



18 Fair Light Court
The Woodlands, TX 77382

Prepared for:

Li Han



Inspected by

Scott Weible
Real Estate Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Li Han
(Name of Client)

Concerning: 18 Fair Light Court, The Woodlands, TX 77382
(Address or Other Identification of Inspected Property)

By: Scott Weible, Lic #10293 04/19/2018
(Name and License Number of Inspector) (Date)

Mike Weible, Lic #4596
(Name, License Number of Sponsoring Inspector)

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied
Weather Conditions: Fair Cloudy Rain Outside Temp. 70 degrees
Utilities On: Yes No Water No Electricity No Gas

For purposes of this report, the front of the house is assumed to face EAST.

Other inspectors present for the inspection:
Christy Weible, TREC # 21390
Ashley Weible, TREC # 22085

Conditions which are not within the scope of this inspection include, but are not limited to: infestation of or damage by wood destroying insects, lead content in paint or water supply, mold or other environmental or biological hazards, energy code compliance, formaldehyde, and asbestos. Systems which are shut down or otherwise secured can not be inspected. No destructive testing or dismantling of building components is performed.

**THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE TO ANY OTHER THIRD PARTY.**

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I. STRUCTURAL SYSTEMS

A. Foundations

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

Comments:

Post tension slab on grade foundation: No apparent signs of differential foundation movement or stress indicators were observed at the time of the inspection. In the professional opinion of the inspector, the foundation appears to be performing its intended function at the time of the inspection.

Corner cracks were observed at some corners of the foundation. Corner cracks are typical of the type of construction and do not represent a structural defect.

Proper drainage and moisture maintenance are very important for performance of the foundation due to the expansive nature of the load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes.

This is not a structural engineering survey nor was any specialized testing done of any sub slab plumbing systems during this limited visual inspection. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to correct and / or stop structural movement.

The ends of some of the post tension cables are exposed at the edge of the foundation. Recommend sealing by a qualified post tension contractor to reduce water penetration, corrosion, and failure of the cable retainer.



B. Grading and Drainage

Comments:

Drainage appears to be away from foundation in front and sides of the house. Back yard appears to drain to the sides and front.

Recommend cleaning the debris from the gutters to improve drainage.

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Recommend installing splashblocks or leaders under gutter downspouts to divert the runoff at least 2 feet away from the foundation.



The gutter above the front patio is loose and is not sloped properly.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Roof surface

Comments:

The roof covering is one layer of composition shingles showing typical signs of age, such as mildew and loss of granules. The roof appears to be performing its intended function at the time of the inspection.

The flashing where the lower level roof meets the upper level wall at the back of the house is uplifted. Recommend re-attaching and sealing.

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Recommend trimming the tree limbs at least 5 feet away from the roof surface in all areas.



D. Roof Structures and Attics

Viewed From: Accessible areas of attic

Approximate Average Depth of Insulation: 6 - 10 inches

Comments:

Type of insulation: Blown-in fiberglass

Attic ventilation is continuous soffit vents, ridge vents and roof vents.

There is a radiant barrier.

E. Walls (Interior and Exterior)

Comments:

Exterior walls are brick veneer and hardiplank siding.

No cracks were observed in exterior brick walls or at the interior walls.

Recommend caulking where the light fixtures attach to the exterior walls to reduce water

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penetration.



F. Ceilings and Floors

Comments:

Floor coverings are in good condition.
No cracks or water stains were observed in ceilings.

G. Doors (Interior and Exterior)

Comments:

All doors open / close / latch normally, except as noted below.

There is a pet door cut into the door between the house and the garage. As a result, the door is not fire rated.

There are several missing door stops throughout the house.

The front entry door is not hung straight and swings open on its own.

The door to the upstairs back guest bedroom does not latch.

The front and back door rub on the frame and are difficult to open and close.

H. Windows

Comments:

All accessible windows open / close and lock normally. Some of windows were blocked by furniture and could not be tested.

There is a missing window screen on the window in the upstairs back guest bedroom.

I. Stairways (Interior and Exterior)

Comments:

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All components of the stairway are in good condition at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

The gas log was tested and appears to operate normally.
The damper in the fireplace opens / closes normally.

There is no damper stop on the damper. This is required whenever there is a gas log to reduce the possibility of lighting the gas log with the damper closed.

K. Porches, Balconies, Decks, and Carports

Comments:

All driveways, sidewalks, and porches appeared to be in good condition at the time of the inspection.

L. Other

Comments:

A thermographic scan of the interior of the house was performed with an infrared camera to detect problems such as water penetration, electrical overheating, and insulation issues. No defects were found with the infrared camera at the time of the inspection.



There are several loose or missing fence pickets.

There is a small chip in the backsplash next to the refrigerator.

There is damage to the bottom of the reflective surfaces of the master bathroom mirrors.

The plastic coating on the bathroom cabinet doors is loose and peeling in the master and upstairs bathroom.

The attic access stairs are installed with drywall screws, which do not have sufficient strength. The manufacturer recommends 16d nails or 3 inch lag screws.

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II. ELECTRICAL SYSTEMS

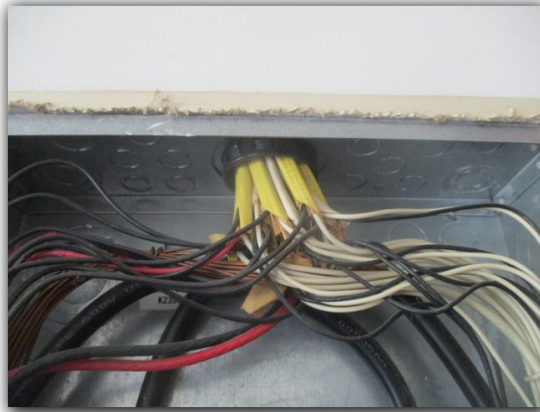
A. Service Entrance and Panels

Comments:

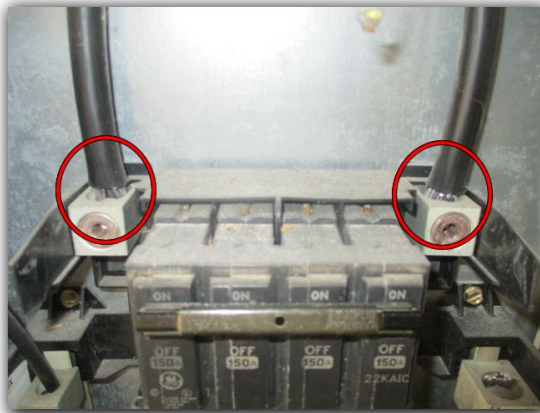
Electrical service entrance wires are aluminum. The main breaker is 150 amps. The panel rating is 200 amps.

The electrical panel is located in the garage.

All of the electrical wires enter the top of the panel through one hole with none of the cables secured to the panel. Each cable is required to be secured to the panel to provide a firestop in the wall of the panel. Recommend further evaluation and repair by a licensed electrician.



There is no antioxidant paste on the aluminum service entrance wires where they connect to the main breaker and the neutral bus.



There is a white wire used as a hot conductor connected to the breaker for the A/C system. Normally the white wires are neutral. When used as a hot conductor, the white wires

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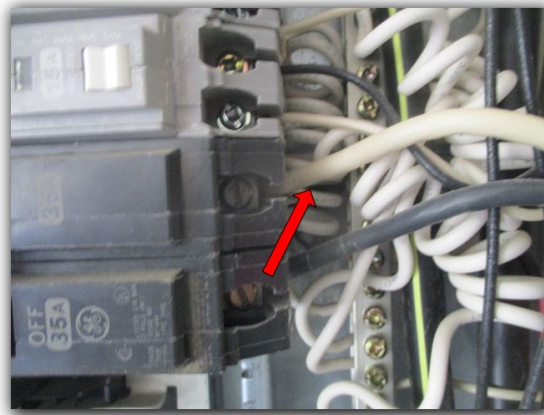
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should be color coded.



Some of the screws holding the panel cover in place are sheet metal screws with sharp tips. Recommend replacing with blunt tipped screws to avoid penetrating a wire.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

GFCI receptacles were tested in all required locations.

The receptacle in the garage ceiling is not GFCI protected.

The cover for one of the fluorescent lights in the kitchen is missing and the other cover is loose.

There is only one receptacle for two sinks in the upstairs hall bathroom. Each sink should have its own receptacle.

The light fixture above the sinks in the upstairs hall bathroom is broken. Additionally, one of the bulbs is hanging by the wires.



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Smoke Detectors:

Three smoke detectors were tested, and only two responded to the test button.

The smoke detector in the upstairs game room did not respond to the test button.

The smoke detector in the upstairs back guest bedroom has been removed.

Recommend replacing the smoke detectors in the upstairs back guest bedroom and game room.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

Supply air temp: 115 Return air temp: 73 Temperature rise: 42 degrees F

Temperature rise for a gas heating system is normally between 35 and 55 degrees.

No carbon monoxide was detected while the heating system was in operation.

Inspecting the heat exchanger for cracks requires dismantling of the system and is outside the scope of this inspection.

The vent for the heating system is too close to the roofing materials in the roof deck. Recommend a minimum 1 inch clearance to combustible materials.



B. Cooling Equipment

Type of Systems: Central

Comments:

Condensing unit: 5 tons Manufactured: 2017

Supply air temp: 50 Return air temp: 70 Temperature drop: 20 degrees F

Temperature drop is normally between 15 and 20 degrees.

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C. Duct Systems, Chases, and Vents

Comments:

No loose or damaged ducts were observed.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: by the street on the north side of the front yard
Location of main water supply valve: in the garage
Static water pressure reading:
Comments:

Water supply pipes are copper.

Recommend installing anti-siphon valves on all outside faucets.

There is a leaky flapper in the half bathroom toilet.

Recommend cleaning and caulking where the under mount kitchen sink and counter top meet to prevent water penetration.

There are hairline cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. Recommend cleaning and caulking to reduce water penetration.

B. Drains, Wastes, and Vents

Comments:

Drain pipes are PVC.
All drains appear to flow normally at the time of the inspection.

There are no pop-up stoppers in either of the master bathroom sinks.

There is no pop-up stopper in the upstairs hall bathroom tub.

C. Water Heating Equipment

Energy Sources: Gas
Capacity: 50 gallons
Comments:

Number of water heaters: 1
Manufactured: 2003

The temperature / pressure relief valve for the water heater is stuck. Recommend replacement of the valve by a licensed plumber.

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D. Hydro-Massage Therapy Equipment

Comments:

The spa tub in the master bathroom with six jets was tested and appears to operate normally. GFCI protection for the spa tub was tested.

There is no ready access to the plumbing or pump under the spa tub in the master bathroom.

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E. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle.

There is no anti-siphon valve for the dishwasher drain. Waste water from the disposal could backflow into the dishwasher. Recommend looping the drain line up underneath the counter top and back down to the drain at the disposal.

There is corrosion on the water supply line to the dishwasher.

B. Food Waste Disposers

Comments:

The garbage disposal appears to operate normally.

C. Range Hood and Exhaust Systems

Comments:

Two speed fan and light were tested.
The fan vents through the roof.

D. Ranges, Cooktops, and Ovens

Comments:

Electric range and oven.
All four burners were tested on high / medium / low.
The oven was tested at 350 degrees on a setting of 350 degrees.
The light and the timer for the oven were tested.

There is no anti-tip device for the free standing range.

E. Microwave Ovens

Comments:

The microwave oven was tested by heating a container of water on high power.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom exhaust fans appear to operate normally and vent to the outside.

The exhaust fan in the utility room does not appear to work.

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G. Garage Door Operators

Comments:

The garage door opener was tested and appears to operate normally.
The reversing function was tested with the electric eye and by blocking the door on the down cycle.

H. Dryer Exhaust Systems

Comments:

The dryer vents through the outside wall.

I. Other

Comments:

The refrigerator is outside the scope of the inspection and was not tested.
The clothes washer and dryer are outside of the scope of the inspection and were not tested.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The anti-siphon for the sprinkler system is located on the north side of the house.

Recommend insulating the anti-siphon valve to reduce the possibility of freezing.



The anti-siphon valve for the sprinkler system has froze and broke. As a result, the sprinkler system could not be tested.

B. Other

Comments:

All accessible gas connections were tested for leaks and no leaks were found. Gas pipes are black steel with flex connectors at the gas appliances. The gas meter is located on the south side of the house.

VII. SUMMARY PAGES

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Additional Comments

The house was occupied at the time of the inspection. Some areas were not accessible or visible due to the presence of personal items, furniture, clothing in closets, and stored items in the attic and garage.

Recommend that all repairs and further investigations be completed before the close of escrow.

Recommend installing carbon monoxide detectors in all sleeping areas due to the presence of gas burning appliances.

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Report Summary

This report summary repeats all comments in the report which are listed as "Deficiency". It is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Property: 18 Fair Light Court

Client: Li Han

Inspector: Scott Weible

Inspection Date: 04/19/2018

FOUNDATIONS

The ends of some of the post tension cables are exposed at the edge of the foundation. Recommend sealing by a qualified post tension contractor to reduce water penetration, corrosion, and failure of the cable retainer.

GRADING AND DRAINAGE

Recommend cleaning the debris from the gutters to improve drainage.

Recommend installing splashblocks or leaders under gutter downspouts to divert the runoff at least 2 feet away from the foundation.

The gutter above the front patio is loose and is not sloped properly.

ROOF COVERING MATERIALS

The flashing where the lower level roof meets the upper level wall at the back of the house is uplifted. Recommend re-attaching and sealing.

Recommend trimming the tree limbs at least 5 feet away from the roof surface in all areas.

WALLS (INTERIOR AND EXTERIOR)

Recommend caulking where the light fixtures attach to the exterior walls to reduce water penetration.

DOORS (INTERIOR AND EXTERIOR)

There is a pet door cut into the door between the house and the garage. As a result, the door is not fire rated.

There are several missing door stops throughout the house.

The front entry door is not hung straight and swings open on its own.

The door to the upstairs back guest bedroom does not latch.

The front and back door rub on the frame and are difficult to open and close.

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WINDOWS

There is a missing window screen on the window in the upstairs back guest bedroom.

FIREPLACES AND CHIMNEYS

There is no damper stop on the damper. This is required whenever there is a gas log to reduce the possibility of lighting the gas log with the damper closed.

OTHER

There are several loose or missing fence pickets.

There is a small chip in the backsplash next to the refrigerator.

There is damage to the bottom of the reflective surfaces of the master bathroom mirrors.

The plastic coating on the bathroom cabinet doors is loose and peeling in the master and upstairs bathroom.

The attic access stairs are installed with drywall screws, which do not have sufficient strength. The manufacturer recommends 16d nails or 3 inch lag screws.

SERVICE ENTRANCE AND PANELS

All of the electrical wires enter the top of the panel through one hole with none of the cables secured to the panel. Each cable is required to be secured to the panel to provide a firestop in the wall of the panel. Recommend further evaluation and repair by a licensed electrician.

There is no antioxidant paste on the aluminum service entrance wires where they connect to the main breaker and the neutral bus.

There is a white wire used as a hot conductor connected to the breaker for the A/C system. Normally the white wires are neutral. When used as a hot conductor, the white wires should be color coded.

Some of the screws holding the panel cover in place are sheet metal screws with sharp tips. Recommend replacing with blunt tipped screws to avoid penetrating a wire.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The receptacle in the garage ceiling is not GFCI protected.

The cover for one of the fluorescent lights in the kitchen is missing and the other cover is loose.

There is only one receptacle for two sinks in the upstairs hall bathroom. Each sink should have its own receptacle.

The light fixture above the sinks in the upstairs hall bathroom is broken. Additionally, one of the bulbs is hanging by the wires.

The smoke detector in the upstairs game room did not respond to the test button.

The smoke detector in the upstairs back guest bedroom has been removed.

Recommend replacing the smoke detectors in the upstairs back guest bedroom and game room.

HEATING EQUIPMENT

The vent for the heating system is too close to the roofing materials in the roof deck. Recommend a minimum 1 inch clearance to combustible materials.

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PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Recommend installing anti-siphon valves on all outside faucets.

There is a leaky flapper in the half bathroom toilet.

Recommend cleaning and caulking where the under mount kitchen sink and counter top meet to prevent water penetration.

There are hairline cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. Recommend cleaning and caulking to reduce water penetration.

DRAINS, WASTES, AND VENTS

There are no pop-up stoppers in either of the master bathroom sinks.

There is no pop-up stopper in the upstairs hall bathroom tub.

WATER HEATING EQUIPMENT

The temperature / pressure relief valve for the water heater is stuck. Recommend replacement of the valve by a licensed plumber.

HYDRO-MASSAGE THERAPY EQUIPMENT

There is no ready access to the plumbing or pump under the spa tub in the master bathroom.

DISHWASHERS

There is no anti-siphon valve for the dishwasher drain. Waste water from the disposal could backflow into the dishwasher. Recommend looping the drain line up underneath the counter top and back down to the drain at the disposal.

There is corrosion on the water supply line to the dishwasher.

RANGES, COOKTOPS, AND OVENS

There is no anti-tip device for the free standing range.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

The exhaust fan in the utility room does not appear to work.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Recommend insulating the anti-siphon valve to reduce the possibility of freezing.

The anti-siphon valve for the sprinkler system has froze and broke. As a result, the sprinkler system could not be tested.