



# Inspection Report

**MANUCHEHR SAMIYA**

**Property Address:**  
1501 STALLINGS DRIVE #60  
COLLEGE STATION TX 77840



**Tucker Inspections**

**Tom Rike TREC 20478  
P.O. Box 10623  
College Station, TX 77842  
979.690.7211**

# PROPERTY INSPECTION REPORT

**Prepared For:** MANOUCHEHR SAMIYA

(Name of Client)

**Concerning:** 1501 STALLINGS DRIVE #60, COLLEGE STATION, TX 77840

(Address or Other Identification of Inspected Property)

**By:** Tom Rike TREC 20478 / Tucker Inspections 4/5/2021

(Name and License Number of Inspector)

(Date)

(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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

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>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

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

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

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

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

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**Type of building:**

Condominium

**In Attendance:**

Customer representative

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

**Type of Foundation (s):** Post Tension

**Comments:**

This foundation has had some pier work performed. No significant problems were observed, only signs of what is considered typical movement for the area. As a buyer you should be given all paperwork pertaining to this work and also find out if any warranty is in place for this work.



A. Item 1(Picture)

**B. Grading and Drainage**

**Comments:**

No problems were noted with the soil height or drainage around the base of the foundation. It is recommended that three to four inches of slab are visible around the foundation to help ensure proper drainage. Lack of slab exposure can lead to water and insect problems.

**C. Roof Covering Materials**

**Types of Roof Covering:** Composition Shingles

**Viewed from:** Walked roof

**Roof Ventilation:** Ridge vents, Soffit Vents

**Comments:**

This is a composition shingled roof that was found in good condition at the time of this inspection.

*NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.*

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

I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)

**D. Roof Structures & Attics**

[Comments:](#)

This is a pre-fabricated wood truss framing system. The system appears to be performing as intended at the time of this inspection.

There was adequate ventilation present.

The insulation in the attic does not meet the current building standard of R30 value.

Fire block was missing between the units in the attic.

There were moisture stains-minor damage to the upper roof deck.

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I   NI   NP   D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

**E. Walls (Interior and Exterior)**

**Comments:**

There was a section of carport siding missing. Recommend installing insulation and covering with siding.

There was siding/fascia decay in multiple areas.

There was moisture damage to the upstairs front bedroom bathroom sink cabinet.

There were moisture stains in the kitchen sink cabinet.

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I   NI   NP   D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



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

I   NI   NP   D



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

**F. Ceilings and Floors**

**Comments:**

The floors were found in acceptable condition at the time of this inspection.

Note: There was a soft spot in the upstairs hall sub floor.

Note: There were tiles with cosmetic cracks.

There were holes in the carport ceiling. These need to be covered with sheetrock as the ceiling servers as a firewall. (Plastic is not an approved firewall material)

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

I	NI	NP	D
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F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)



F. Item 4(Picture)

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

**Comments:**

All doors were found in acceptable condition at the time of this inspection.

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

**Comments:**

All components were found in satisfactory condition at the time of this inspection.

**I. Windows**

**Comments:**

These are single pane glass units. They were operational at the time of this inspection.

Screens: (1) missing (1) torn

The bedroom windows were 44" or higher from the floor. This would not meet current building standards for Egress. Egress is the ability to escape directly from a bedroom to the outside in the event of a fire.

**J. Fireplaces and Chimneys**

**Chimney (exterior):** Brick

**Operable Fireplaces:** One

**Types of Fireplaces:** Pre-fabricated Metal Box Fireplace

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

I   NI   NP   D

**Comments:**

This is a metal pre-fabricated unit that was found in acceptable condition at the time of this inspection.

The fireplace and chimney need to be cleaned.



J. Item 1(Picture)

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

**Comments:**

All components were in acceptable condition at the time of this inspection.

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I   NI   NP   D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground

**Panel Type:** Circuit breakers

**Panel Capacity:** 100 AMP

**Electric Panel Manufacturer:** Square D

**Comments:**

The main panel is located in a closet. This was common installation when this home was built. However, the current building standards does not allow this. The panel was found in good condition and does not need to be relocated.



A. Item 1(Picture)

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

**Type of Wiring:** Romex

**Branch wire 15 and 20 amperage:** Copper

**Comments:**

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The bathroom outlets were wired hot/neutral wires reversed. The outlets still tripped when tested for ground fault protection. The GFCI reset outlet was located in the half bathroom.

The carport outlet was loose from the wall.

I am not able to operate the exterior light fixtures on solar sensor during the day.

There was not a labeled carbon monoxide detector outside of the sleeping areas.

*Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.*

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

I   NI   NP   D

There were multiple smoke detectors that were not operating. Recommend installing new batteries in all units. Replace units as necessary.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

I am not able to operate exterior light fixtures on solar sensor during the day.



B. Item 1(Picture)

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I   NI   NP   D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

**B. Cooling Equipment**

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

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

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

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I   NI   NP   D

## IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Street

**Location of main water supply valve:** At the meter

**Static water pressure reading:** 80+ PSI

**Water Source:** Public

**Plumbing Water Distribution (inside home):** Copper

**Comments:**

There were missing back flow preventer on the exterior hose bibs.

*Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.*

The upper rear bedroom bathroom sink faucet aerator was missing.

The upstairs front bedroom bathroom sink water lines were corroded.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

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

I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

**B. Drains, Waste, and Vents**

**Plumbing Waste:** PVC

**Comments:**

The upstairs front bedroom tub stopper was missing.

The upstairs front bedroom bathroom toilet flush mechanism needs to be replaced.

There were hairline cracks in the upstairs front bedroom bathroom sink bowl.



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B. Item 1(Picture)

C. Water Heating Equipment

**Energy Sources:** Electric

**Capacity (Water Heater):** 50 Gallon (2-3 people)

**Water Heater Manufacturer:** Rheem

**Water Heater Location:** Closet, Outside

**Comments:**

This unit was operational at the time of this inspection. This unit was located in the carport closet and meets current building standards.

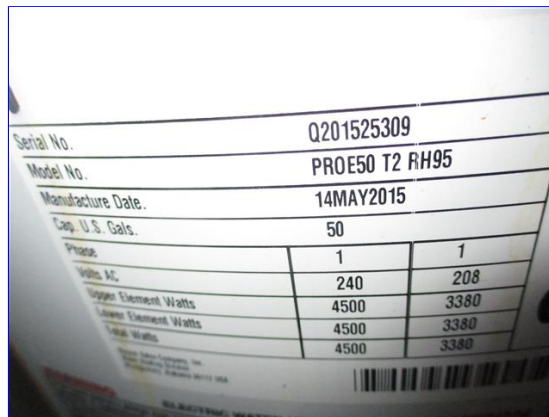
There was a slow leak in the water supply line. Recommend further review by a professional plumber.

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

I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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

I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

[Comments:](#)

This unit was operating at the time of this inspection.

**B. Food Waste Disposers**

[Comments:](#)

The disposal was operating at the time of this inspection.

The rubber splash guard at the drain is missing.



B. Item 1(Picture)

**C. Range Hood and Exhaust Systems**

[Comments:](#)

**D. Ranges, Cooktops and Ovens**

[Comments:](#)

The unit was operating at the time of this inspection.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*

The cooktop induction burners were not inspected. These take a special type of pots/pans.

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

I   NI   NP   D



D. Item 1(Picture)

E. Microwave Ovens

Comments:

This unit is a microwave/vent-a-hood combination, installed above the cooking surface. The unit was operational at the time of this inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust Systems

Comments:

The dryer vent through the roof. If the seller can not verify the vent pipe has been cleaned in the last 12 months, recommend having the vent pipe professionally cleaned. The dryer vent through the roof. If the seller can not verify the vent pipe has been cleaned in the last 12 months, recommend having the vent pipe professionally cleaned.

The dryer vent was flexible plastic pipe. *Current building standards would require a solid metal vent pipe.*



H. Item 1(Picture)

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

I   NI   NP   D

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<b>Date:</b> 4/5/2021	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 1501 STALLINGS DRIVE #60 COLLEGE STATION TX 77840	<b>Customer:</b> MANOUCHEHR SAMIYA	<b>Real Estate Professional:</b> MELISSA O'BANNON

**Comment Key or Definitions**

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

TREC Texas Real Estate Commission

**Type of building:**

Condominium

**In Attendance:**

Customer representative

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

## General Summary



**Tucker Inspections**

**P.O. Box 10623  
College Station, TX 77842  
979.690.7211**

**Customer  
MANOUCHEHR SAMIYA**

**Address  
1501 STALLINGS DRIVE #60  
COLLEGE STATION TX 77840**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### D. Roof Structures & Attics

##### Deficient

This is a pre-fabricated wood truss framing system. The system appears to be performing as intended at the time of this inspection.

There was adequate ventilation present.

The insulation in the attic does not meet the current building standard of R30 value.

Fire block was missing between the units in the attic.

There were moisture stains-minor damage to the upper roof deck.

#### E. Walls (Interior and Exterior)

##### Deficient

There was a section of carport siding missing. Recommend installing insulation and covering with siding.



There was siding/fascia decay in multiple areas.

There was moisture damage to the upstairs front bedroom bathroom sink cabinet.

There were moisture stains in the kitchen sink cabinet.

**F. Ceilings and Floors**

**Inspected, Deficient**

The floors were found in acceptable condition at the time of this inspection.

Note: There was a soft spot in the upstairs hall sub floor.

Note: There were tiles with cosmetic cracks.

There were holes in the carport ceiling. These need to be covered with sheetrock as the ceiling serves as a firewall. (Plastic is not an approved firewall material)

**I. Windows**

**Deficient**

These are single pane glass units. They were operational at the time of this inspection.

Screens: (1) missing (1) torn

The bedroom windows were 44" or higher from the floor. This would not meet current building standards for Egress. Egress is the ability to escape directly from a bedroom to the outside in the event of a fire.

**J. Fireplaces and Chimneys**

**Deficient**

This is a metal pre-fabricated unit that was found in acceptable condition at the time of this inspection.

The fireplace and chimney need to be cleaned.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Deficient**

The main panel is located in a closet. This was common installation when this home was built. However, the current building standards does not allow this. The panel was found in good condition and does not need to be relocated.

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

**Deficient**

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The bathroom outlets were wired hot/neutral wires reversed. The outlets still tripped when tested for ground fault protection. The GFCI reset outlet was located in the half bathroom.

The carport outlet was loose from the wall.

I am not able to operate the exterior light fixtures on solar sensor during the day.

There was not a labeled carbon monoxide detector outside of the sleeping areas.

*Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.*

There were multiple smoke detectors that were not operating. Recommend installing new batteries in all units. Replace units as necessary.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

I am not able to operate exterior light fixtures on solar sensor during the day.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply Distribution Systems and Fixtures

#### Deficient

There were missing back flow preventer on the exterior hose bibs.

*Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.*

The upper rear bedroom bathroom sink faucet aerator was missing.

The upstairs front bedroom bathroom sink water lines were corroded.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

### B. Drains, Waste, and Vents

#### Deficient

The upstairs front bedroom tub stopper was missing.

The upstairs front bedroom bathroom toilet flush mechanism needs to be replaced.

There were hairline cracks in the upstairs front bedroom bathroom sink bowl.

### C. Water Heating Equipment

#### Deficient

This unit was operational at the time of this inspection. This unit was located in the carport closet and meets current building standards.

There was a slow leak in the water supply line. Recommend further review by a professional plumber.

## V. APPLIANCES

### B. Food Waste Disposers

#### Deficient

The disposal was operating at the time of this inspection.

The rubber splash guard at the drain is missing.

**D. Ranges, Cooktops and Ovens**

**Not Inspected, Deficient**

The unit was operating at the time of this inspection.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*

The cooktop induction burners were not inspected. These take a special type of pots/pans.

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

**Deficient**

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

**H. Dryer Exhaust Systems**

**Deficient**

The dryer vent through the roof. If the seller can not verify the vent pipe has been cleaned in the last 12 months, recommend having the vent pipe professionally cleaned. The dryer vent through the roof. If the seller can not verify the vent pipe has been cleaned in the last 12 months, recommend having the vent pipe professionally cleaned.

The dryer vent was flexible plastic pipe. *Current building standards would require a solid metal vent pipe.*

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tom Rike