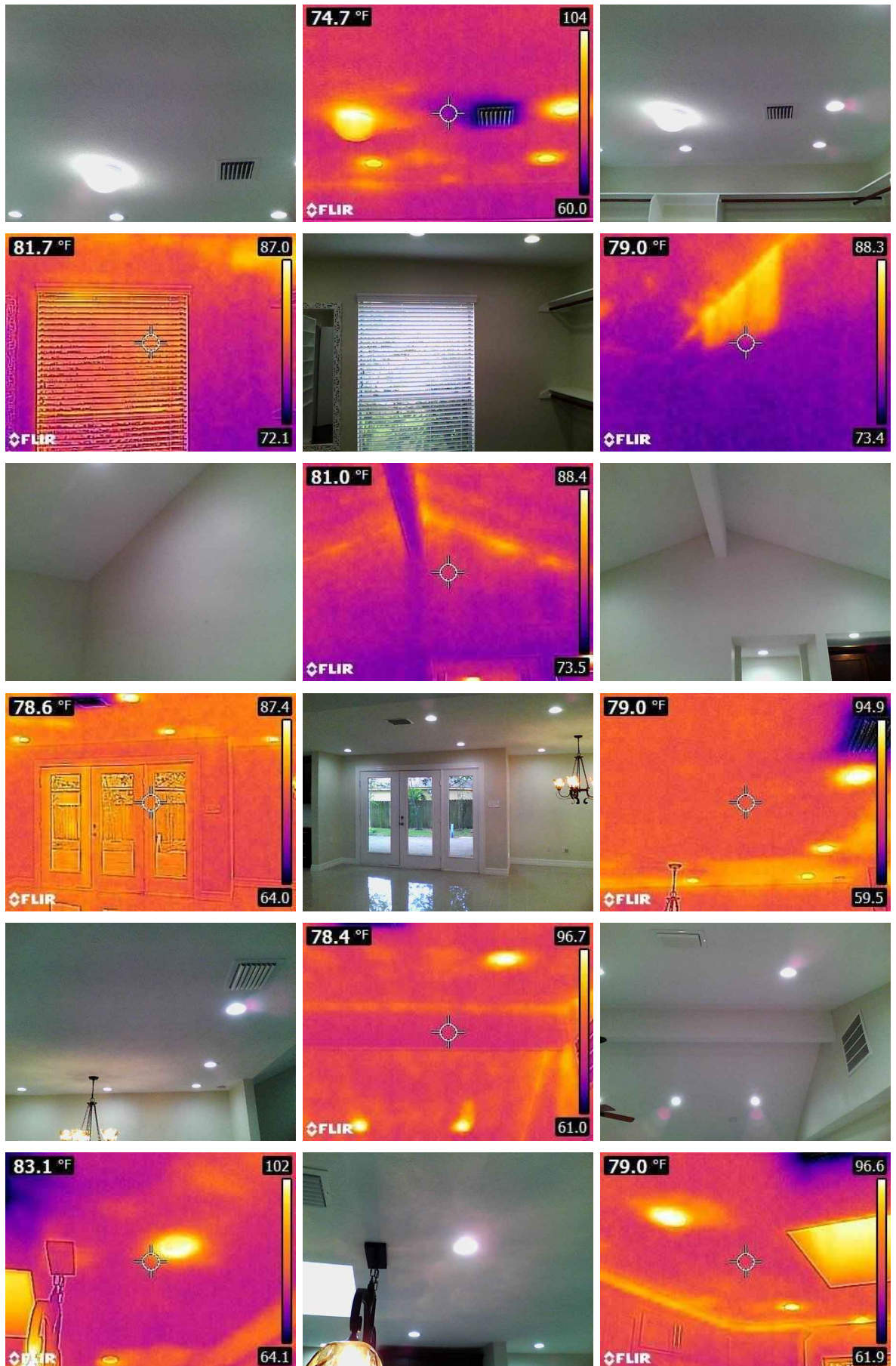




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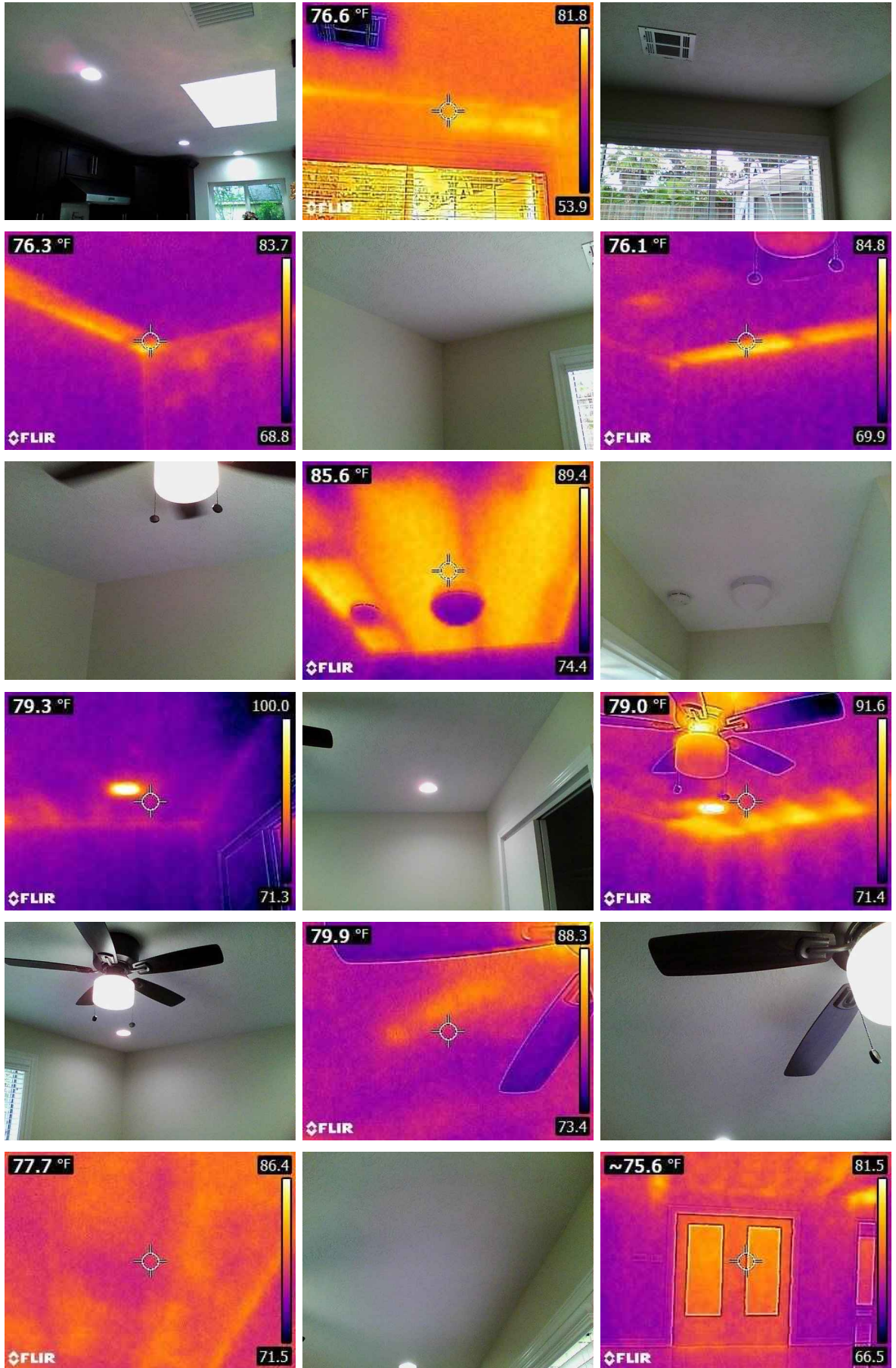


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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Notes:*

Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

*Change of Occupancy:*

Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

*Inspection Notes:*

Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

*Wiring Type and Amp Ratings of Fuse: 200 amp*



*Panel Location: Left exterior*



*Meter Location: Left Side*



*Main Distribution Panel: Breakers  
Electric Panel Manufacturer: GE  
Ground Connector: Ground Rod  
Service Entrance Wires: Copper  
Service Ground: Copper*

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*National Electric Code:*

Articles 210-19(a) FPN No. 4 and 215-2(d) FPN No. 2 state in part, "...and where the maximum total voltage drop on both feeders and branch circuits to the farthest outlet does not exceed 5 percent, will provide reasonable efficiency of operation." Section 90-5, Mandatory Rules, Permissive Rules, and Explanatory Material is defined as follows:

(a) Mandatory Rules. Mandatory rules of this Code are those that identify actions that are specifically required or prohibited and are characterized by the use of the terms shall or shall not.

(b) Permissive Rules. Permissive rules of this Code are those that identify actions that are allowed but not required, are normally used to describe options or alternative methods, and are characterized by the use of the terms shall be permitted or shall not be required.

(c) Explanatory Material. Explanatory material, such as references to other standards, references to related sections of this Code, or information related to a Code rule, is included in this Code in the form of fine print notes (FPN). Fine print notes are informational only and are not enforceable as requirements of this Code.

The SureTest® branch circuit wiring analyzer is becoming more and more, the tool of choice for many state, county, municipal and private electrical inspection agencies. The SureTest® is a true impedance tester and utilizes a patented full 15 ampere load test to analyze supply power and measure voltage drop and ground impedance. It is a hand-held, microprocessor controlled device with a digital display. The intent of the SureTest® is to identify and help isolate hazardous conditions in electrical circuitry. It will display the full load voltage drop in percent at the receptacle under test. A much higher than normal increase (2% or more) in voltage drop between adjacent receptacles on a circuit could indicate a potentially hazardous condition. These might include poor splices, high resistance or corroded connections, damaged conductors, improper wiring or inadequate connections at "back-stabbed" receptacles. A gradual, small increase in voltage drop along a circuit would not be indicative of a hazardous condition. This would be a normal increase in the total impedance of the conductors, splices, wiring devices, circuit breaker, service cable, etc.

In the NEC Fine Print Notes regarding voltage drops, it states a 5 percent maximum voltage drop "will provide reasonable efficiency of operation". Nowhere does it imply that a voltage drop in excess of 5 percent is deemed a hazard. Much to the chagrin of the electrical contractors, some inspectors have decided to enforce the 5 percent voltage drop as the maximum allowable in their area of jurisdiction. In NEC Article 90-4, it does state "...The authority having jurisdiction for enforcement of the Code will have the responsibility for making interpretations of the rules, for deciding on the approval of equipment and materials, and for granting the special permission contemplated in a number of the rules." Fine Print Notes (FPN) are not rules and, as defined, are clearly not enforceable.

Now, let's take a closer look at a voltage drop in excess of 5 percent. If concern is for "reasonable efficiency of operation" and protection of equipment, the initial line voltage should be taken into consideration. For example, with a nominal voltage of 120 volts at the receptacle under test, an 8 percent voltage drop under full load would result in an operating voltage of 110.4 volts. 125 volts would drop to 115 and 114 volts to 104.9. Obviously, an 8 percent voltage drop at 120 to 125 volts is of little concern, while an 8 percent drop at 114 volts could seriously compromise the operation of equipment such as room air conditioners, refrigerators, high-amp vacuum cleaners, etc.

Some discretion should be considered when analyzing the voltage drops in a branch circuit. The SureTest® pulses a full fifteen ampere load to analyze the circuit, not just the receptacle under test. NEC Table 210-21(b)(2) allows a maximum total cord and plug connected load in amperes of 12 for a 15 ampere rated receptacle and 16 for a 20 ampere rated receptacle. Although there are appliances, such as hair dryers, available today with 15 ampere nameplate ratings, most UL listed appliances are rated at 12 amperes, maximum. Therefore, it may be anticipated that the maximum current flowing between the last receptacle on the branch circuit and the previous receptacle should be 12 amperes. Inasmuch as the SureTest® imposes a full 15 ampere load at the last receptacle, a reading of 6.25 percent voltage drop would be equivalent to 5 percent at 12 amperes.



Many inspector members of the IAEI (International Association of Electrical Inspectors), ASHI (American Society of Home Inspectors) and NAHI (National Association of Home Inspectors) have reported feeling comfortable with gradually increasing voltage drops as high as 8 to 10 percent where the line voltage is near the nominal 120 volts. Most of the controversy over the 5 percent maximum voltage drop occurs during residential inspections. Some very capable contractors who are required to comply with the 5 percent drop, have reported experiencing a great deal of difficulty trying to achieve this in homes of 3,000 square feet or more. Even after all connections have been inspected and tightened, all receptacles "pig-tailed" and circuit breakers checked, the voltage drop remains in excess of 5 percent and yet, below 8 percent. One means of compliance would be to install sub panels, but in many instances, this would be physically impractical and cost prohibitive.

The SureTest® has proved to be an invaluable tool for inspectors and contractors alike. In addition to performing a full 15 ampere load test, the model ST-1D will also display percent voltage drop for a 20 ampere load. Also provided, are readouts of line voltage, ground-to-neutral voltage, estimated load on line in amperes, ground impedance in ohms and indications of false grounds or ground-to-neutral shorts. A unique GFCI test will verify the trip point of the device within the milliamperes-to-ground vs. time parameters set forth by Underwriters Laboratories, Inc. When used for its intended purpose, the SureTest® will identify hazardous conditions including poor splices, high resistance connections, damaged conductors, false grounds, poor grounding, improper wiring, undersized wire, overextended circuits and faulty or mis-wired GFCIs. Visual inspections alone, cannot detect the hidden flaws in electrical circuitry which could result in a catastrophic fire or electrocution!

As for the 5 percent voltage drop, it's still as it should be --- a Fine Print Note - with the inspector also considering wire gauge, length of run, no of receptacles in the circuit, and workmanship.

**1: AFCI missing**

 **Safety Hazard**

The service panel did not contain Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in kitchens, family rooms, dining rooms, dens, bedrooms, sunrooms, closets, hallways, laundry rooms and sleeping rooms is required in new construction.

Recommendation: Contact a qualified electrical contractor.

**2: Conduit not secured**

 **Recommendation**

The service entrance PVC conduit is not securely attached to the meter box. This condition will provide water intrusion and presents a possible shock hazard.

Recommendation: Contact a qualified professional.



**3: Bonding appliances such as furnace(s) and water heater(s) should be bonded**

🟡 Recommendation

Bonding is important because it reduces the risk of lightening striking the building by eliminating the difference in electricity potential between the appliance and the ground.

Recommendation: Contact a qualified professional.



**4: AFCI/GFCI Failure**

⚠️ Safety Hazard

One or more arc-fault circuit interrupter (AFCI) devices or ground-fault circuit interrupters (GFCI) in the home did not function properly at the time of Inspection and may need to be replaced by a qualified professional.

Recommendation: Contact a qualified electrical contractor.



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

*The inspector is not required to::*

- Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment
- Conduct voltage drop calculations
- Determine the accuracy of overcurrent device labeling
- Remove covers where hazardous as judged by the inspector
- Verify the effectiveness of overcurrent devices or operate overcurrent devices.

*The inspector is not required to::*

- Inspect low voltage wiring
- Disassemble mechanical appliances
- Verify the effectiveness of smoke alarms
- Verify inter-connectivity of smoke alarms
- Activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes
- Verify that smoke alarms are suitable for the hearing-impaired
- Remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

*Type of Wiring:* Copper wiring, 200 Amp service panel

*Smoke Detectors:*

Today's standards require smoke detectors in each bedroom and outside each separate sleeping area on every level of the structure. Smoke detectors should be located on the ceilings at least 18" away from the wall. (Smoke tends to mushroom upward, turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect, which leaves a dead airspace 18" from a ceiling to a wall corner). Test all alarms weekly or monthly per manufacturers recommendations. Failure to test, repair defective or install absent alarms, detectors and other safety equipment immediately can result in

*Carbon Monoxide:*

Smoke is heated and rises, thus smoke detectors are placed on the ceiling. Carbon Monoxide, on the other hand, mixes with our air, and stays closer to the ground. For this reason it is advised that CO detectors should be mounted at Knee Height (nose level for the average person sleeping). The Center for Disease Control (CDC) recommends replacing CO alarms every 5 years. Carbon Monoxide Alarms are tested with the manufacturer test button only.

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**1: Attic-No light**

🔴 Recommendation

The attic space was not provided with a light. The Inspector recommends correction by a qualified contractor.

Recommendation: Contact a qualified professional.

**2: Whole House Voltage Drop Test Passed**

🔴 Recommendation

Recommendation: Contact a qualified professional.



Readings									
1	10.1	2	10.9	3	11.3	4	9		
5	8.5	6	8.1	7	6.6	8	13		
9	12.3	10	11.9	11	11.1	12	9.7		
13	8.4	14	9.4	15	3.5	16	2.6		
17	5.4	18	6.7	19	2	20	2.9		
21	3.4	22	4.2	23	4.9	24	5.7		
25	2.6	26	7.3	27	6.5	28	6		
29	5.8	30	5.2	31	3.7	32	4.1		
33	4.5	34	7.8	35	5.6	36	4.8		
37	5.8	38	5.4	39	5.9	40	6.5		
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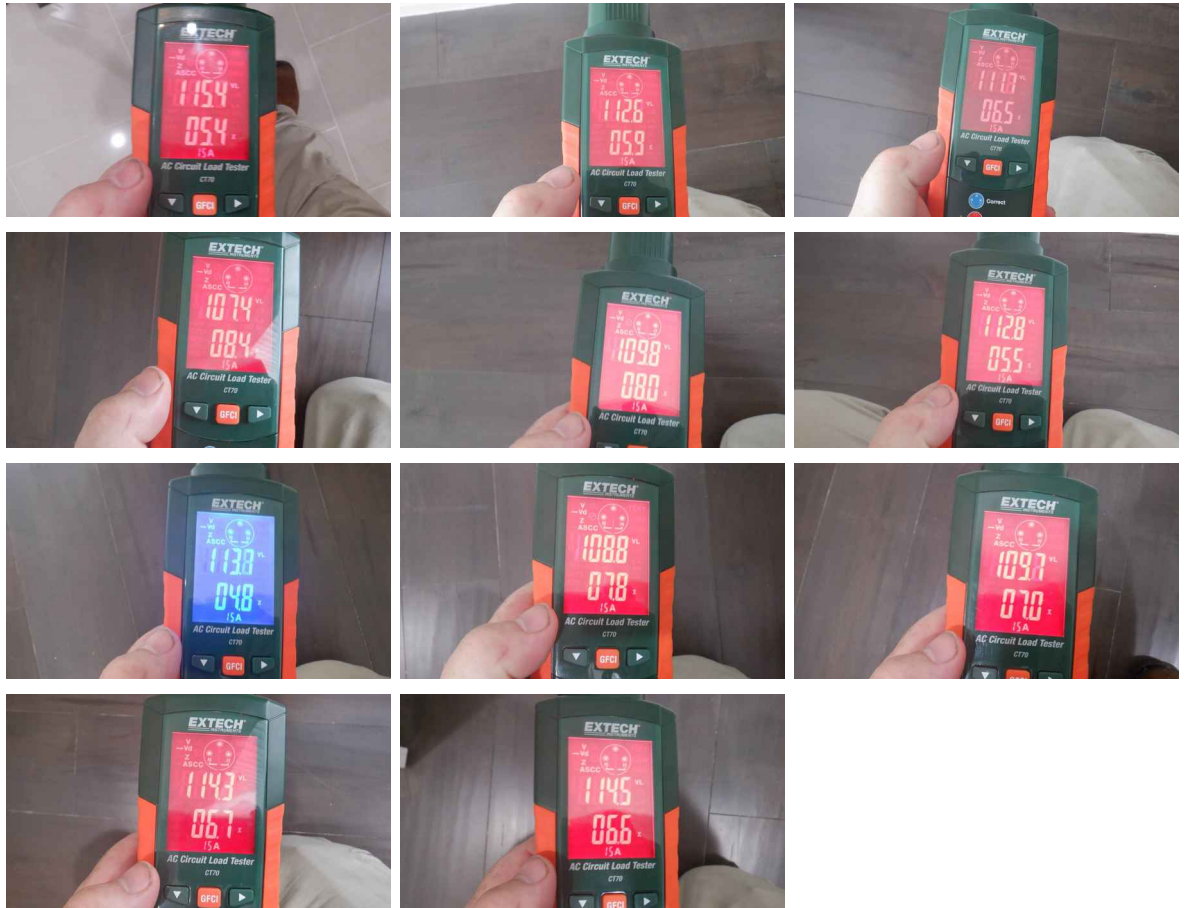




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### 3: Cover Plates Damaged

🔴 Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.

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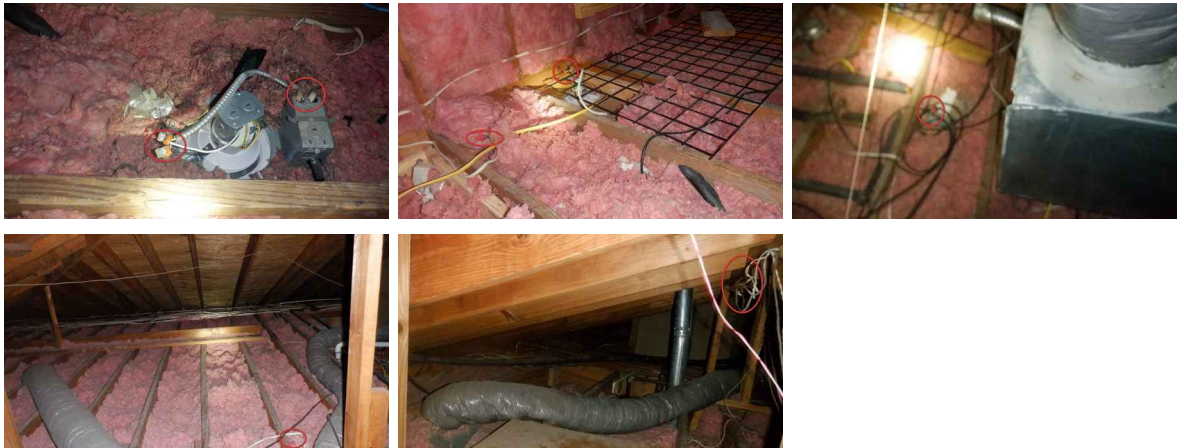


**4: Deficiency in exposed wiring in Attic**

**▲ Safety Hazard**

Recommend wires to be enclosed in junction box.

Recommendation: Contact a qualified professional.



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

**A. Heating Equipment**

*Comments:*

The operation of the heating system was not operated due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.

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*Energy Source:* Gas

*Location of Unit:* Attic

*Not Tested / Too Hot:* Heating equipment was not tested due to exterior temperatures.

*Number Of Units:* 2 Units

*Type of System:* Central Forced Air

**B. Cooling Equipment**

*Comments:*

**Overview:**

During the hot summer months, the condenser (outdoor cooling equipment) unit, in conjunction with the evaporator/air handler (indoor unit), extracts heat from the house and transfers it to the outside. The cooling equipment is inspected for correct installation of the indoor and outdoor units and clearances as required. A Delta-T (temperature differential of supply and return air) is measured and noted.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

**Note:** When D (D = Deficient) is checked, that indicates that the HVAC system does not appear to be performing as intended. The observations made to support the rendering of this opinion are listed in this report. This list should not be considered an all inclusive list of deficiencies. You are advised to have a fully qualified and licensed HVAC service provider perform a full evaluation of this HVAC system equipment and repair any and all deficiencies that are found prior to the expiration of any warranty or option period .

**Visual observation:**

A visual observation of all accessible components are inspected. The cooling system will be checked for correct operation. A measurement of the Delta-T checked at the return and supply air vents only will be measured. The cooling equipment will not be operated when the outdoor temperatures fall below 60 degrees due to damage that may occur to the cooling equipment during operation.

*Location of Unit(s):* Back Yard

*Manufacturer:* American Standard





*Number Of Units:* 2 Units

*Primary Condensate Drain Location:* To Exterior

*Secondary condensate Drain Location:* Above Window

*Type of System:* Central Air Conditioner

*Unit Inaccessible:* Exterior components of the air conditioner were inaccessible and not inspected. Recommend licensed HVAC contractor evaluate.

### 1: Checking the AC performance

#### 🚫 Recommendation

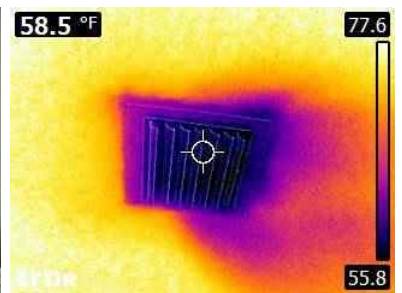
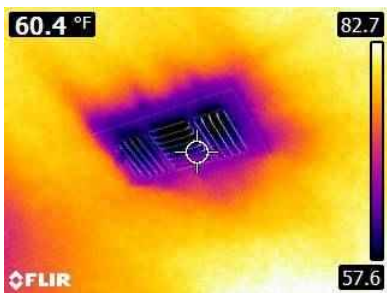
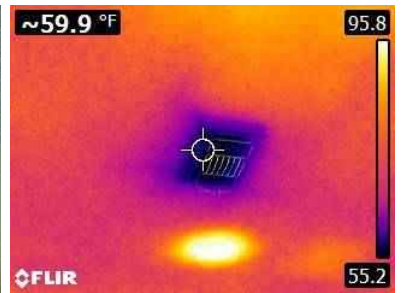
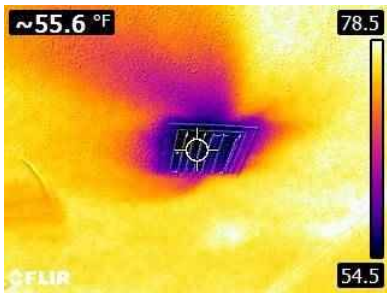
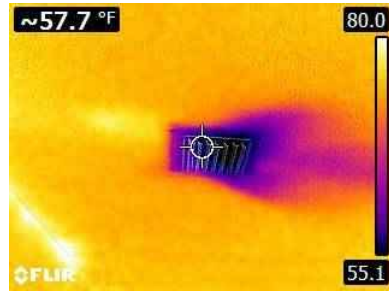
Highland Home Inspectors, Use a simple process to determine if the system is performing well or not in the inspector's opinion. Calculate the Temperature Drop: During the test, all supply registers are fully open, and the thermostat set to the high-cool position. The temperature setting must be low enough to ensure the system will operate continuously for at least 30 minutes. After 30 minutes the evaporator coil will be thoroughly cooled, and the unit saturated with condensate allowing the test to start.

Highland Home Inspectors use an infrared camera to measure the air temperature drop between the supply registers and return grille. An air conditioner that is correctly functioning should have a measurable difference between 14-22 degrees Fahrenheit. The infrared picture also indicates if there is air flowing from the register. The temperature data collected during the test is then used to predict the performance of the AC system. The report will state how the AC system performed.

Recommendation: Contact a qualified professional.

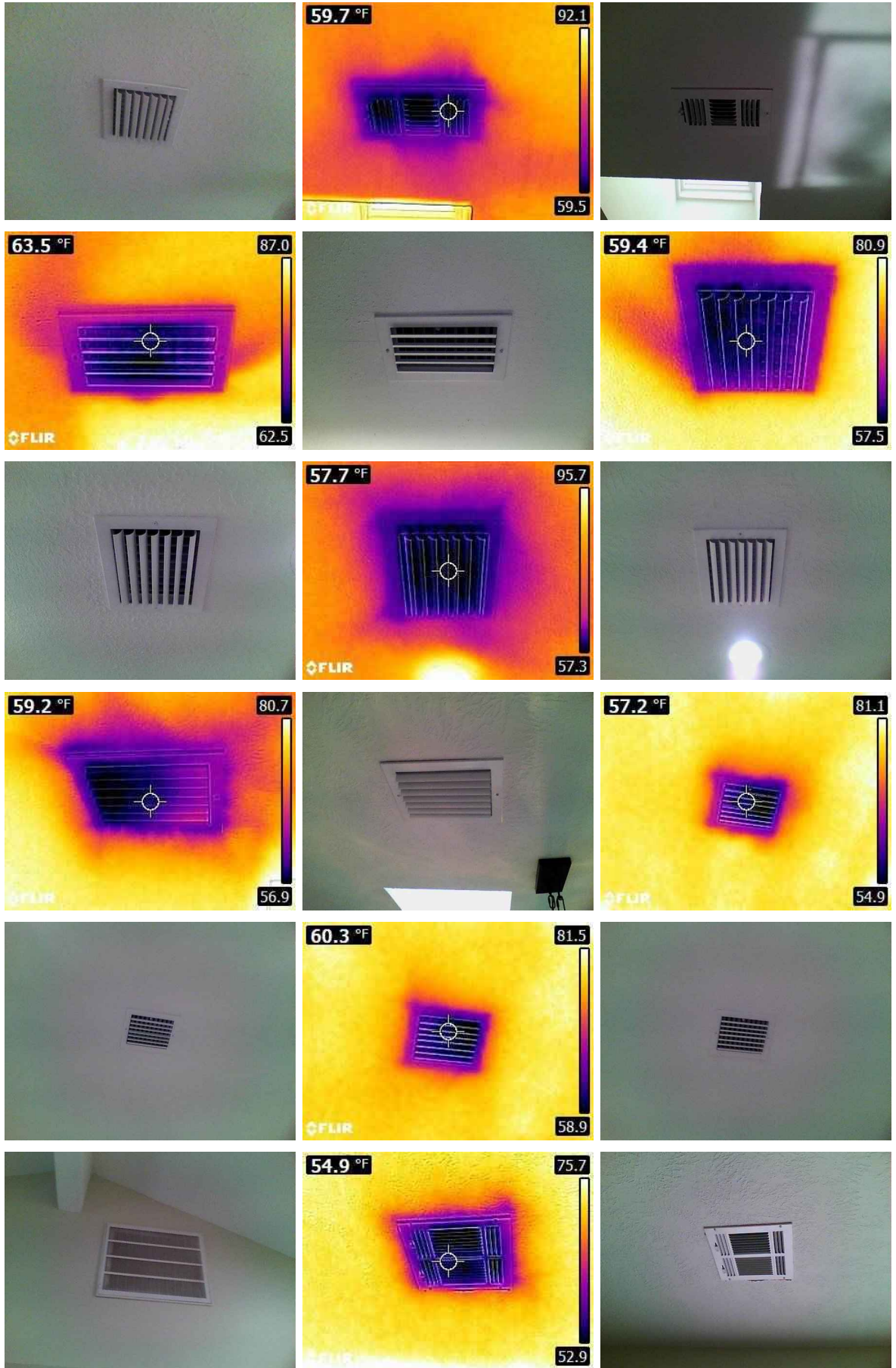
I	NI	NP	D
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No.	Returns	Reading
1		72.4
2		75.9
3		0
4		0
5		0
Return Average		30
No.	Temp	Readin Drop
1	58	-28
2	56	-26
3	60	-30
4	57	-27
5	60	-31
6	59	-29
7	60	-30
8	64	-34
9	59	-30
10	58	-28
11	59	-30
12	57	-28
13	60	-31
14	55	-25
Average =		-29
Pass/Fail		Fail





I	NI	NP	D
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2: Due to the physical condition of the HVAC system you are recommended to have it evaluated



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by an AC engineer

🚫 Recommendation

Recommendation: Contact a qualified professional.

**3: Drain line blocked**

🚫 Recommendation

The primary condensate drain to the cooling system appears to be blocked causing the condensate to drain to the secondary drain pan. Blockage can result in water backing up through the system and possibly spilling over the drain pan onto the ceiling structure. Recommend a licensed HVAC contractor evaluate the HVAC system.

Recommendation: Contact a qualified professional.

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

*Comments:*

**General:**

Some of the duct work is in areas of the attic that are not readily accessible. Not all of the duct work is visible. Some duct work, by design, is hidden in the walls and ceilings. Only visible ductwork is inspected.

*Thermostat:* First floor

**1: Duct Damaged**

🚫 Recommendation

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

Recommendation: Contact a qualified HVAC professional.



**IV. PLUMBING SYSTEMS**

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

*Comment:*

**Change of Occupancy:**

Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

*Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.*

*Location of Main Water Supply Valve:* Right side of structure



*Location of Water Meter: At Street, Front yard Left*



*Material - Water Supply: Copper, PVC*

*Static Water Pressure Reading: 50*



Water Source: City Water  
Water Supply Line Size: 3/4

**1: Faucet connections reversed**

🔴 Recommendation

The hot and cold connections on the faucet are reversed. This poses a risk of inadvertent scalding.  
Recommendation: Contact a qualified professional.



**2: Faucet turn stop broken**

🔴 Recommendation

The Faucet turn stops are broken on exterior faucets through out the structure.  
Recommendation: Contact a qualified professional.



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**3: Spigot doesn't have water**

⊖ Recommendation

There is a water spigot that does not have running water.

Recommendation: Contact a qualified professional.



**4: Tub spout loose**

⊖ Recommendation

The tub spout is loose at the wall in all bathrooms. Recommend caulking to secure and keep water from entering b the wall cavity.

Recommendation: Contact a qualified professional.



**5: Water spigot loose**

⊖ Recommendation

There is one or more water spigot that are loose.

Recommendation: Contact a qualified professional.



**B. Drains, Wastes, & Vents**

*We attempt to evaluate drain pipes:*

by flushing every drain that has an active fixture. While observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain

I	NI	NP	D
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that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.

*The functionality of each drain :*

is assessed by flushing toilets and using the adjacent faucet. During this process, the flow is observed for slow drains or backing up due to blockages. Over time, blockages can occur, and if you find the drain is slow, it may indicate a small obstruction or restriction. If the sink, shower or bathtub begin to backup, there may be an issue with the main sewer line, and you should contact a plumber.

**C. Water Heating Equipment**

*Comments:*

**General:**

Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning the valve on. Caution should be observed as the water coming out will be very hot. The flush is complete when the water comes out clear. [Here is a link to help you flush your water heater.](#)

The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

We highly recommend the use of a water alarm at the water heater. This alarm will sound at the presence of any water leaks and could help prevent major water intrusion events due to failure of the water heater. These units are available online or at major home improvement centers for about \$13 each.

**Change of Occupancy:**

Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).



*Annual Maintenance Flush Needed:*

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush. [Here is a link.](#)

*Capacity:* 40 Gallons

*Power Source:* Gas

**D. Hydro-Massage Therapy Equipment**

**E. Other**

*Gas meter did not appear to be bonded correctly:*

I	NI	NP	D
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## V. APPLIANCES

A. Dishwashers

*Comments:*

**Notes:**

Dishwasher are tested for basic function and components are inspected. The dishwasher drain should be routed to provide an air-gap to assure separation of the supply water from the waste water.

### Inspection Notes:

Due to their hidden nature, we do not review appliance water supply or hookups.

*Manufacturer:* KitchenAid



### 1: Dishwasher inoperable

🔴 Recommendation

The dishwasher is inoperative made strange sounds.

Recommendation: Contact a qualified professional.

### 2: No high loop

🔴 Recommendation



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The dishwasher drain line that terminates at the garbage disposal needs backflow prevention. A check valve could be installed or the drain line could be raised and attached to the bottom of the counter to form a High Loop. These devices lessen the chance of non-potable water backing up from the sink and entering the dishwasher and the water supply or contaminating the clean items in the dishwasher.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

Disposers are tested for basic function. Installation and components are inspected - including splash guard, grinding components, and exterior casing.



*NO problems:* The food waste disposal was operated and is functioning normally.

**C. Range Hood and Exhaust Systems**

*Comments:*

Range hoods are tested for basic function. Fan, ducting, and light components are inspected.



*Exhaust Hood Type:* Re-circulate

*No problems:* The exhaust fan on the range hood was operated and functioning normally.

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

*Comments:*

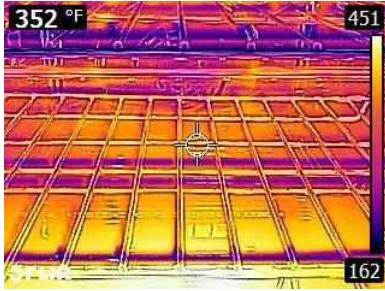
Oven self-cleaning operation and timers are not tested.

*No problems:* The cook-top was operated and is functioning normally.

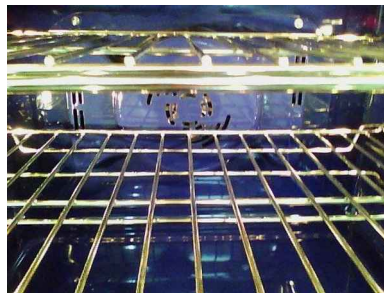
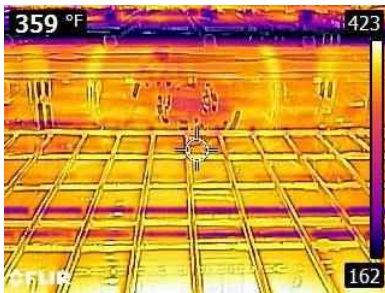


*Oven Test Results - Lower Unit::* 350 - **Lower Unit:** Oven temperature test performed with dial set at 350F per TREC Standards of Practice. Allowable variance in temperature is: 25.

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Oven Test Results - Upper / Main Unit:: 350 - **Upper / Main Unit:** Oven temperature test performed with dial set at 350F per TREC Standards of Practice. Allowable variance in temperature is: 25.



Range/Oven Energy Source: Gas  
Range/Oven Manufacturer: Kitchenaid

**E. Microwave Ovens**

Comments:  
Microwave operability and components are inspected.



Manufacturer: GE

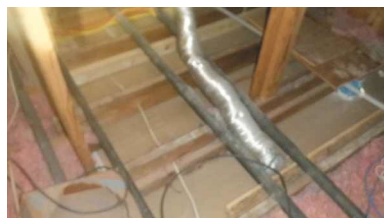
**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:  
Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

**1: Exhaust vents to attic**

**⊖ Recommendation**

The bath exhaust vents terminate in the attic. Exhaust vents should terminate through the roof structure. Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

I	NI	NP	D
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*No problems:* The garage vehicle door was operated and functioning normally.

**H. Dryer Exhaust Systems**

*Comments:*

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building, and should be equipped with a back-draft damper. Permanent exhaust system should be constructed of rigid metal ducts with smooth interior surfaces. Screens should not be installed at the duct termination. Plastic ducts should never be used.

**I. Other (Doorbell)**

*Comments:*

Any built-in appliances not specifically listed in the report were not inspected.

### VI. OPTIONAL SYSTEMS

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

*The sprinkler system was off:*

**C. Outbuildings**

**D. Private Water Wells**

**E. Private Sewage Disposal (Septic) Systems**

**B. Swimming Pool / Spa**

**F. Other**