



PROPERTY INSPECTION REPORT

Prepared For: Joe & Patty Sobecki

(Name of Client)

Concerning: 3211 Seminole Peak Lane, Katy, TX 77494

(Address or Other Identification of Inspected Property)

By: Anthony Long # 22304

(Name and License Number of Inspector)

1/22/18

(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

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 (05/4/2015)

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

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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.

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

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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.

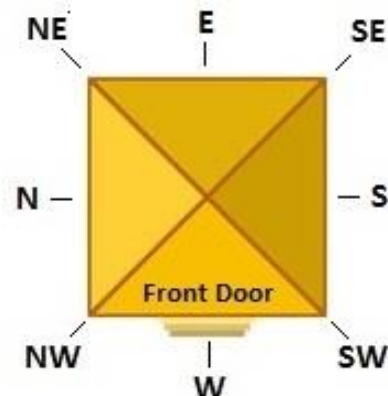
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN 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

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 the inspector. 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. It is noted that the inspector 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. 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. 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,
Anthony Long (TREC #22304)

The front door is the west side.



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I. STRUCTURAL SYSTEMS

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

ELECTRICAL SERVICE

Type: Underground

Voltage: 120/240

Phase: Single Phase

Amps: 200

Meter: South Side of House

BREAKER PANEL

Manufacturer: Eaton

Rated Capacity: 200

Main Breaker: 200

Location: Inside Garage

WIRING

Service Entrance Conductors: 4/0 AWG Aluminum

Branch Circuit Wiring: Copper

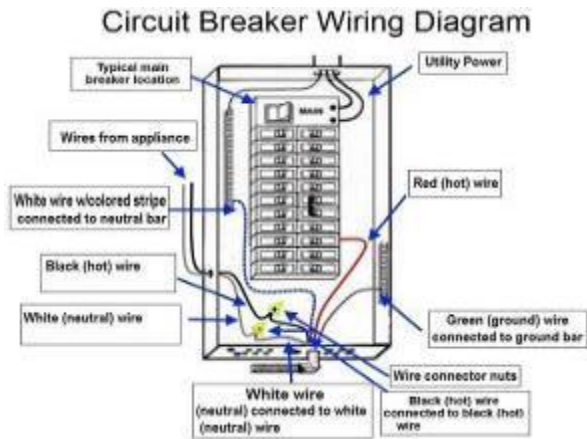
Type of Wiring: Non-Metallic Sheathed (Romex)

Type of System: 3-Wire Grounded System

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Breaker Panel Box



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.

Foreign matter was observed in the panel box, which can be a safety hazard, and it is recommended that the panel be cleaned

Obtain Cost Estimate



AFCI

There were nine Arc Fault Circuit Interrupters (AFCI) in the breaker panel, and the Arc Fault Circuit Interrupters were functional at the time of the inspection, and tripped off when the "test" buttons were pushed. AFCI's 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. Since September 1, 2008, the State of

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Texas has adopted the 2008 National Electrical Code, and the circuits in the locations listed in the NEC reference below are now required to be protected.

Following is the excerpt taken from the 2008 NEC listing the locations where AFCI's were required. It is pointed out that the 2014 version of the NEC lists additional locations, including the kitchen and laundry areas.

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.

B. Branch Circuits - Connected Devices and Fixtures

Comments:

Wall Switches

No items requiring repair were visible at the time of the inspection to the operation of the wall switches.

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.

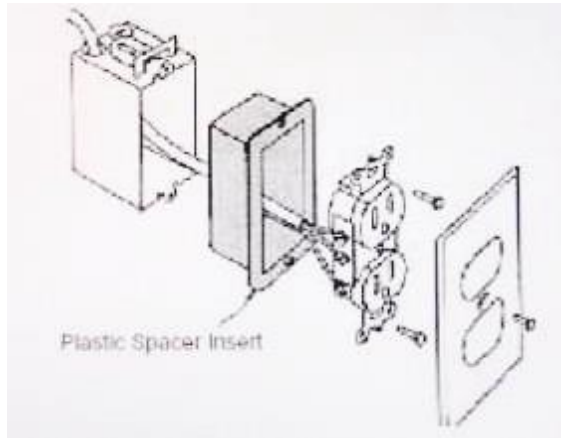
All of the outlets that were supposed to be protected by a ground fault circuit interrupt (GFCI) device were protected. This included the outlets at all the bathrooms, the exterior of the house, the undedicated outlets in the garage area, and at the kitchen countertop area. The GFCI devices were checked by pushing the "test button, and also with an exterior testing device, and were functioning properly.

We observed an outlet located in the breakfast room baseboard that was not protected by extender boxes. This is considered to be a fire hazard, and it is recommended that the extender boxes be installed.

Obtain Cost Estimate

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Light Fixtures

A light fixture(s) was observed that was non-functional when the switch was turned on. The problem may be a burned out bulb, a defective light fixture, or defective switch. Locations included: Master bathroom

Obtain Cost Estimate

Ceiling Fans

The ceiling fan was noisy and unbalanced and needs to be replaced. Locations included: Back patio

Obtain Cost Estimate

Visible Wiring

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

Doorbells and Chimes

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

Miscellaneous Comments

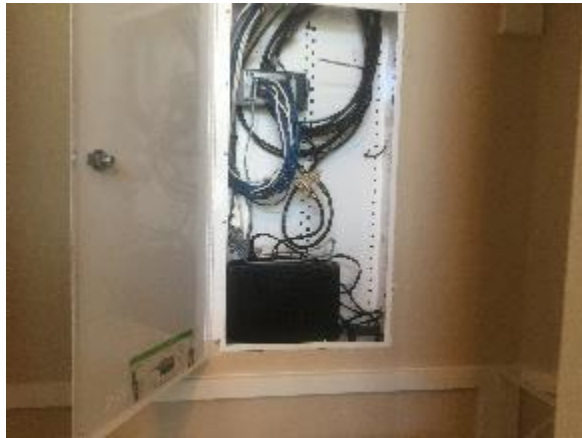
The networking panel was not bonded to a grounding source. A copper wire needs to be attached to the grounding lug on the panel, and properly attached to a grounding source.

Locations included: SW bedroom closet

Obtain Cost Estimate

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Electrical Conclusion

Due to the multiple conditions listed above, it is recommended that an electrician be contacted to assess the condition of the electrical system and provide cost estimates to make all of the needed repairs. 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.**

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

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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

Comments:

The heating for the house was provided by a natural gas-fired furnace(s).The equipment was as follows:

Furnace

Zone	Manufacturer	Size	Date	Location
1st Floor	Lennox	88,000 BTU	2013	Attic
2nd Floor	Lennox	66,000 BTU	2013	Attic

The furnace(s) was operationally checked at the time of the inspection, and no repairs were indicated to the operation of the furnace(s).

The furnace was not properly supported underneath the equipment.

Obtain Cost Estimate

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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. It is generally recommended that the heat exchanger be thoroughly checked once a year before use in the winter. (Information)

B. Cooling Equipment:

Type and Energy Source: Electric

Comments:

The air conditioning for the house was provided by forced air split system(s). The equipment included the following:

Condensing Unit Description

Zone	Size	Manufacturer	Date
1st Floor	3.5 Ton	Lennox	2013
2nd Floor	2 Ton	Lennox	2013

Evaporator Coil Description

Zone	Manufacture	Size	Date	Location	<u>ΔT Degrees</u>
1st Floor	Lennox	3.5 Ton	2013	Attic	--
2nd Floor	Lennox	2 Ton	2013	Attic	--

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Cooling Performance

The ambient outside temperature was below 60 degrees, so only a visual inspection of the equipment was performed at this time. Serious damage can result to the compressor if operated at temperatures below 60 degrees. It is recommended that a service company be contacted on a warmer day to determine if the unit(s) is performing adequately, or if the unit(s) need to be charged, and also to clean and service the equipment.

Condensing Unit

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

Evaporator Coils

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.



The overflow pan under the evaporator coil had rust in the pan, apparently from water overflowing the condensate drain line into the overflow pan. No water was in the pan at the time of the inspection, but, since we only ran the unit for a few minutes, it is recommended that the drain line be checked by an air conditioning service company.

Obtain Cost Estimate

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Primary Drain Line

The primary condensate drain line was observed to empty into the P-trap under the sink at the bathroom. This is correct, and no repairs are needed. However, for your information, it is pointed out that it is not uncommon to hear the sound of dripping water at the sink drain, which is related to the proper function of the drain line, and not to a leak at the sink, or in the wall.



C. Duct Systems, Chases, and Vents

Comments:

Ducts/Registers

Duct type – Flexible Duct

No Items in need of repair, regarding the ducts, were visible at the time of the inspection.

A thermostatically controlled damper system was installed in the duct work for the 3.5 ton HVAC system creating two zones. No items requiring repair were observed for the operation of the dampers or thermostats at the time of the inspection.

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Return Air Chase

The return air was equipped with a media filter located in the attic at the furnace. We checked the filter, and it was dirty, and needed to be replaced at the time of the inspection. It is pointed out that filters should not be installed at the return air grills when media filters are installed.



HVAC Conclusion

Due to the multiple conditions listed above, it is recommended that an HVAC service company be contacted to assess the condition of the equipment and provide cost estimates to make all of the needed repairs. 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.**

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Near the street

Location of main water supply valve: Inside the garage

Static water pressure reading: 65 psi

Water Supply Material: Copper

Sewer piping Material: PVC

Hot Water Temperature: 120 F

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 flows characteristic 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.

Water Service

The water pressure to the house at the time of the inspection was checked with a pressure gauge at the hose bib nearest the shut off valve, and the pressure was observed to be 65 psi. The shut-off valve for the main inlet water line was located inside the garage.



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Sinks & Lavatories

No items requiring repair were visible at the time of the inspection to the plumbing fixtures. The sinks were filled with water, and were observed to be draining properly, with no leaking piping or slow drains

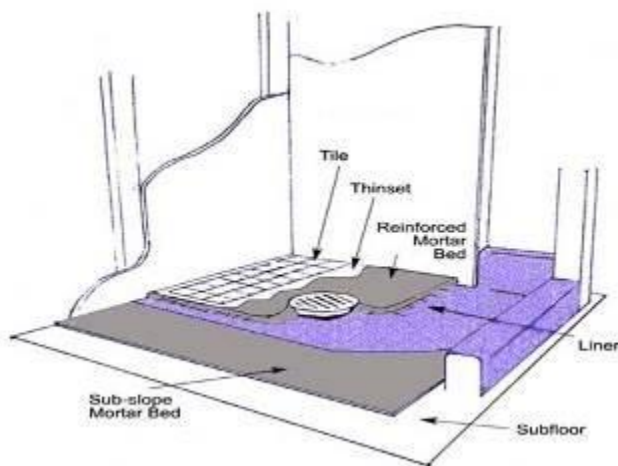
Toilets

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

The shower head was partially clogged, and needs to be cleaned/replaced.
Locations included: Master shower

Obtain Cost Estimate



No evidences of a current shower pan leak were visible at the time of the inspection for the shower located at the master bathroom. 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: Master bathroom

The trap area of the tubs were not accessible and were not checked for leaks.
(Information)

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B. Drains, Wastes, Vents

Comments:

The clean out for the main sewer line was not visible, and it is recommended that you check with the owner for the location. This is needed for access to the sewer line should the line become clogged, and need to have a snake run down the line to clean it.

No items requiring repair were visible for the operation of the drain system at the time of the inspection. No evidences of a system wide problem were observed when the system was operationally checked by running water through each of the plumbing fixtures during the duration of the inspection. It is noted that most of the drain waste system in the walls, under the house, and in the ceilings is not visible. If further investigation is desired, it is recommended that a plumber be contacted to perform an in depth survey with a camera or hydrostatic test.

C. Water Heating Equipment

Energy Source: Natural gas

Comments:

Manufacturer	BTU Rating	Date	Recovery	Location
Rinnai	199,900	2013	203 gal/hr.	Attic

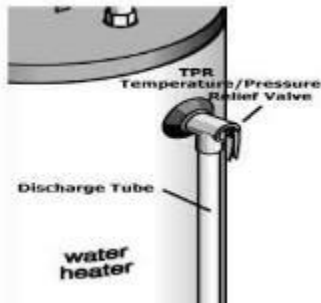


No items requiring repair were visible at the time of the inspection to the operation of the water heater. The water heater was functional at the time of the inspection, and providing hot water to the house.

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T/P Valve



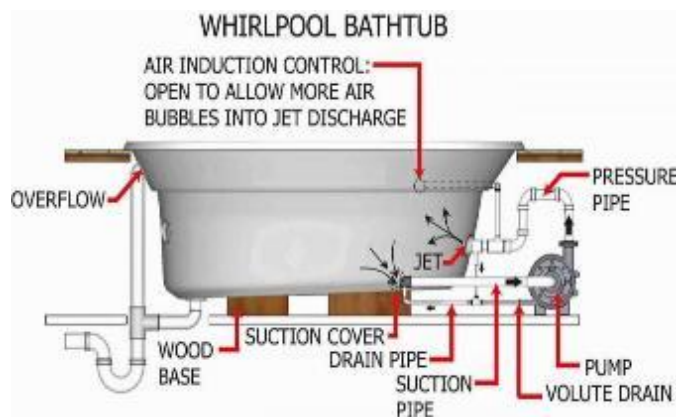
The relief valve was not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace the relief valve every 2-3 years. (Information)

D. 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: Master bathroom



The trap area of the whirlpool tub was not accessible, and was not viewed. The trap area was walled in, and no access has been provided to the pump.

Locations included: the master bathroom

IRC 2012 P2720.1 Access to pump UPC 2006 414.1

Plumbing Conclusion

Due to the multiple conditions listed above, it is recommended that a qualified plumbing company be contacted to assess the condition of the plumbing system and provide cost estimates to make all of the needed repairs. 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.**

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E. Other

Comments:

Utility Room

The utility room contained both the 240-volt electric outlet for an electric dryer, and also a gas supply line for a gas dryer.

The 240-volt outlet for an electric dryer was the old style 3-prong outlet, rather than the new style 4-prong outlet. If your electric dryer has a 4-prong plug, then it will not be compatible, and either the outlet will need to be changed to a 4-prong outlet, or the plug will need to be changed to a 3-prong plug.

V. APPLIANCES

A. Dishwasher

Comments:

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

B. Food Waste Disposer

Comments:

The motor was non-functional at the time of the inspection. It needs to be checked by a service company, who should make any necessary repairs.

Obtain Cost Estimate

C. Range Hood and Exhaust Systems

Comments:

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

D. Ranges, Cooktops, and Ovens

Comments:

No items requiring repair were visible at the time of the inspection for the gas range. 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 thermostats. The thermostats were set at 350 degrees, and the ovens heated to within the allowable 25 degrees. The ovens were checked with an oven thermometer, and found to heat to 355 and 365 degrees. (Information)

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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. Dryer Exhaust Systems

Comments:

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

I. Other

Comments:

Non built-in refrigerators, clothes washers, and dryers are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The automatic sprinkler system was manufactured by Rain Bird, and contained 6 zones. The control panel was located inside the garage. (Information)

The backflow prevention device, with the two shut off valves on the water supply line to the sprinkler system, was located at the side of the house. (Information)

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

I	NI	NP	D
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The water was turned off to the sprinkler system and the system appeared to be winterized. The sprinkler system was not operationally checked at the time of the inspection. **Further investigation is recommended.**

It is pointed out that there is a rain gauge attached to the sprinkler system that prevents the system from coming on if it had rained recently. .



B. Gas System

Comments:

The gas meter, with the main shut off valve for the gas to the house, was located at the south side of the house.



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

I	NI	NP	D
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We observed a bonding wire and clamp connected to the gas supply line on the downstream side of the meter. The clamp was tight, and no repairs are needed. However, we were not able to determine if the bonding wire, which extends into the building envelope and inside the wall, was properly bonded to the electrical system as required.

C. 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.

D. Security Systems

Comments:

Security systems are not included in the scope of this inspection.

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.