



PROPERTY INSPECTION REPORT

Prepared For: **David and Beverly Walsh**

(Name of Client)

Concerning: **614 Asbury Unit B, Houston, Texas 77007**

(Address or Other Identification of Inspected Property)

By: **Scott Gillis # 22819**

October 31, 2018

(Name and License Number of Inspector)

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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.state.tx.us>).

REI 7-5 (05/04/2015)

Report Identification: 614 Asbury Unit B, Houston, Texas 77007
I=Inspected NI=Not Inspected NP=Not Present D=Deficient
I NI NP D

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 HEDDERMAN ENGINEERING, INC.

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the condition and function of the stated property as visually inspected by Scott Gillis. The inspection performed on this house is of a general nature and includes the following systems: electrical, HVAC, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following: structure, mold, hazardous materials and gases, rated walls, lead paint, destructive insects or pests, security, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinion of this Inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the buyer purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future.

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It is noted that Scott Gillis is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible after the inspection is completed. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other inspectors may have contrasting opinions to those given in this report.

If a service company is contacted to examine an area of question and comes to the conclusion that there is no repair needed; have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this is not a "code inspection" but rather an inspection of the condition and function of the stated property on the day of inspection.

Although this report may include observations of some building code violations, total compliance with mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. We do not perform "code" inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the property into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company are often different than our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the appropriate service companies for a more in-depth analysis of what may be required to meet their standards should a claim be made against the policy.

Thank you,
Scott Gillis



FOR THE PURPOSES OF THIS INSPECTION, NORTH WILL BE ASSUMED TO BE FROM THE RIGHT SIDE OF THE HOUSE TOWARDS THE LEFT, WHEN FACING THE HOUSE FROM THE FRONT.

I. STRUCTURAL SYSTEMS

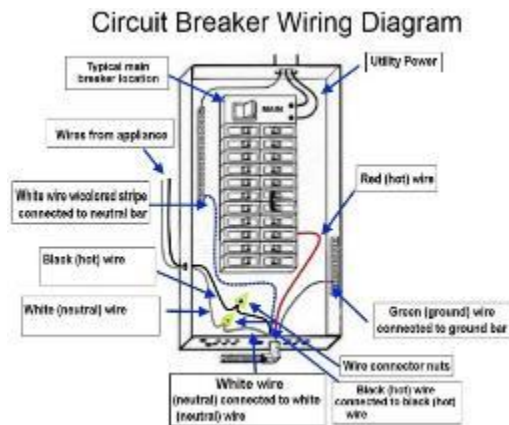
The structural portions of this property were inspected by an engineer from Hedderman Engineering Inc. (Information)

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

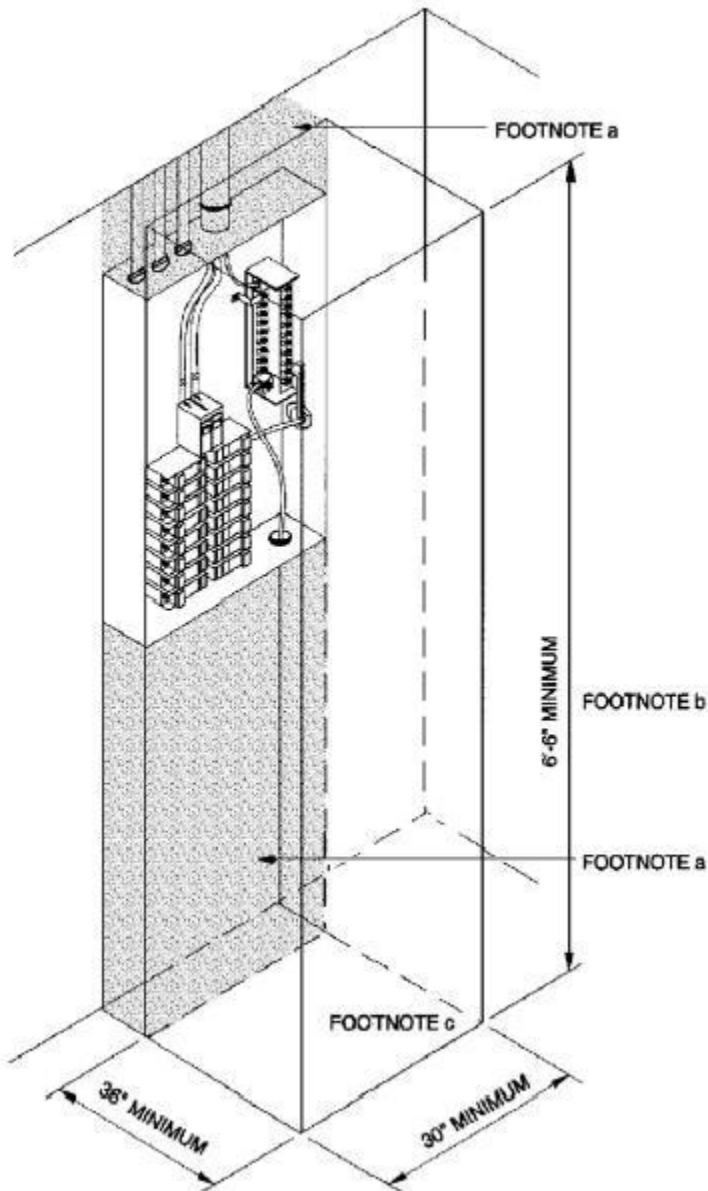
Comments:

The electrical service is provided by a 120/240 volt, single-phase, 150-ampere underground service to a meter located on the north exterior of the house, and then to a breaker panel located inside the garage. The breaker panel was manufactured by Cutler Hammer, and was rated at 200-amperes. The size of the service entrance conductors into the breaker panel were observed to be #2/0 aluminum, and the branch circuit wiring from the panel(s) was copper. The wiring in the house was a 3-wire grounded system. (Information)



The breaker panel was not located in a readily accessible area, and did not allow proper access to the equipment. A three-foot working space needs to be provided and maintained in front of the equipment.

FIGURE E3305.1^{a, b, c, d, e}
WORKING SPACE AND CLEARANCES



E3305.1 Working space and clearances. IRC 2006

Sufficient access and working space shall be provided and maintained around all electrical equipment to permit ready and safe operation and maintenance of such equipment in accordance with this section and Figure E3305.1.

- a. Equipment, piping and ducts foreign to the electrical installation shall not be placed in the shaded areas extending from the floor to a height of 6 feet above the panelboard enclosure, or to the structural ceiling, whichever is lower.
- b. The working space shall be clear and unobstructed from the floor to a height of 6.5 feet.
- c. The working space shall not be designated for storage.
- d. Panelboards, service equipment and similar enclosures shall not be located in bathrooms, toilet rooms and clothes closets.

e. Such working spaces shall be provided with artificial lighting where located indoors.

E3305.2 Working clearances for energized equipment and panelboards. IRC 2006

Except as otherwise specified in Chapters 33 through 42, the dimension of the working space in the direction of access to panelboards and live parts likely to require examination, adjustment, servicing or maintenance while energized shall be not less than 36 inches (914 mm) in depth. Distances shall be measured from the energized parts where such parts are exposed or from the enclosure front or opening where such parts are enclosed. In addition to the 36-inch dimension (914 mm), the work space shall not be less than 30 inches (762 mm) wide in front of the electrical equipment and not less than the width of such equipment. The work space shall be clear and shall extend from the floor or platform to a height of 6.5 feet (1981 mm). In all cases, the work space shall allow at least a 90-degree opening of equipment doors or hinged panels. Equipment associated with the electrical installation located above or below the electrical equipment shall be permitted to extend not more than 6 inches (152 mm) beyond the front of the electrical equipment.

Breaker Panel

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

There were nine Arc Fault Circuit Interrupters (AFCI) in the breaker panel, and the Arc Fault Circuit Interrupters in the panel were not operationally tested due to the house being occupied. AFCI devices are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. From 2008 to 2014, the State of Texas had adopted the 2008 National Electrical Code, and the circuits in the locations listed in the NEC reference below were required to be protected.

Following is the excerpt taken from the 2008 NEC listing the current locations:

NEC 2008 210.12 Arc-Fault Circuit-Interrupter Protection.

(A) Definition: Arc-Fault Circuit Interrupter (AFCI). 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.

(B) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

ARTICLE 100 Definitions

Outlet. A point on the wiring system at which current is taken to supply utilization equipment.

The legend in the breaker panel was labeled to identify the circuits in the panel. We did not verify the accuracy of the labeling.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper – non-metallic sheathed

Comments:

Receptacle Outlets

NOTE: Some of the receptacle outlets in the home were inaccessible and could not be reached for inspection due to furniture, heavy storage items, personal effects, or conditions outside the control of the inspector.

Outlets that were protected by a ground fault circuit interrupt (GFCI) device included the outlets at all the bathrooms, the exterior of the house, the undedicated outlets in the garage area, the utility room, and at the kitchen countertop area. The GFCI devices were checked by pushing the “test button, and with an exterior testing device, and were functioning properly.

The 240-volt outlet for the electric dryer connections was observed to be the newer style 4-prong outlet rather than the older 3-prong outlet. A gas connection was installed. The gas valve was not operationally inspected. (Information)

Light Fixtures and Switches

No items requiring repair were observed at the time of the inspection for the light fixtures and switches.

(Information)

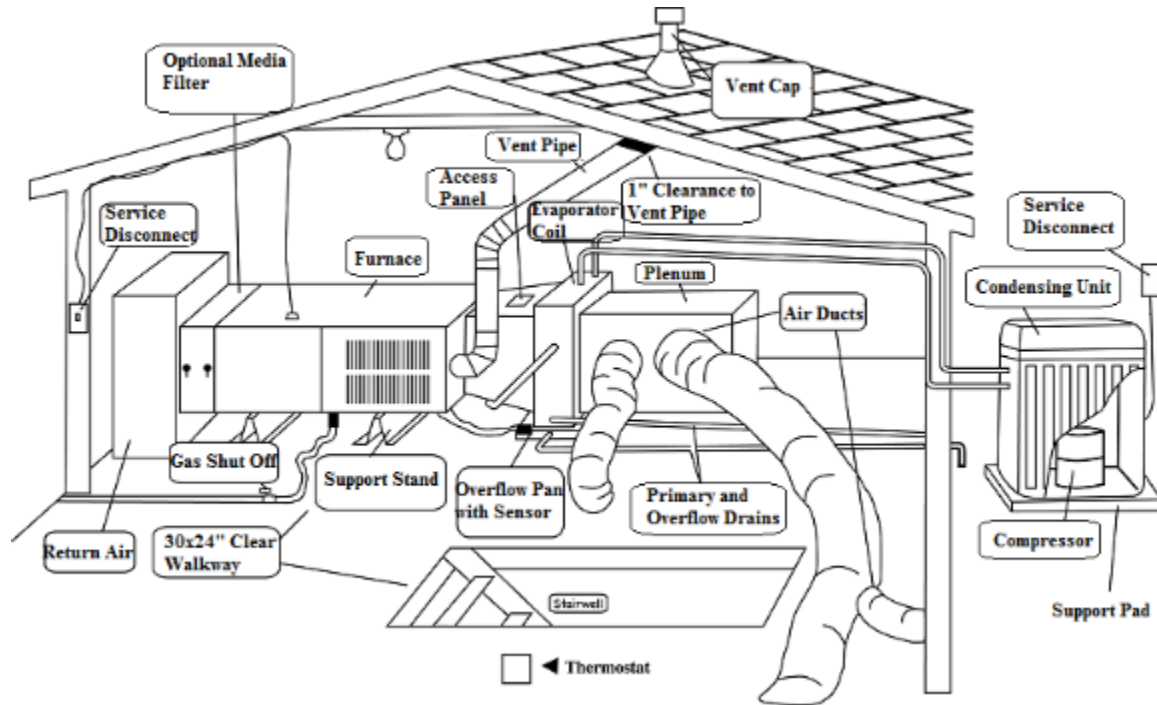
Ceiling Fans

No items requiring repair were observed at the time of the inspection for the operation of the ceiling fans.

(Information)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, or the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.



A. Heating Equipment

Type of System: forced air

Energy Sources: Natural gas

Comments:

The heating for the house was provided by two gas-fired horizontal furnaces located in the attic. The equipment for the individual zones was as follows:

<u>Zone</u>	<u>Size</u>	<u>Manufact.</u>	<u>Date</u>
First/Second floor	66,000-BTU	Lennox	2010
Third floor	66,000-BTU	Lennox	2010



The furnaces were operationally checked at the time of the inspection, and no repairs were indicated to the operation of the furnaces. The furnaces responded to the thermostats, and the burners came on, and were heating.

Burner Compartment

The furnace is constructed such that the unit must be dismantled in order to view the entire heat exchanger. The unit was not dismantled, and the heat exchanger was not able to be viewed for evidences of a crack. If further investigations are desired, then it is recommended that a service company be contacted to dismantle the unit.

B. Cooling Equipment:

Type of Systems: Split system
Comments:

The air conditioning for the house was provided by two forced air split systems, with a total cooling tonnage of 5-tons. The equipment for the individual zones was as follows:

Zone	Size	Manufact.	Date	Evaporator Coil	ΔT Degrees
First/Second	3-ton	Lennox	2010	3-ton 2018	22
Third floor	2 -ton	Lennox	2010	2.5-ton 2017	21

Cooling Performance

We measure the temperature drop (ΔT) across the coil(s) at each unit at the time of the inspection and our observations have been recorded above in the description of each zone. It is pointed out that our measurements of the cooling performance of the equipment is only at a “point in time”, and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

No items requiring repair were visible at the time of the inspection for the cooling performance of the equipment.

Condensing Unit



No items requiring repair were observed at the time of the inspection for the operation of the condensing units.

(Information)

Evaporator Coil

No items requiring repair were observed at the time of the inspection for the operation of the evaporator coils.

(Information)

The overflow pans under the evaporator coils were equipped with float switches which should shut off the air conditioning units if the pans fill with water.

C. Duct Systems, Chases, and Vents

Comments:

Return Air Chase

No items requiring repair were observed at the time of the inspection of the return air chases.

(Information)

Return air filter information as requested:

The return air systems utilize filters in the return grills that will have to be changed monthly. The sizes are 12" x 12" x 1" at the first floor. 12" x 36" x 1" at the second floor. 18" x 24" x 1" at the third floor. All of the filters are overhead, and will require a step ladder. Please use caution when changing the filters, yourself. (Information)

Ducts/Registers

A thermostatically controlled damper system was installed in the duct work for the first and second floor system creating two zones. The damper system was controlled by the thermostats located at the first floor and second floor halls. No items requiring repair were observed for the operation of the dampers or thermostats at the time of the inspection.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: The street

Location of main water supply valve: the north side of the house.

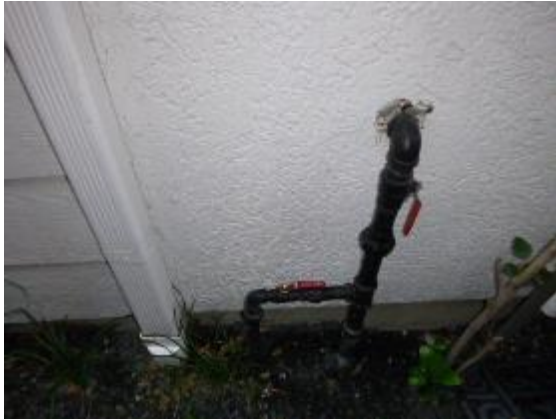
Static water pressure reading: 52 psi.

Water Supply Material: PEX

Comments:

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 80 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flow characteristics of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Supply Piping



The shut-off valve for the main inlet water line was located at the exterior at the north side of the house. The water meter was located at the front curb. (Information)

Sinks & Lavatories

No items requiring repair were visible at the time of the inspection to the plumbing on the sinks and lavatories. The sinks were filled with approximately 3-4 inches of water and they were observed to be draining properly with no leaks visible in the plumbing.

Toilets

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal valves.

Tubs/Showers

No items requiring repair were visible at the time of the inspection to the plumbing on the tubs and/or showers. The tubs were filled with approximately 3-4 inches of water and water was run in the showers, and they were observed to be draining properly.

No evidences of a current shower pan leak were visible at the time of the inspection for the shower located at the master bathroom. It is pointed out that the duration of our shower pan leak check is only for a portion of the time spent during the inspection. If you desire a comprehensive shower pan leak check, then it is recommended that a plumber be contacted to perform a shower pan leak check.

The shower stall(s) was constructed with a seat in the shower. It has been our experience that builders many times do not extend the shower pan material from the bottom of the shower up over the seat area to make a watertight detail. It can be anticipated that the caulking and/or grout around the seat will deteriorate, and, if there is not a shower pan installed under the seat, water will enter the wall cavity under and around the shower seat. This can cause wood rot, toxic mold, and other water related problems. It is recommended that you monitor the sealant around the seat on a regular periodic basis to ensure that the joints remain watertight.

Locations included: the master bathroom

Access was not provided to the trap areas at the back of the tubs, therefore the plumbing behind the tubs was not viewed. (Information)

B. Drains, Wastes, Vents

Comments:

The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground piping is leaking or clogged, then it is recommended that you contact a plumber. (Information)

A floor drain was installed at the utility room to protect against leaks at the washing equipment and connections. It is noted that the floors around the drain did not slope towards the drain and it could not be determined if a water proof membrane was installed under the tile to catch water that would migrate through the tile. It is suggested that an overflow pan with a drain line into the floor drain be installed. As a policy, we do not operationally check the floor drain at upstairs utility rooms.



The main sewer PVC clean out was located at the north side of the house. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be installed to remove the clog in the drain line.

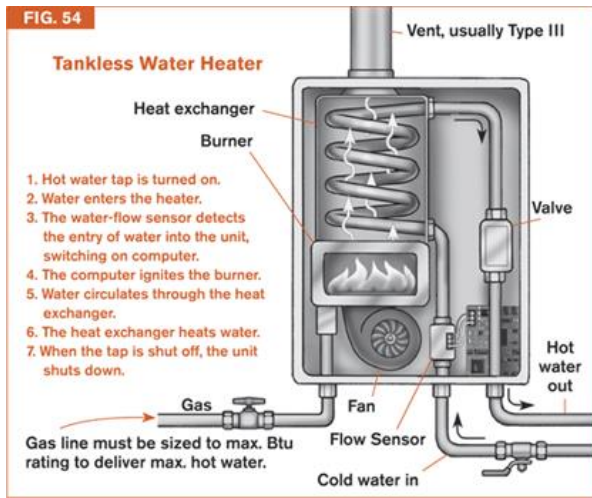
C. Water Heating Equipment

Energy Source: Natural gas

Hot Water Temperature at kitchen faucet: 118°F

Comments:

The hot water for the house was provided by a 160-gallon per hour natural gas fired tankless water heater manufactured by Rinnai in 2010 and located in the attic. The water piping from the water heater was observed to be PEX. (Information)



The water temperature was observed to be 118°F at the kitchen faucet. (Information)

Vent Pipe

The vent pipe for the tankless water heater was equipped with a condensation drain line. Most manufacturers require a condensation drain line to help eliminate condensation from the vent system from draining into the water heater burner compartment. (Information)

D. Gas Lines

Comments:

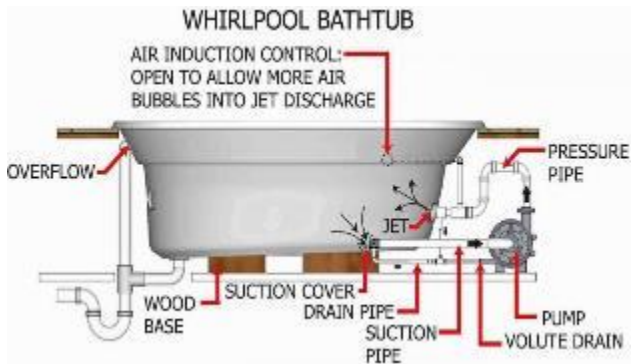


The gas meter that was connected to the gas valve was located at the north front garden of the house. (Information)

It is noted that the inspection of the gas supply lines was a visual inspection of those gas pipes that were visible at the time of the inspection and was performed in a cursory manner. We did not use any specialized equipment to detect leaks. If further investigation is desired, it is recommended that a plumber be contacted. (Information)

E. Hydro- Massage Therapy Equipment

Comments:



No items requiring repair were observed in the operation of the whirlpool tub. The recirculation pump, aerators, and Ground Fault Circuit Interrupt device were functioning properly. Locations included: The master bathroom



Access panels were provided at the hydro-therapy tub. (Information)

Plumbing Conclusion

It is noted that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company.

Further investigation is recommended.

V. APPLIANCES

A. Dishwashers

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the dishwasher. The unit was run through a cycle at the time of the inspection, and appeared to be operating properly.



The drain line under the sink was looped up so that the top of the loop was higher than the point where the drain line connected to the disposal. This will help to prevent garbage from running down the drain line into the dishwasher.

B. Food Waste Disposers

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the disposal.

C. Range Hood and Exhaust Systems

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the vent.

D. Ranges, Cooktops, and Ovens

Comments:



No items requiring repair were visible at the time of the inspection for the gas cooktop. All of the burners and controls were operating properly at the time of the inspection.

No repair was needed to the calibration of the oven thermostat. The thermostat was set at 350 degrees, and the oven heated to within the allowable ± 25 degrees. The oven was checked with an oven thermometer, and found to heat to 350 degrees. (Information)

E. Microwave Ovens

Comments:

No items requiring repair were visible at the time of the inspection for the heating operation of the microwave. A cup of water was placed in the unit, and the microwave heated the water adequately. It is pointed out that the unit was not checked for microwave leakage. (Information)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No items requiring repair were visible for the operation of the bath exhaust vents at the time of the inspection. (Information)

G. Garage Door Operators

Comments:

No items requiring repair were visible at the time of the inspection for the opener. The auto-reverse mechanism was operational, and the sensitivity setting on the mechanism was adequate. Also, the infrared auto reverse mechanism was functional. (Information)

H. Door Bell and Chimes

Comments:

No items requiring repair were visible at the time of the inspection. (Information)

I. Dryer Vents

Comments:

The vent was connected to the dryer but was not tested. It is recommended that the vent be checked for an excess of lint and that it be cleaned if necessary. (Information)

O. Other Appliances

Comments:

Although not required, a cursory check was made on the non-built-in kitchen refrigerator to determine whether or not the unit was in a functional state. No items requiring repair were visible at the time of the inspection for the operation of the refrigerator. If further investigation is desired it is recommended that a service company be contacted. (Information)

J. Wine Cooler

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the wine cooler at the kitchen island. The unit was observed to be cooling adequately at the time of the inspection. (Information)

J. Ice Maker

Comments:

It is noted that an ice maker was located in the garage and inspected. No items requiring repair were visible at the time of the inspection. Ice was observed in the ice tray and the unit appeared to be operating properly. (Information)

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The automatic sprinkler system was manufactured by Hunter, and contained two zones. The control panel was located east side of the house. (Information)

The backflow prevention device and water shut off valve to the sprinkler system was located at the east side of the house. (Information)

It is pointed out that the sprinkler system rain gauge that prevents the system from coming on if it had rained recently was not located.

Further investigation with home owner is recommended.

No items requiring repair were visible at the time of the inspection in the operation of the individual zones. The control panel was functional, all zones were observed to be operating, and all the heads were observed to be spraying adequately.



B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In ground concrete with plaster finish

Comments:

The swimming pool was an in-ground concrete pool covered by a plaster finish. The pool equipment was located at the west side of the back yard.



Pool Surface and Structure

The surface of the pool was worn, and the pool may need to be re-plastered at this time. Have a service company provide a cost estimate to resurface the pool.

Further investigation is recommended.

Bottom Cover



The bottom drains for the pool contained two inlets, which were observed to be the approved raised covers that will reduce the potential hazard for entrapment.

Waterline Tiles

The waterline tiles were in generally good condition at the time of the inspection, with no repairs needed.

Coping

The coping for the pool was concrete slab that is cracked every few feet. The cracks are not separating and there is no unevenness of the surface at this time. It is recommended that a pool service company evaluate the concrete coping and provide an estimate for any necessary repairs.

Further investigation is recommended.

Obtain Cost Estimate



Pool Deck

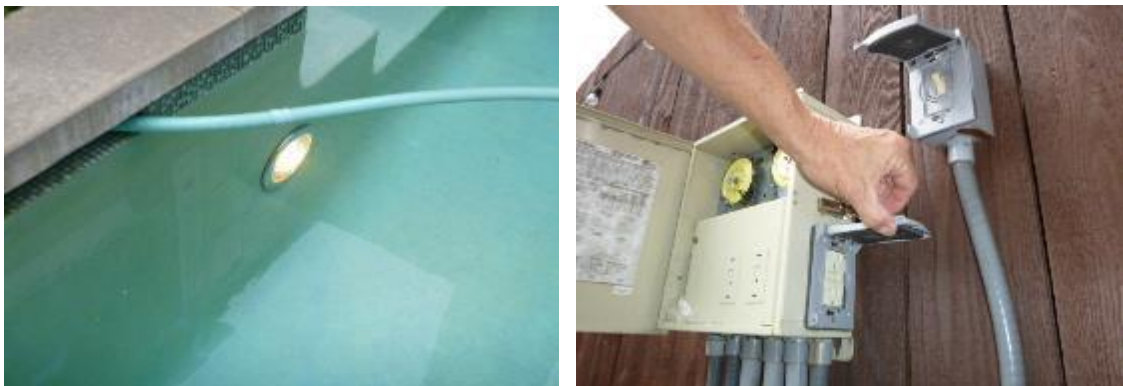
The concrete deck was in generally good condition at the time of the inspection, with no repairs needed.

Pumps

The exterior metal casings on the pump motors were bonded to a grounding wire(s), which ran underground. We could not determine where the wire(s) was terminated.

Lights and GFCI Devices

The pool light was functional at the time of the inspection, and was protected by a Ground Fault Circuit Interrupt device, which was also functional at the time of the inspection. (Information)



Pool Heater

A pool heater was not present at the time of the inspection.

Skimmers



No items requiring repair were observed at the time of the inspection for the pool skimmers.
(Information)

Plumbing

No items requiring repair were observed at the time of the inspection of the pool plumbing.
(Information)

Backflush Valves

The backflush valve was not operated at the time of the inspection. We not operate the valve due to the possibility of damaging the valve during changing the position of the valve.

Timers

No items requiring repair were observed at the time of the inspection for the operation of the timers.
(Information)

Pool Sweep

The pool sweep was functional at the time of the inspection.

Filtration System

The pool filter was a cartridge filter that was functional at the time of the inspection, and showed an operating pressure of 7 psi. This is a lower than normal pressure reading and may indicate a problem with the equipment. Have a pool service company make an assessment of this condition and recommend any necessary repair.

Obtain Cost Estimate



Water Feature



No items requiring repair were visible at the time of the inspection of the water feature. The timer was turned on the jets were pumping water. (Information)

Pool Fill Line



The pool fill line was functional at the time of the inspection, and was equipped with a backflow preventer device. No leaks were present at the time of the inspection.

Overflow Drain Line



Newer swimming pool are required to be equipped with an overflow drain line, so that the pool will not overflow. The overflow drain line was visible at the time of the inspection. (Information)

Alarm System on Back Door/Windows

The back door and/or back windows of the house that open to the pool area, and allow direct access to the pool from the rear of the house. These windows and doors are required to be protected with an alarm system that sounds every time the back door and/or windows that open into the pool area are opened. Either no alarm system has been installed, system has been disabled.

Other

The gate to the back yard was not self-closing and self-latching as required. Obtain cost estimate for any needed repairs.

Obtain Cost Estimate

C. Summer Kitchen

Energy Source: natural gas, electric,

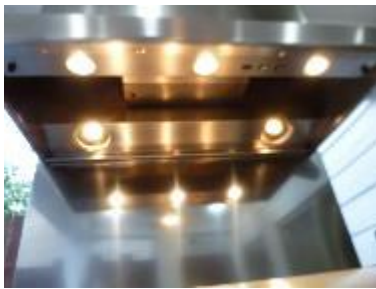
Comments:



The summer kitchen was functional at the time of the inspection except for the rear burner on the gas grill that would only ignite when lit with a match. The vent hood, sink and small fridge were all operational as well as the ceiling fan and overhead lighting.

Have a service company evaluate the gas grill and provide cost estimate for any necessary repairs.

Obtain Cost Estimate



C. Security Systems

Comments:

Security systems are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

D. Fire Protection Equipment

Comments:

Fire protection equipment and smoke detectors are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company who specializes in this field be contacted.

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.