



## **Property Inspection Report**

**27815 Dewy Meadow Run Ct., Spring, TX, 77386**

INSPECTOR: Charlie E. Parker  
TREC 22428  
MAT 1235

INSPECTION PREPARED FOR: James Andrew Marr  
AGENT: Woody Marr - Team Marr Coldwell Banker  
Date of Inspection: 7/17/2020

Year Built: Built 2013 - 7 Years Size: 4,273 Sq. Ft.  
Weather: Partly Cloudy, Warm, No Recent Rains

Home Faces Northeast


Location: 30° 5' 42" N, 95° 20' 41" W  
Elevation 66'



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 (281) 844-0803

# PROPERTY INSPECTION REPORT

Prepared For: James Andrew Marr  
(Name of Client)

Concerning: 27815 Dewy Meadow Run Ct., Spring TX, 77386  
(Address or Other Identification of Inspected Property)

By: Charlie E. Parker, TREC 22428 7/17/2020  
(Name and License Number of Inspector) (Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s):

- Post tension slab foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- **Perimeter foundation corner spalling, or "corner pops" are typically caused by uneven curing and even carelessness during the construction phase. Usually these corners have no negative effect on the integrity of the foundation, and only has an aesthetic effect.**



*Corner pop*



*Corner pop*



*Corner pop*

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### B. Grading and Drainage

Comments:

- The building site was relatively level and flat.
- There is at least one location where a gutter drains directly downward onto shingles below. This condition may cause premature failure of the roof shingles by washing the granular particulate material away from the shingle. This condition could potentially jeopardize the manufacturer's warranty. During this inspection, the shingle manufacturer could not be determined. Recommend referral to a roofing contractor for a determination if the manufacturer's warranty has been jeopardized.
- Vegetation too close to structure



The home site appears level



Gutter downspout



Vegetation and shrubbery is too close to the house



The gutter drainage system is tied into an underground drain system

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*A strapping system for securing the downspouts to the underground drainage*



*Back yard view, level and well maintained*

**C. Roof Covering Materials**

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof
- Ladder
- Extension pole with camera

Comments:

- Ridge vents were noted at the time of the inspection
- **Evidence of spots, markings and/or indentations were visible on the roof surface. It is recommended that a qualified roofing contractor be consulted for further evaluation**



*Damage to the roof*



*Apparent roof damage*

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I	NI	NP	D
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*Apparent roof damage*



*Apparent roof damage*



*Exposed fasteners*



*Various angles and views of the roofing system*



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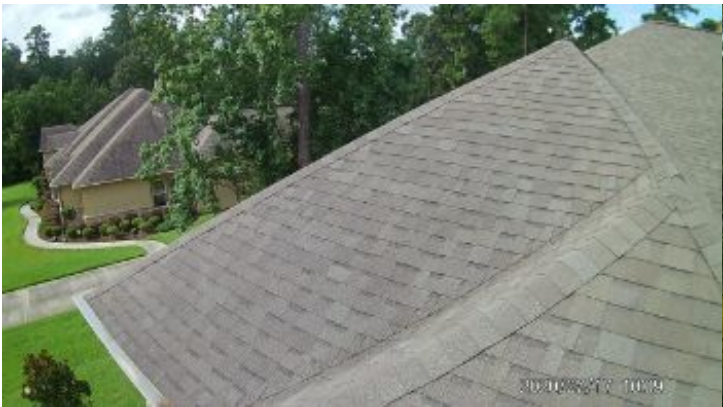
I	NI	NP	D
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*Various angles and views of the roofing system*



*Various angles and views of the roofing system*



*Various angles and views of the roofing system*



*Various angles and views of the roofing system*

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I	NI	NP	D
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*Various angles and views of the roofing system*



*Various angles and views of the roofing system*



*Various angles and views of the roofing system*



*Various angles and views of the roofing system*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. Roof Structure and Attics**

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at [10"-12"]

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties

• Observed one area in the attic of the underside of the roof sheathing which appears to be compromised, most likely by moisture intrusion. Recommend consulting a roofing consultant to evaluate the cause for this damage and make necessary repairs.

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*Blown in insulation*



*One area of OSB roof sheathing appears to be compromised as viewed from the attic*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**E. Walls (Interior and Exterior)**

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Drywall walls noted on interior

Comments:

- **NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. The heavy plant material may limit the Inspectors visual observation of the existing surfaces**
- **Observed an area in the masonry siding where a continuous mortar crack had occurred. Regular future monitoring or professional siding engineers/technicians intervention may become necessary.**



*West wall observed wasps coming and going through this tiny hole near the window*



*Mortar crack east wall*

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Back balcony

**F. Ceilings and Floors**

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

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

Comments:

- **NOTE: As per R302.5.1 of the Residential Building Code; doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device**
- The garage entry door is not equipped with a self closing device
- One bedroom door upstairs does not latch closed.
- Upstairs rear balcony door does not appear to lock.

I=Inspected

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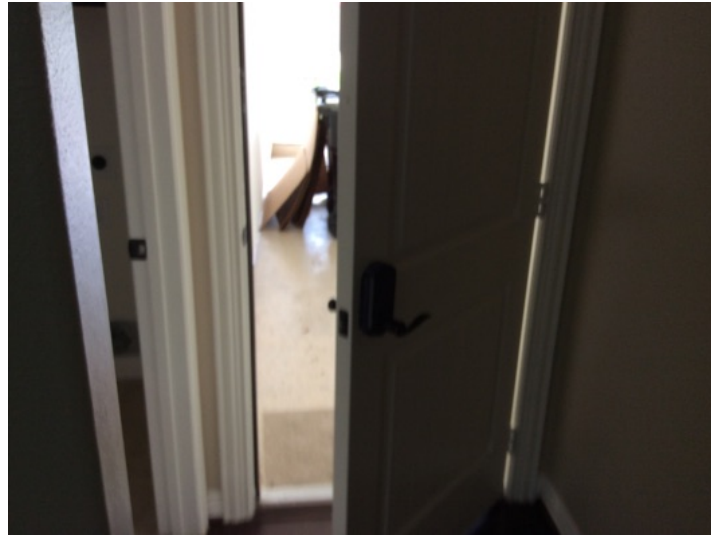
I	NI	NP	D
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*Bedroom door doesn't latch*



*Back balcony door does not lock*



*Observed the entry door from the garage is not self closing*





**H. Windows**

Window Types:

- Windows are made of aluminum, double pane
- Gas filled and/or low-emissivity type windows

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection





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

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

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I	NI	NP	D
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**J. Fireplaces and Chimneys**

Locations:

- Fireplace is located in the living room

Types:

Comments:

- This fireplace unit appears to be a remote operated fireplace, and the remote device could not be found.



*Heatilator fireplace*

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

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

**L. Other**

Materials:

- Metal fencing {wrought iron} noted

Comments:

- The wrought iron gates were locked and could not be tested for pool safety.

**II. ELECTRICAL SYSTEMS**

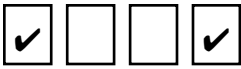
I=Inspected

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I	NI	NP	D
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**A. Service Entrance and Panels**

Panel Locations:

- Electrical panel is located on the west side of the building

Materials and Amp Rating:

- Copper wiring
- 200 amp, Square D

Comments:

- The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles



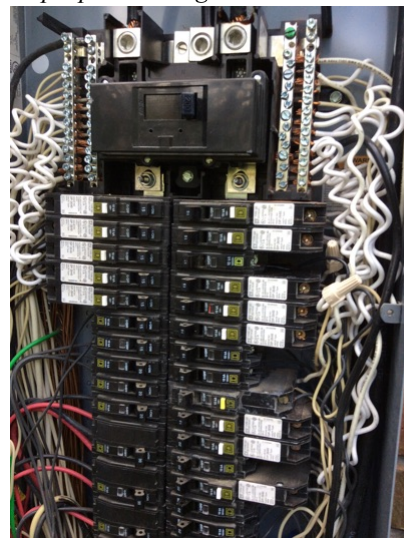
Main service panel, 200 amp, Square D



Noted the improper labeling in the electric service panel



Electric service panel is located on the west exterior wall



Square D, 200 amp, electric service panel

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I	NI	NP	D
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Square D, 200 amp, electric service panel



Copper service conductors, Square D, 200 amp, electric service panel

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

Type of Wiring:

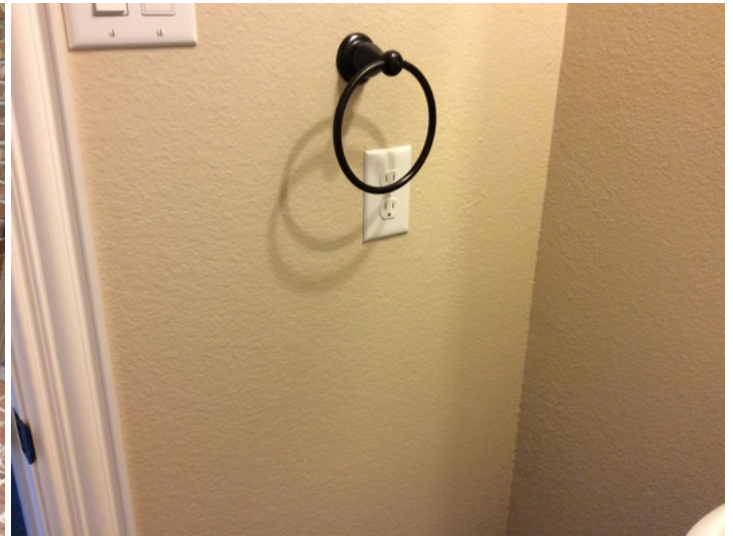
- Copper wiring

Comments:

- INFORMATIONAL PURPOSES ONLY: The downstairs half bath **GFCI** resets in the upstairs front bathroom.



Auxiliary generator located behind the small garage



Front half bath GFCI resets upstairs in the front bath

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



I=Inspected

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I	NI	NP	D
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**A. Heating Equipment**

Type of Systems:

- The home has a split system.

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- The Downstairs heating differential calculations were recorded as follows: 69° Heating return temperature, 119° heating supply temperature, = Calculated heating differential 50°. Differential temperature readings are only intended as representative of the general operating conditions of the HVAC system. By taking comparative reading both at the return and supply registers, a general assessment of the operation can be made. It is always recommended for more precise evaluation information, a licensed professional HVAC technician should be consulted.
- The Upstairs heating differential calculations were recorded as follows: 73° Heating return temperature, 103° heating supply temperature, = Calculated heating differential 30°. Differential temperature readings are only intended as representative of the general operating conditions of the HVAC system. By taking comparative reading both at the return and supply registers, a general assessment of the operation can be made. It is always recommended for more precise evaluation information, a licensed professional HVAC technician should be consulted.



*Downstairs heating return temperature 69°*



*Downstairs heating supply temperature 119°*

I=Inspected

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I	NI	NP	D
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*Upstairs heating return temperature 73°*



*Upstairs heating supply temperature 103°*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Cooling Equipment**

Type of Systems:

- The home has a split system.

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards
- The Downstairs cooling differential calculations were recorded as follows: 72° Cooling return temperature, 58° cooling supply temperature, = Calculated cooling differential 14°. Differential temperature readings are only intended as representative of the general operating conditions of the HVAC system. By taking comparative reading both at the return and supply registers, a general assessment of the operation can be made. It is always recommended for more precise evaluation information, a licensed professional HVAC technician should be consulted.
- The Upstairs cooling differential calculations were recorded as follows: 71° Cooling return temperature, 54° cooling supply temperature, = Calculated cooling differential 17°. Differential temperature readings are only intended as representative of the general operating conditions of the HVAC system. By taking comparative reading both at the return and supply registers, a general assessment of the operation can be made. It is always recommended for more precise evaluation information, a licensed professional HVAC technician should be consulted.

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I NI NP D



Trane air conditioner, 3 ton, manufactured April 2013, 14 SEER



Trane air conditioner, 4 ton, manufactured March 2013



Twin air-conditioning systems



Downstairs cooling return temperature 72°

I=Inspected

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I	NI	NP	D
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*Downstairs cooling supply temperature 56°*



*Upstairs cooling return temperature 71°*



*Upstairs cooling supply temperature 54°*



*Downstairs furnace and air handling unit*

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NP=Not Present

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I	NI	NP	D
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*Upstairs furnace and air handling unit*





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

Comments:

- The filter in both units in the attic are high efficiency filters. 20" x 25" x 4" Honeywell
- The AC ductwork appears to be professionally installed with the proper support as prescribed by current practices.



*High efficiency filter*



*Ductwork*

## IV. PLUMBING SYSTEM

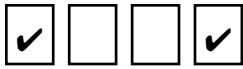
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I	NI	NP	D
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**A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

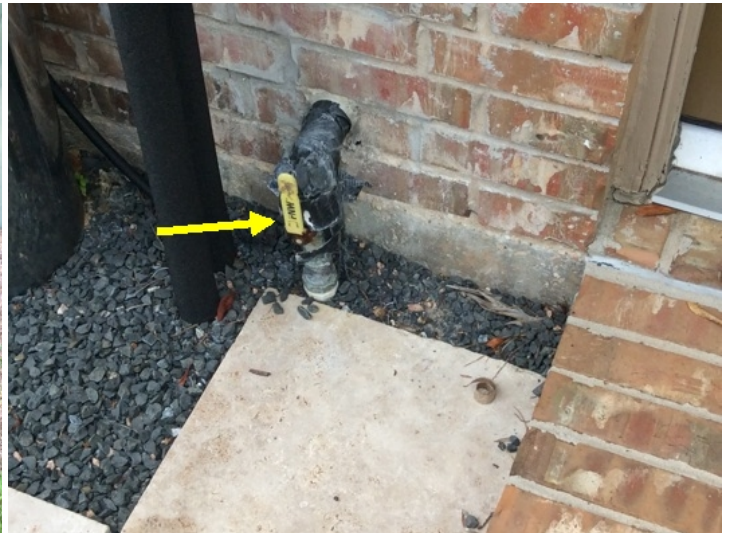
- Front of structure

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection
- The static water pressure was observed at 60# psi
- The commodes were observed to be the water saving {1.6} GPF {gallons per flush} models
- An upstairs toilet has a broken flush rod, and requires repair. This inspector left the water to this toilet turned off rather than waste water.
- The flush handle was either damaged and/or improperly installed



*The water meter is located near the street and the driveway*



*Main water shut off valve*



*Gas meter on the east exterior wall*



*Upstairs hall bath toilet broken flush handle*

I=Inspected

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I	NI	NP	D
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*Broken toilet flush handle requires repair*



*Static water pressure from a public water source is 60 pounds PSI*

**B. Drains, Wastes, and Vents**

Comments:

- The exterior main cleanout could not be located.
- Vent pipes are noted as **PVC**
- **Upstairs bathroom sink basin stopper requires repair**



*Upstairs back hall bath sink basin stopper requires repair*

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I	NI	NP	D
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**C. Water Heating Equipment**

Energy Source:

- Water heaters are natural gas

Capacity:

- Unit are 40 gallons, Rheem

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection
- The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended (Heated to 123.6°)



Hot water temperature measured at the kitchen sink was 123.6°



Twin Rheem water heaters piped in series

**D. Hydro-Massage Therapy Equipment**

Comments:

- This component appeared to be functioning as intended at the time of the inspection
- There is a properly installed GFCI receptacle available in the bathroom.
- It was observed that no access panel{s} were readily available to view the motor and/or equipment lines. This does not meet current building standards Code E4109.3 and its recommended for further evaluation
- There appears to be a exhaust vent from the underside of the jetted tub to the outdoors. The vent is damaged, and invites unwanted pests.



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I	NI	NP	D
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Broken exhaust vent from the equipment to the jetted tub



Jetted tub is operational



Observed there is no available access panel to service the jetted tub equipment

**E. Other**

Materials:  
Comments:

**V. APPLIANCES**

**A. Dishwashers**

Comments:  
• The dishwasher was found to be performing and satisfactory condition at the time of the inspection

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I	NI	NP	D
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*GE Dishwasher*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

Comments:

- Operational and functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

Comments:

- The range hood was operable at the time of the inspection



*GE Range Hood*

I=Inspected

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D=Deficient

I	NI	NP	D
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### D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Cooktop: Natural gas
- One built-in oven was noted
- The oven were tested at {350} degrees for a {20} minute period and met the preset temperature



GE Cooktop



GE Oven



Oven heated to 350° when set at 350°





### E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GE Microwave

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Garage Door Operators**

Door Type:

- One {16'} non-insulated steel door
- One 8' non-insulated steel door

Comments:

- The overhead garage door{s} were functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Dryer Exhaust Systems**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**I. Other**

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water treatment system

**VI. OPTIONAL SYSTEMS**

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

Comments:

- The sprinkler system appeared functional and was tested in the manual setting only

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

Type of Construction:

- In-Ground

Comments:

- The pool and/or spa components appeared to be functioning as intended at the time of the inspection
- The pool deck surface was observed to in very good condition at the time of the inspection.
- The skimmers were clean and operational at the time of the inspection.
- The pool has a dual split main drain system allowing for safe use by all participants.
- The motor{s} appeared to be electrically bonded to the associated components
- Under current standards; all pool entrance gates should open outward away from the pool area and be equipped with a self-closing and self-latching device. The latching mechanism is required to be a minimum of {54"} from the bottom of the gate and a secondary release device located on the pool side at a minimum of {3"} from the top of the gate
- A cartridge type filter was noted at the pool equipment
- The pool and/or spa lights did not appear functional at the time of the inspection
- Current standards require all doors that allow access to the pool area be equipped with an audible alarm heard throughout the house and sound for {30} seconds continuously. The alarm device should be mounted at a height of not less than {54"} above the door threshold. A self-closing and self-latching door device may be another acceptable safety practice

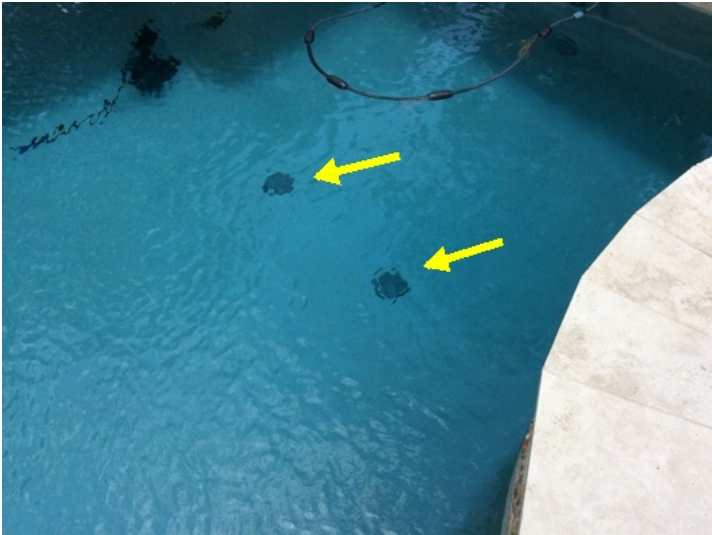
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*2 main drains as prescribed by current building codes*



*Water features are operable*



*Spa water features are operable*



*All three pumps and associated equipment are properly electrically bonded*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Operating pressure of the cartridge filter for the pool equipment is approximately 15 pounds PSI*

*Pool, deck, and coping all appears in good condition*



*Pool deck with floor drainage appears to be in good condition*

**C. Outbuildings**

Materials:  
Comments:

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:  
Type of Storage Equipment:  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### E. Private Sewage Disposal (Septic) Systems

Type of System:  
 Location of Drain Field:  
 Comments:





### F. Other

Comments:

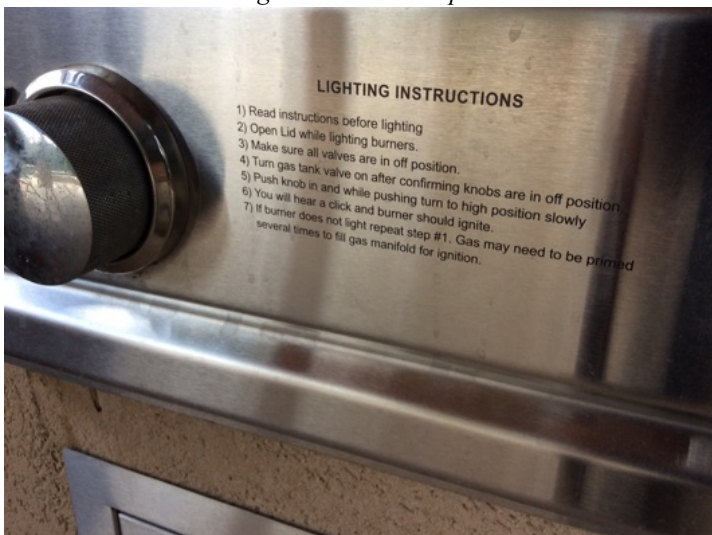
- Grill fuel source was natural gas
- **The automatic igniting burners did not appear to be functional. It is recommended a professional technician be consulted for evaluation and repairs.**



*Outside kitchen counter appears to have excessive unsupported granite counter top*



*Broken countertop edge*



*Was unable to light the burners in the outside kitchen*



*Was unable to light the burners in the outside kitchen*



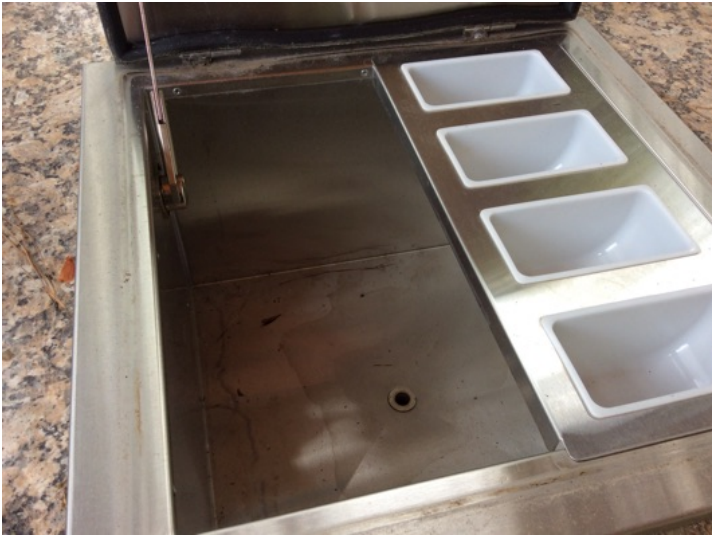
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Clean food storage area in the outside kitchen*



*Outside kitchen gas fired grill*

## Glossary

<b>Term</b>	<b>Definition</b>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

### Report Summary

#### STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>Perimeter foundation corner spalling, or "corner pops" are typically caused by uneven curing and even carelessness during the construction phase. Usually these corners have no negative effect on the integrity of the foundation, and only has an aesthetic effect.</li> </ul>
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>There is at least one location where a gutter drains directly downward onto shingles below. This condition may cause premature failure of the roof shingles by washing the granular particulate material away from the shingle. This condition could potentially jeopardize the manufacturer's warranty. During this inspection, the shingle manufacturer could not be determined. Recommend referral to a roofing contractor for a determination if the manufacturer's warranty has been jeopardized.</li> <li>Vegetation too close to structure</li> </ul>
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>Evidence of spots, markings and/or indentations were visible on the roof surface. It is recommended that a qualified roofing contractor be consulted for further evaluation</li> </ul>
Page 9 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>Observed one area in the attic of the underside of the roof sheathing which appears to be compromised, most likely by moisture intrusion. Recommend consulting a roofing consultant to evaluate the cause for this damage and make necessary repairs.</li> </ul>
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. The heavy plant material may limit the Inspectors visual observation of the existing surfaces</li> <li>Observed an area in the masonry siding where a continuous mortar crack had occurred. Regular future monitoring or professional siding engineers/technicians intervention may become necessary.</li> </ul>
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>NOTE: As per R302.5.1 of the Residential Building Code; doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device</li> <li>The garage entry door is not equipped with a self closing device</li> <li>One bedroom door upstairs does not latch closed.</li> <li>Upstairs rear balcony door does not appear to lock.</li> </ul>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>This fireplace unit appears to be a remote operated fireplace, and the remote device could not be found.</li> </ul>
Page 13 Item: L	Other	<ul style="list-style-type: none"> <li>The wrought iron gates were locked and could not be tested for pool safety.</li> </ul>

#### ELECTRICAL SYSTEMS

Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles</li> </ul>
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#### PLUMBING SYSTEM

Page 21 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>An upstairs toilet has a broken flush rod, and requires repair. This inspector left the water to this toilet turned off rather than waste water.</li> <li>The flush handle was either damaged and/or improperly installed</li> </ul>
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Page 22 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Upstairs bathroom sink basin stopper requires repair</li> </ul>
Page 23 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended (Heated to 123.6°)</li> </ul>
Page 23 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> <li>• It was observed that no access panel{s} were readily available to view the motor and/or equipment lines. This does not meet current building standards Code E4109.3 and its recommended for further evaluation</li> <li>• There appears to be a exhaust vent from the underside of the jetted tub to the outdoors. The vent is damaged, and invites unwanted pests.</li> </ul>

### OPTIONAL SYSTEMS

Page 29 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> <li>• The pool and/or spa lights did not appear functional at the time of the inspection</li> <li>• Current standards require all doors that allow access to the pool area be equipped with an audible alarm heard throughout the house and sound for {30} seconds continuously. The alarm device should be mounted at a height of not less than {54"} above the door threshold. A self-closing and self-latching door device may be another acceptable safety practice</li> </ul>
Page 31 Item: F	Other	<ul style="list-style-type: none"> <li>• The automatic igniting burners did not appear to be functional. It is recommended a professional technician be consulted for evaluation and repairs.</li> </ul>