FINN HOME INSPECTION SERVICES

**Serving the Greater Houston Area**
**finninspections@gmail.com**
**832-370-8993**

293 East Golden Arrow Circle
Spring Texas 77381

Report Prepared for:
**David Gramlich**

**Finn Home Inspection Services PLLC**
7826 Crystal Moon Drive
Houston, TX 77040

Phone 832-370-8993
finninspections@gmail.com

TREC #22112/TPCL#0774686/CCA#0769619

# INVOICE

**SOLD TO:**

David Gramlich

TX

| | |
|---|---|
| **INVOICE NUMBER** | 20210820-01 |
| **INVOICE DATE** | 08/20/2021 |
| **LOCATION** | 293 East Golden Arrow Circle |
| **REALTOR** | |

| DESCRIPTION | PRICE | AMOUNT |
|---|---|---|
| Sprinkler Inspection | $50.00 | $50.00 |
| Inspection Fee | $350.00 | $350.00 |
| Pool Inspection | $100.00 | $100.00 |
| 8/20/2021 | ($500.00) | ($500.00) |
| | SUBTOTAL | $500.00 |
| | TAX | $0.00 |
| | TOTAL | $500.00 |
| | **BALANCE DUE** | **$0.00** |

**THANK YOU FOR YOUR BUSINESS!**

**Finn Home Inspection Services PLLC**
**7826 Crystal Moon Drive**
**Houston, TX 77040**

*Phone: 832-370-8993*
*Fax:*
*Email: finninspections@gmail.com*

# PROPERTY INSPECTION REPORT

**Prepared For:** David Gramlich
(Name of Client)

**Concerning:** 293 East Golden Arrow Circle, Spring, TX 77381
(Address or Other Identification of Inspected Property)

**By:** Dean Finn, Lic ##22112/TPCL#0774686/CCA#0769619 08/20/2021
(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.

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

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

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

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

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

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

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

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

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Throughout this report the terms "right" and "left" are used to describe the home as viewed while facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

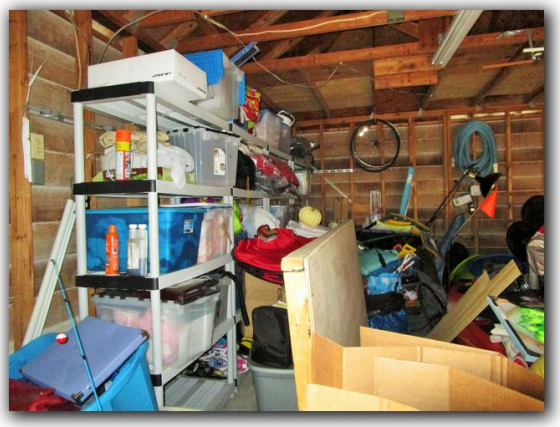
Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

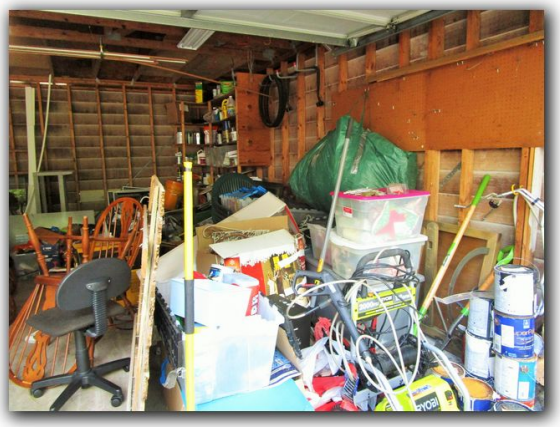
The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. Finn Home Inspection Services PLLC assumes no responsibility for the use or misinterpretation by third parties.

House faces: West
Weather Conditions: 88 degrees, clear

Some areas were inaccessible.





Wood fence is damaged in multiple areas.

Drill holes are evidence of a prior termite treatment.

Previous WDI inspection notice under kitchen sink.


Current WDI inspection notice under kitchen sink.

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

| I | NI | NP | D |
|---|---|---|---|

# I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

*Type of Foundation(s)*: Slab On Ground

*Comments*:

Mature trees within 10 ft of foundation.

Cable ports should be sealed with mortar to prevent rust.

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

| I | NI | NP | D |
|---|---|---|---|

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structurally integrity of the foundation.

Specific limitations for foundations.

**The inspector is not required to:**

1) Enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.
2) Provide an exhaustive list of indicators of possible adverse performance.
3) Inspect retaining walls not related to foundation performance.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

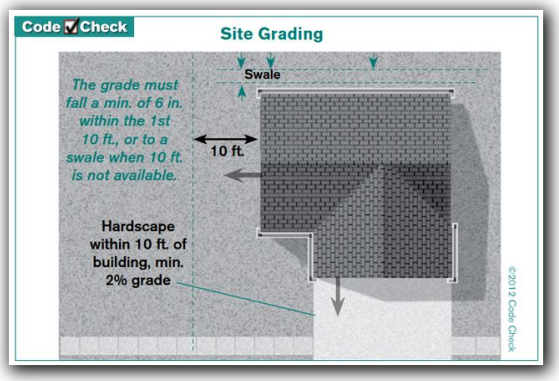
*Comments*:

Evidence of possible standing water during rain events in multiple locations.

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

| I | NI | NP | D |
|---|---|---|---|

Negative drainage observed in multiple areas.




Heaving of driveway slabs appeared to be resulting in an area in front of the overhead garage door that would restrict water drainage.

Rain gutters should drain minimum of 6' from the foundation (splash diverters needed).

Specific limitations for grading and drainage.

**The inspector is not required to:**

1) Inspect flatwork or detention/retention ponds. (except as related to slope and drainage)
2) Determine area hydrology or the presence underground water.
3) Determine the efficiency or operation of underground or surface drainage systems.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

*Types of Roof Covering*: Composition Asphalt Shingles
*Viewed From*: Camera on Pole
*Comments*:
Recommend a roofing professional to evaluate.

Damaged shingles in multiple location.






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

| I | NI | NP | D |
|---|---|---|---|

Debris should be removed to extend the life of the roof.




Observed multiple nail penetrations not sealed.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| I | NI | NP | D |
|---|---|---|---|

Flashing rusted in valley on front of house.

Misc.

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

| I | NI | NP | D |
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Specific limitations for roof covering.

**The inspector is not required to:**

1) Determine the remaining life expectancy of the roof covering.
2) Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof.
3) Determine the number of layers of roof covering material.
4) Identify latent hail damage.
5) Provide an exhaustive list of locations of water penetrations or previous repairs.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

*Viewed From*: Attic

*Approximate Average Depth of Insulation*: Insufficient insulation, some areas had less than 4" of loose fill fiberglass insulation.

*Comments*:

Observed some evidence of prior water penetration.

Misc.

House:

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

| I | NI | NP | D |
|---|---|---|---|


Garage:


Specific limitations for roof structure and attic.

**The inspector is not required to:**

1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.
2) Operate powered ventilators.
3) Provide an exhaustive list of locations of water penetrations.

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

| I | NI | NP | D |
|---|---|---|---|

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

*Comments*:

Observed multiple wood board siding that have been damaged.




Recommend vegetation be kept away from the exterior walls. These hold moisture to the walls and can cause damage to the finish.

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

| I | NI | NP | D |
|---|---|---|---|

Evidence of prior water penetration under right primary bathroom sink.

Specific limitations for interior walls,doors, ceilings, and floors.

**The inspector is not required to:**

1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
2) Provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

1) Report the condition or presents of awnings, shutters, security devices, or systems.
2) Determine the cosmetic condition of paints, stains, or other surface coatings.
3) Operate a lock if the key is not available.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

*Comments*:

**Functional with no significant problems noted.**

Specific limitations for interior walls,doors, ceilings, and floors.

**The inspector is not required to:**

1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
2) Provide an exhaustive list of locations of water penetrations.

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

| I | NI | NP | D |
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☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

*Comments*:

Front door would not latch.

Damaged hardware on left study door.

Overhead garage door has multiple dents in panels.

Loose door handle on 2nd floor front left bedroom.

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

| I | NI | NP | D |
|---|---|---|---|

Specific limitations for interior walls,doors, ceilings, and floors.
**The inspector is not required to:**
1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
2) Provide an exhaustive list of locations of water penetrations.
Specific limitations for exterior walls, doors, and windows. The inspector is not required to:
1) Report the condition or presents of awnings, shutters, security devices, or systems.
2) Determine the cosmetic condition of paints, stains, or other surface coatings.
3) Operate a lock if the key is not available.

☑ ☐ ☐ ☑ **H. Windows**

*Comments*:
Desiccant beads are coming out from the window seal in window to left of the front door. The internal seal has broken.

Multiple windows appeared to have possibly lost their seals (cloudy).

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|---|---|---|---|

| I | NI | NP | D |
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Multiple windows have damaged trim.

Window would not latch completely in 2nd floor front left bedroom.

Multiple windows have missing and/or damaged screens.

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

| I | NI | NP | D |
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Multiple windows sills show evidence of prior water penetration. This is common in a house of this age. And windows appear to be performing as intended.


Specific limitations for exterior and interior glazing.
**The inspector is not required to:**
1) Exhaustively observe insulated windows for evidence of broken seals.
2) Exhaustively observe glazing for identifying labels.
3) Identify specific locations of damage.

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

*Comments*:
**Functional with no significant problems noted.**

Specific limitations for stairways.
**The inspector is not required to:**
1) Exhaustively measure every stairway component.

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

*Comments*:
It is a gas fireplace and it did not have a damper block.

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

| I | NI | NP | D |
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Vent cover was broken.

Misc.

Specific limitations for fireplace and chimney.

**The inspector is not required to:**

1) Verify the integrity of the flue.
2) Perform a chimney smoke test.
2) Determine adequacy of the draft.

| I=Inspected | NI=Not Inspected | NP=Not Present | D=Deficient |
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| ☑ | ☐ | ☐ | ☑ |

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

*Comments*:

Observed cracking and heaving of driveway slabs.

Uneven paver stones causing tripping hazard.

Walkway has heaving of slabs and cracks.

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

| I | NI | NP | D |
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Specific limitations for porches, balconies, and carports.

**The inspector is not required to:**

1) Exhaustively measure the porch, balcony, deck, or attached carport components.

2) Enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

☐ ☑ ☑ ☐ **L. Other**

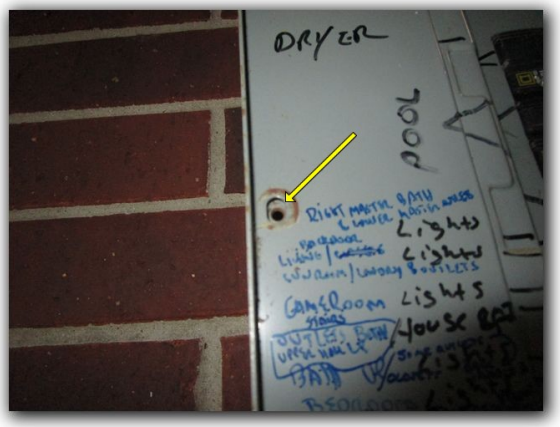
*Comments*:

## II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

*Comments*:

Screw missing from dead front panel.




Service box was not labeled properly.

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|---|---|---|---|

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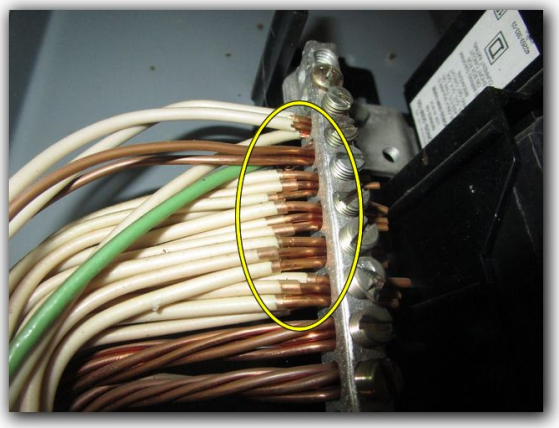
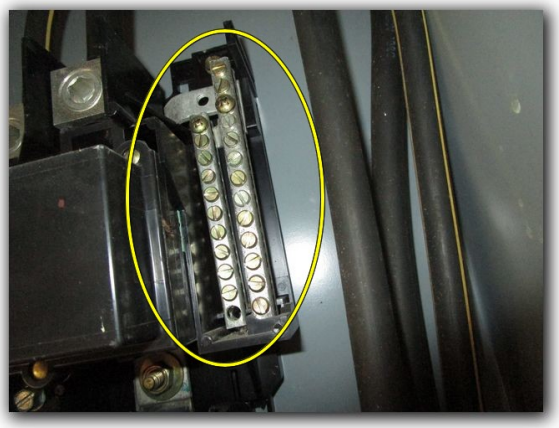
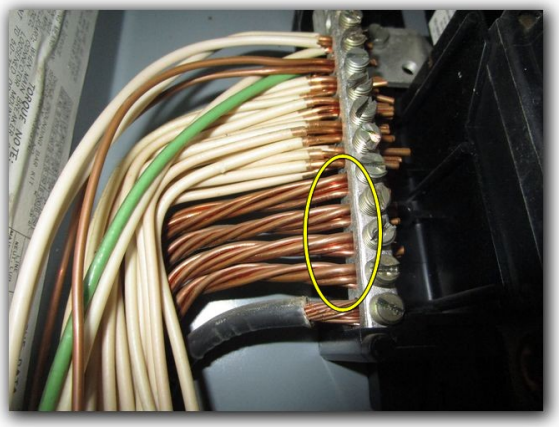
Two neutral wires shouldn't be connected to a single terminal on a panel board  This is so that the circuit can be isolated if it needs to be worked on. An unused busbar is available.

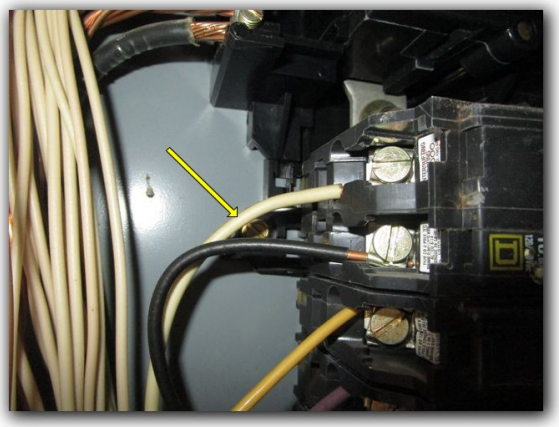


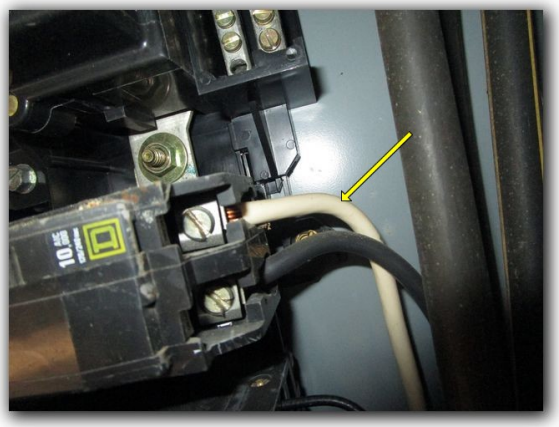


Ground wires (bare) should be no more than 3 wires per screw or lug.



White wires used as hot wires should be marked with black tape or black marks to identify them as hot wires.





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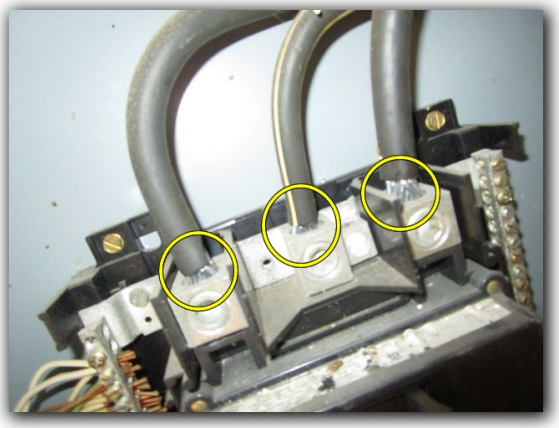
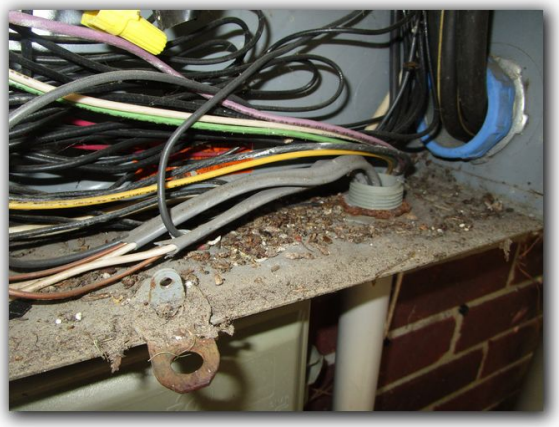
Service entrance wires are Aluminum and they require an anti oxidant coating which is not present.



Evidence of possible rodent activity.



Misc.

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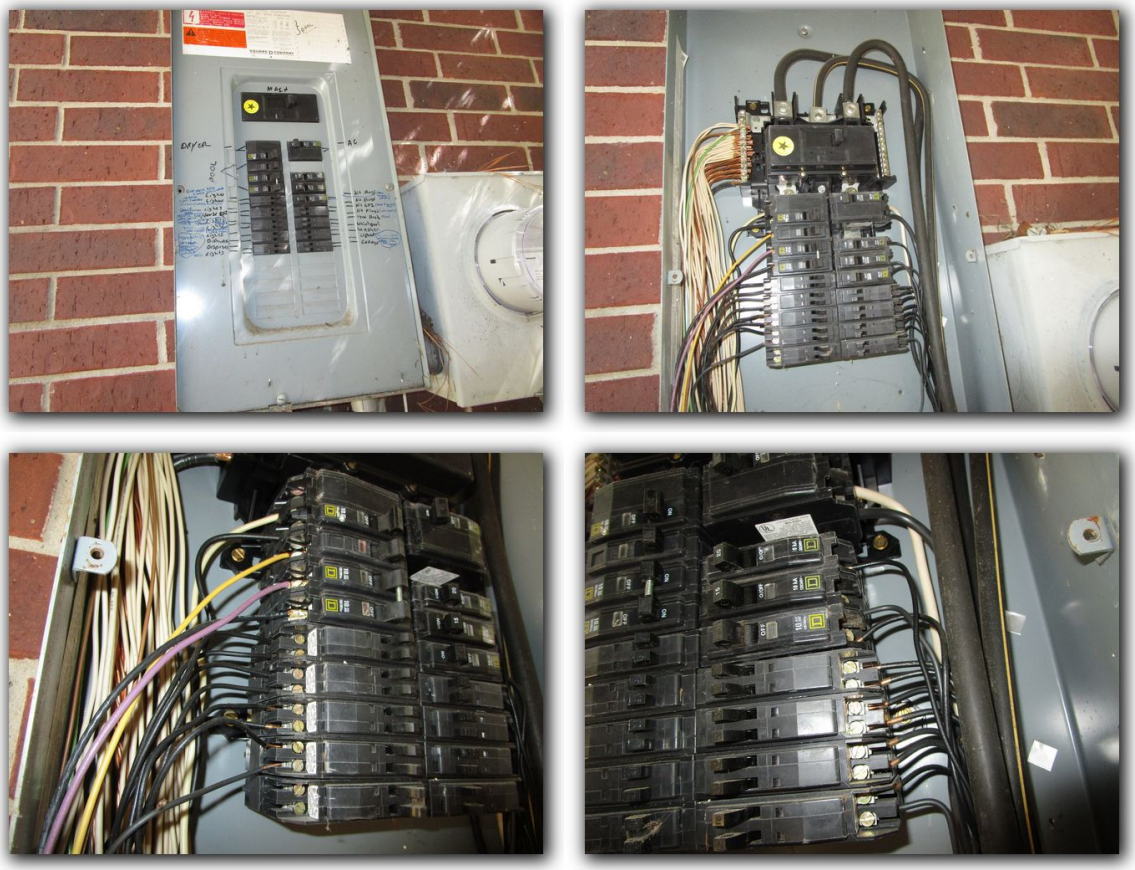

Specific limitations for service entrance and panels.

**The inspector is not required to:**

1) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.
2) Test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.
3) Report the lack of arc-fault interrupter protection when the circuits are in conduit.
4) Conduct voltage drop calculations.
5) Determine the accuracy of over current device labeling.
6) Remove covers where hazardous as judged by the inspector.
7) Verify the effectiveness if over current devices.
8) Operate over current devices.

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

| I | NI | NP | D |
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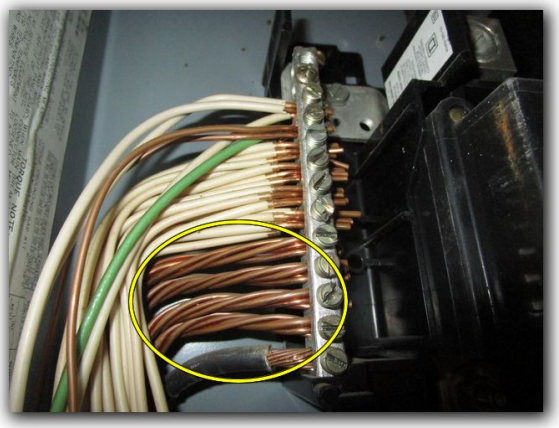
☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring*: Copper



*Comments*:

Smoke detectors should be in each bedroom and on each floor and interconnected. Not Present

Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. And wire appeared to be damaged.

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

| I | NI | NP | D |
|---|---|---|---|

GFCI outlets were missing in multiple locations. These should be in all bathrooms. kitchens, garages and outdoors.

Loose outlet above kitchen counter.

Multiple lights were nonfunctional in the garage.

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

| I | NI | NP | D |
|---|---|---|---|

Unable to locate bonding wire on gas pipe.

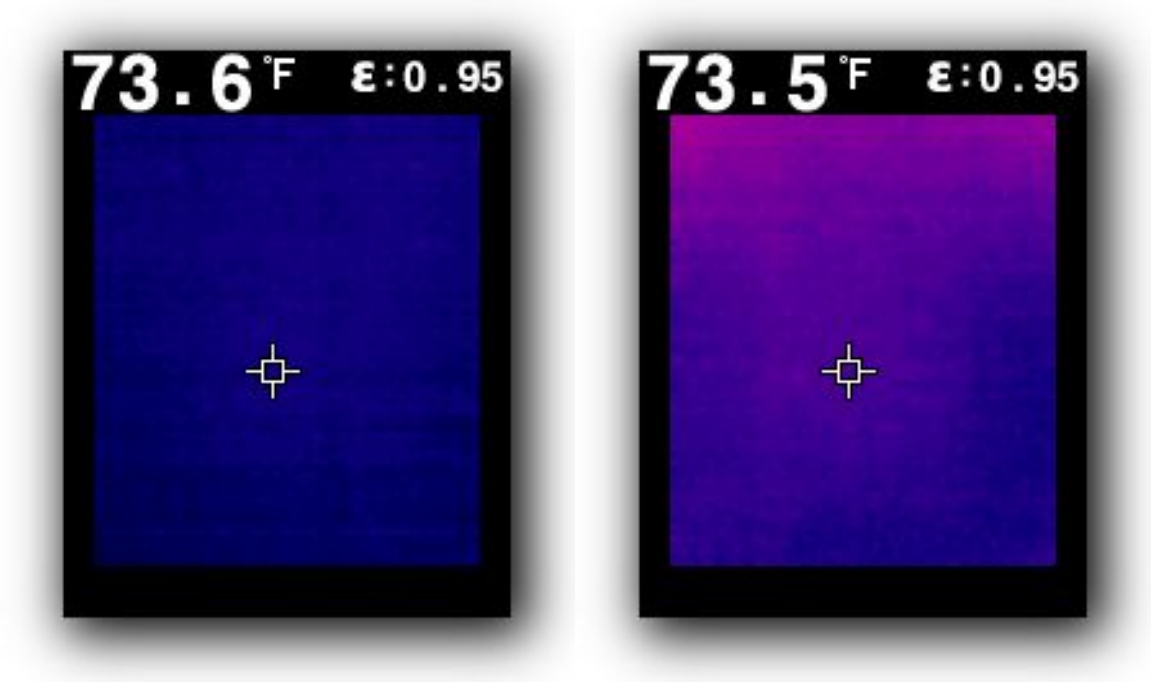
Carbon Monoxide detectors are required outside sleeping areas in new dwellings with fuel fired appliances or with attached garages. 09 IRC 315.1. Present

Doorbell is present and operational.

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

| I | NI | NP | D |
|---|---|---|---|

Did not detect abnormal heat signatures in outlets or switches.




Specific limitations for branch circuits, connected devices, and fixtures.

**The inspector is not required to:**

1) Inspect low voltage wiring.
2) Disassemble mechanical appliances.
3) Verify the effectiveness of smoke alarms.
4) Verify inter connectivity of smoke alarms.
5) Activate smoke alarms that are being actively monitored or require the use of codes.
6) Verify that smoke alarms are suitable for the hearing-impaired.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

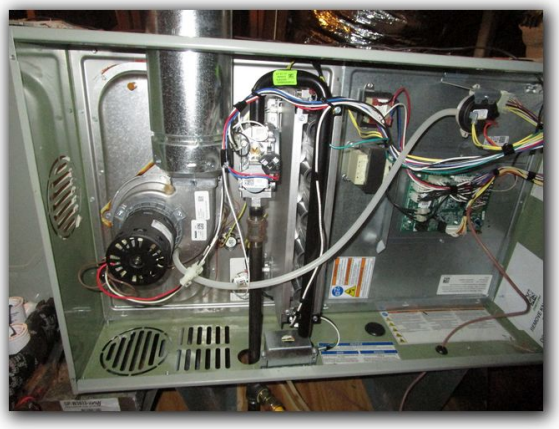
*Type of Systems*: Central
*Energy Sources*: Gas
*Comments*:

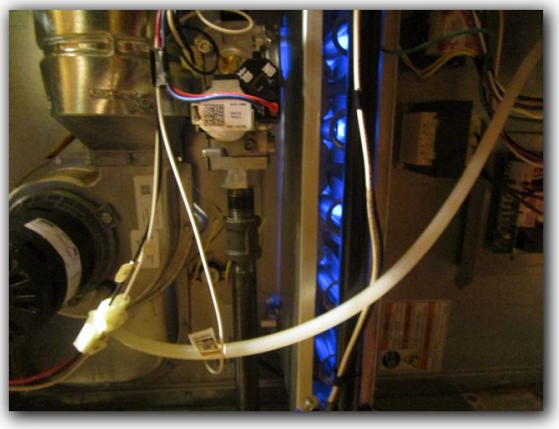
| I=Inspected | NI=Not Inspected | NP=Not Present | D=Deficient |
|---|---|---|---|

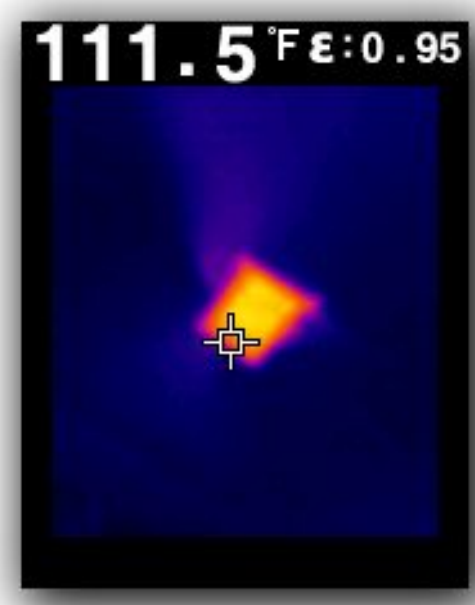
| I | NI | NP | D |
|---|---|---|---|

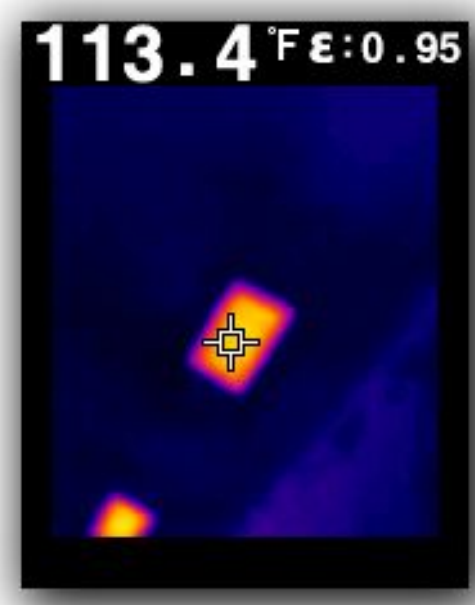
Vent pipe should be strapped to the rafters.

Misc.







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

| I | NI | NP | D |
|---|---|---|---|

Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

**The inspector is not required to:**

1) Program digital thermostats or controls.

2) **Inspect**:

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

C) The integrity of the heat exchanger.

5) **Determine:**

A) Sizing, efficiency, or adequacy of the system.

B) Uniformity of the supply of conditioned air to the various parts of the structure.

C) Types of materials contained in insulation.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

*Type of Systems*: Central

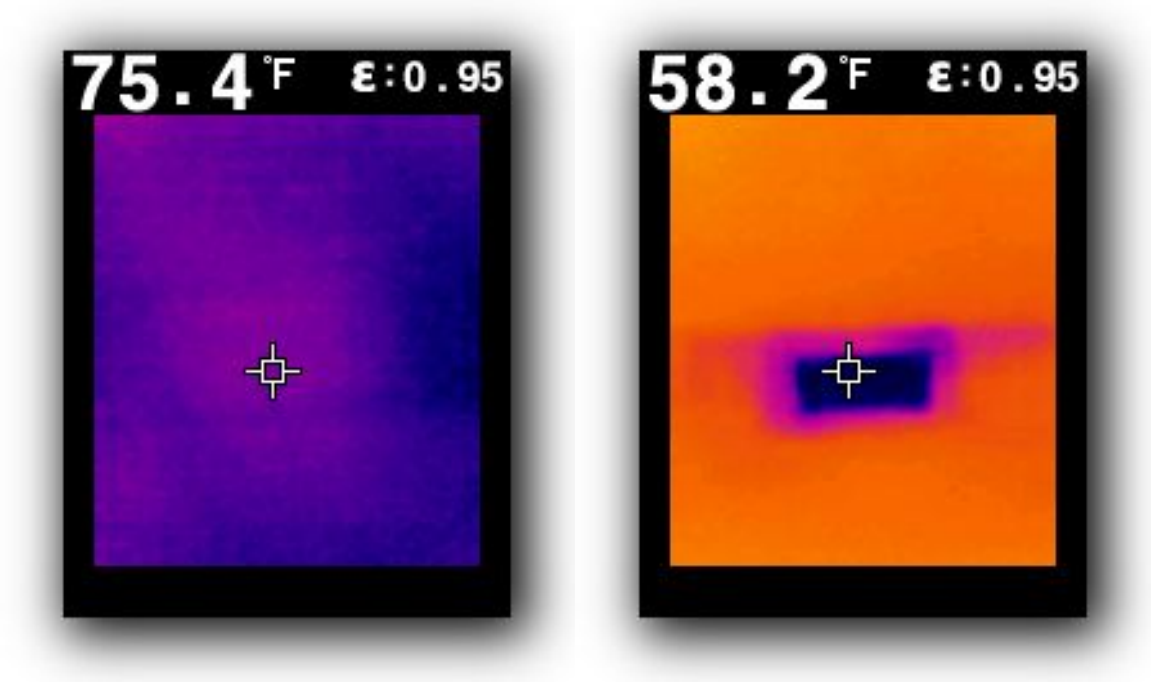
*Comments*:

**Functional with no significant problems noted.**

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

| I | NI | NP | D |
|---|---|---|---|

14 to 21 degree differential between intake and exchange allowed in Texas. Recorded a 17 degree difference (75 to 58).



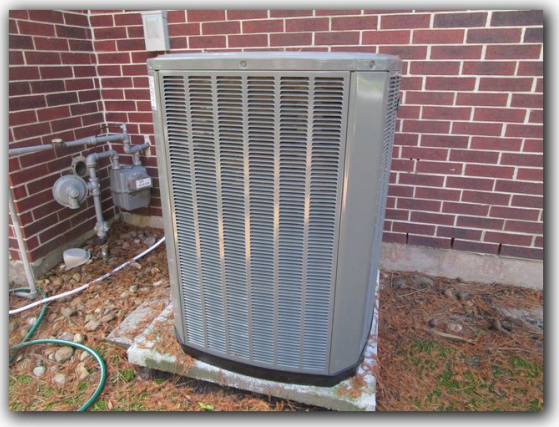

Outside condenser unit is on the the correct size breaker.


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

| I | NI | NP | D |
|---|---|---|---|

Float type cut off switches are installed.

Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

**The inspector is not required to:**

1) Program digital thermostats or controls.

2) **Inspect**:

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

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

| I | NI | NP | D |
|---|---|---|---|

C) The integrity of the heat exchanger.
5) **Determine:**
A) Sizing, efficiency, or adequacy of the system.
B) Uniformity of the supply of conditioned air to the various parts of the structure.
C) Types of materials contained in insulation.

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

*Comments*:

**Functional with no significant problems noted.**

Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

**The inspector is not required to:**
1) Program digital thermostats or controls.
2) **Inspect**:
A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.
B) Winterized evaporative coolers.
C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.
3) **Operate:**
A) Setback features on thermostats or controls.
B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.
C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.
D) Heat pumps when temperatures may damage equipment.
4) **Verify:**
A) Compatibility of components.
B) The accuracy of thermostats.
C) The integrity of the heat exchanger.
5) **Determine:**
A) Sizing, efficiency, or adequacy of the system.
B) Uniformity of the supply of conditioned air to the various parts of the structure.
C) Types of materials contained in insulation.

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

| I | NI | NP | D |
|---|---|---|---|

## IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter*: Front left corner of lot.

*Location of main water supply valve*: Laundry Room.

*Static water pressure reading*: 59 PSI

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

| I | NI | NP | D |
|---|---|---|---|

*Type/Types of pipe:* Copper

*Comments*:

Shower head disconnected from pipe in primary bathroom.

Kitchen sink sprayer attachment would not retract completely.

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

| I | NI | NP | D |
|---|---|---|---|

Specific limitations for plumbing systems.

**The inspector is not required to:**

1) Operate any main, branch, or shut-off valves.
2) Operate or inspect sump pumps or waste ejector pumps.
3) **Inspect:**
A) Any system that has been winterized, shut down or other wise secured.
B) Circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.
C) The inaccessible gas supply system for leaks.
D) Sewer clean-outs.
E) The presence or operation of private sewage disposal systems.
4) **Determine:**
A) Quality, potability, or volume of the water supply.
B) Effectiveness of back flow or anti-siphon devices.
5) **Verify:**
A) The functionality of clothes washing drains or floor drains.

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

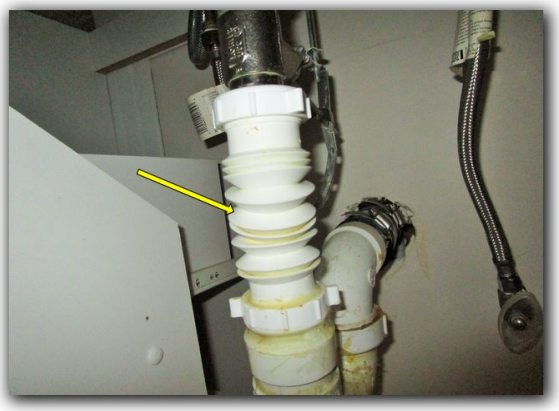
*Comments*:
Multiple vents had damaged boot jackets. This can result in water penetration through the roof.

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

| I | NI | NP | D |
|---|---|---|---|

Rubber connection under 2nd floor hallway sink. This should be PVC. And observed sealant applied to the exterior of the drain pipe. If installed correctly this should be unnecessary.

Although flexible drain pipe is allowed, the major problem with them is that they collect the dirt and grime that's supposed to flow down the drain. Also, since they slow down the flow of water, gunk can easily collect further down the pipe.



Specific limitations for plumbing systems.

**The inspector is not required to:**

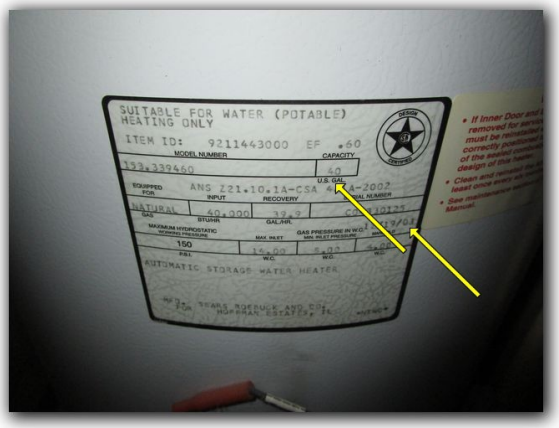
1) Operate any main, branch, or shut-off valves.
2) Operate or inspect sump pumps or waste ejector pumps.
3) **Inspect:**
A) Any system that has been winterized, shut down or other wise secured.
B) Circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.
C) The inaccessible gas supply system for leaks.
D) Sewer clean-outs.
E) The presence or operation of private sewage disposal systems.
4) **Determine:**
A) Quality, potability, or volume of the water supply.
B) Effectiveness of back flow or anti-siphon devices.
5) **Verify:**
A) The functionality of clothes washing drains or floor drains.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

*Energy Sources*: Gas/ Mfg. Date: 12/19/2003
*Capacity*: 40 Gal.




*Comments*:
No cold water shut-off valve for emergency shut down.

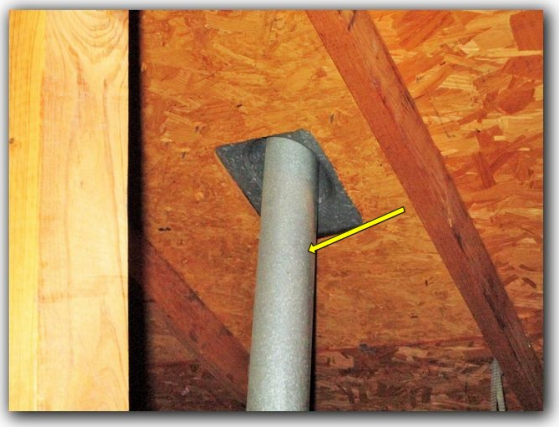
TPR valve piping and the emergency drain line piping should not merge into a common pipe.

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

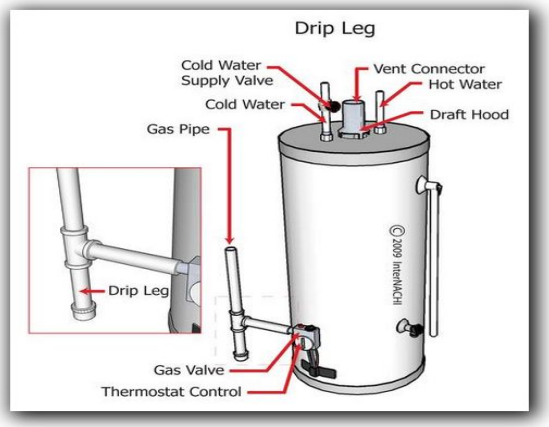
| I | NI | NP | D |
|---|---|---|---|

Evidence of possible leaking from TPR valve.

Vent pipe should be strapped to the rafters.



No drip leg/sediment trap before gas entrance to unit.



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

| I | NI | NP | D |
|---|---|---|---|

Misc.

Specific limitations for water heaters.

**The inspector is not required to:**

1) Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes.
2) Operate the temperature and pressure relief valve if the operation of the valve may, in the inspectors reasonable judgment, cause damage to persons or property.
3) Determine the efficiency or adequacy of the unit.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

*Comments*:

Equipment must be accessible without damaging building finish. There was no door or removable plate.

GFCI protection outlet was located in the primary bathroom.

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

| I | NI | NP | D |
|---|---|---|---|

Unit was functional.

Specific limitations for hydro-massage therapy equipment.

**The inspector is not required to:**

1) Determine the adequacy of self-draining features of circulation systems.

☐ ☑ ☑ ☐ **E. Other**

*Comments*:

## V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

*Comments*:

Dishwasher drain line should be connected to the underside of counter if no air-gap is present.

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

| I | NI | NP | D |
|---|---|---|---|

Unit was functional.

Specific limitations for appliances.

**The inspector is not required to:**

1) Operate or determine the condition of auxiliary components of inspected items.
2) Test microwave oven for radiation leaks.
3) Inspect self-cleaning functions.
4) Test trash compactor ram pressure.
5) Determine the adequacy of venting systems.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

*Comments*:

**Functional with no significant problems noted.**

Specific limitations for appliances.

**The inspector is not required to:**

1) Operate or determine the condition of auxiliary components of inspected items.
2) Test microwave oven for radiation leaks.
3) Inspect self-cleaning functions.
4) Test trash compactor ram pressure.
5) Determine the adequacy of venting systems.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

*Comments*:

**Functional with no significant problems noted.**

Specific limitations for appliances.

**The inspector is not required to:**

1) Operate or determine the condition of auxiliary components of inspected items.
2) Test microwave oven for radiation leaks.
3) Inspect self-cleaning functions.
4) Test trash compactor ram pressure.
5) Determine the adequacy of venting systems.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

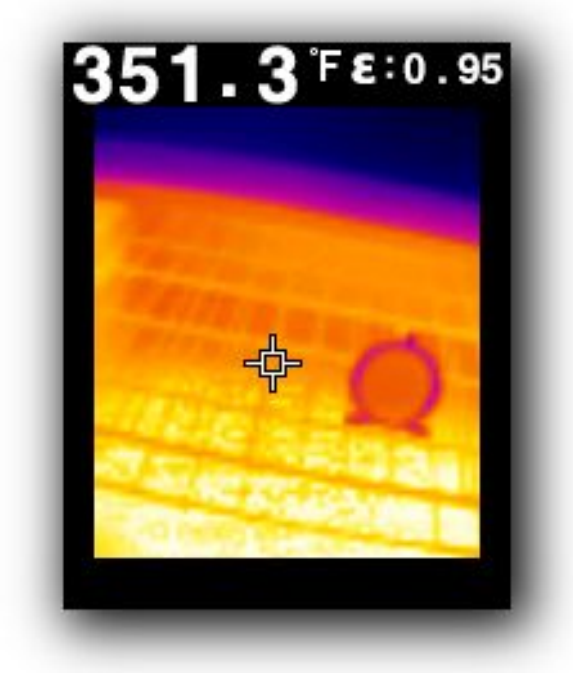
*Comments*:

No anti-tip device. This safely secures legs of range to the floor to prevent range from tipping over.

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

| I | NI | NP | D |
|---|---|---|---|

Oven is within the required 25 degrees plus or minus when set at 350 as required by TREC standards.




Misc.

Specific limitations for appliances.

**The inspector is not required to:**

1) Operate or determine the condition of auxiliary components of inspected items.
2) Test microwave oven for radiation leaks.
3) Inspect self-cleaning functions.
4) Test trash compactor ram pressure.
5) Determine the adequacy of venting systems.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☐ **E. Microwave Ovens**

*Comments*:

**Functional with no significant problems noted.**

Specific limitations for appliances.

**The inspector is not required to:**

1) Operate or determine the condition of auxiliary components of inspected items.
2) Test microwave oven for radiation leaks.
3) Inspect self-cleaning functions.
4) Test trash compactor ram pressure.
5) Determine the adequacy of venting systems.

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

*Comments*:

Unable to verify terminations.

Mechanical exhaust systems and bathroom heaters.

**The inspector shall report as Deficient:**

1) inoperative units;
2) deficiencies in performance or mounting;
3) missing or damaged components;
4) ducts that do not terminate outside the building; and
5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

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

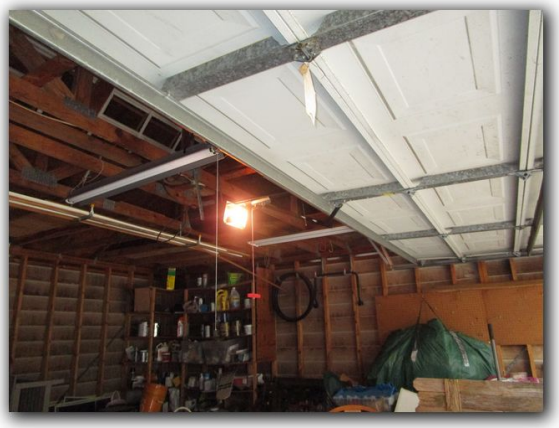
| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **G. Garage Door Operators**

*Comments*:

Optic sensors were missing.

Missing light cover.



Garage door operators.

**The inspector shall report as Deficient:**

1) inoperative units;
2) deficiencies in performance or mounting;
3) missing or damaged components;
4) installed photoelectric sensors located more than six inches above the garage floor;
5) door locks or side ropes that have not been removed or disabled.

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

| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

*Comments*:

Dryer vent needs to be cleaned.

Should be flush with wall.

Dryer exhaust systems.

**The inspector shall report as Deficient:**

1) missing or damaged components;
2) the absence of a dryer exhaust system when provisions are present for a dryer;
3) ducts that do not terminate to the outside of the building;
4) screened terminations;
5) ducts that are not made of metal with a smooth interior finish.

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

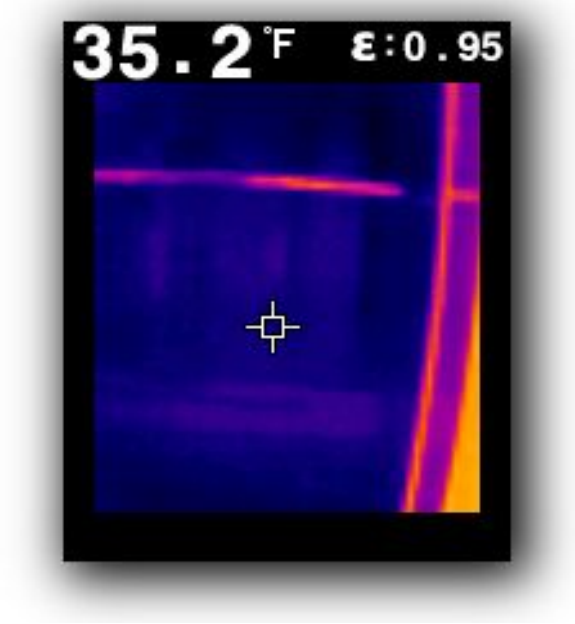
| I | NI | NP | D |
|---|---|---|---|

☑ ☐ ☐ ☐ **I. Other**

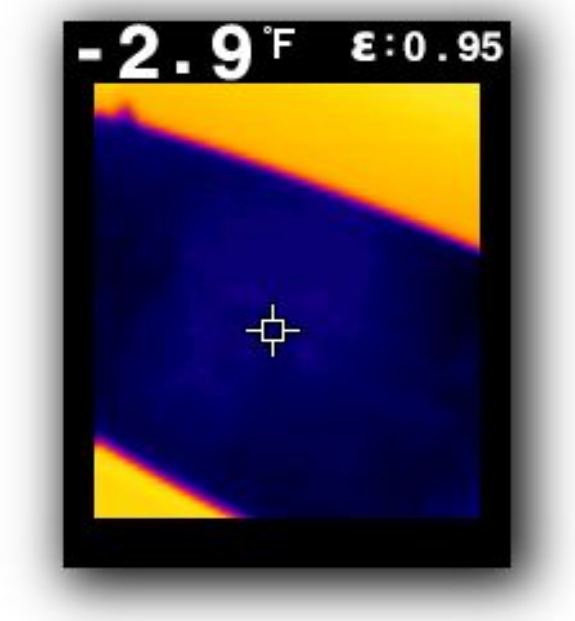
*Comments*:

Refrigerator/Freezer Temperatures:

Refrigerator:




Freezer:




Water and Ice Maker not tested.

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

| I | NI | NP | D |
|---|---|---|---|

## VI. OPTIONAL SYSTEMS

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

*Comments*:

Recommend evaluation and repair by a professional landscape irrigation company.

Leaking head and multiple miss-aligned heads in zone #1.

Multiple heads in zone #1 need adjustment.

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

| I | NI | NP | D |
|---|---|---|---|

Leaking head/pipe in zone #2.

Head in zone #3 did not elevate.

Leaking head/pipe in zone #5.

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

| I | NI | NP | D |
|---|---|---|---|

Multiple leaking heads/pipes in zone #6.

Backflow Prevention Device Located - Unable to locate.

Rain Gauge Located - Unable to locate.

Controller Located - Rear interior garage wall.

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

| I | NI | NP | D |
|---|---|---|---|

Zone #1




Zone #2


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

| I | NI | NP | D |
|---|---|---|---|


Zone #3


Zone #4


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

| I | NI | NP | D |
|---|---|---|---|

Zone #5

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

| I | NI | NP | D |
|---|---|---|---|

Zone #6






Specific limitations for lawn and garden sprinkler systems:

**The inspector is not required to inspect:**

1) For effective coverage of the sprinkler system.
2) The automatic function of the timer or control box.
3) The effectiveness of the rain or freeze sensor.
4) Sizing and effectiveness of anti-siphon devices or back flow preventers.

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

| I | NI | NP | D |
|---|---|---|---|

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

*Type of Construction*: Gunite - Plaster surface

*Comments*:

Recommend evaluation and repair by a professional pool company.

*Child Safety Barrier:*

Access gates to the pool should be equipped to accommodate a locking device. Pedestrian access gates should open outward, away from the pool, and should be self-closing and have a self-latching device. Gates other than pedestrian access gates should have a self-latching device. Not Present

Windows to pools should have locks that are at least 54" high.

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

| I | NI | NP | D |
|---|---|---|---|

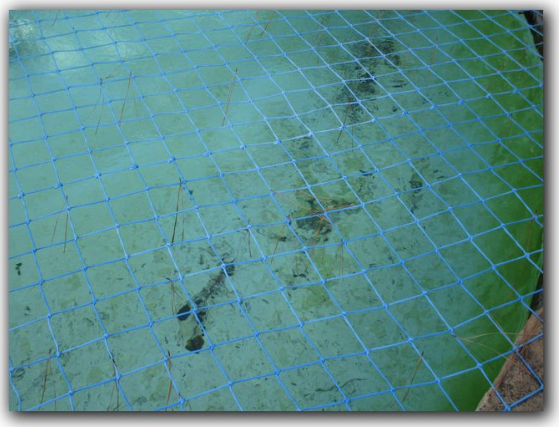
All doors with direct access to the pool should be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm should sound continuously for a minimum of 30 seconds within seven seconds after the door is opened. Alarms should meet the requirements of UL 2017 General Purpose Signaling Devices and Systems, Section 77. The alarm should have a minimum sound-pressure rating of 85 dBA at 10 feet, and the sound of the alarm should be distinctive from other household sounds, such as smoke alarms, telephones and doorbells. The alarm should automatically reset under all conditions. The alarm should be equipped with manual means, such as touchpads or switches, to temporarily deactivate the alarm for a single opening of the door from either direction. Such deactivation should last for no more than 15 seconds. The de-activation touchpads or switches should be located at least 54 inches above the threshold of the door.
Not Present

*Filtering System:* No markings on unit.

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

| I | NI | NP | D |
|---|---|---|---|

*Finish Treatment:* Finish has excessive algae present. Black staining was visible on bottom of pool. When scrubbed, appeared to be decaying leaves.



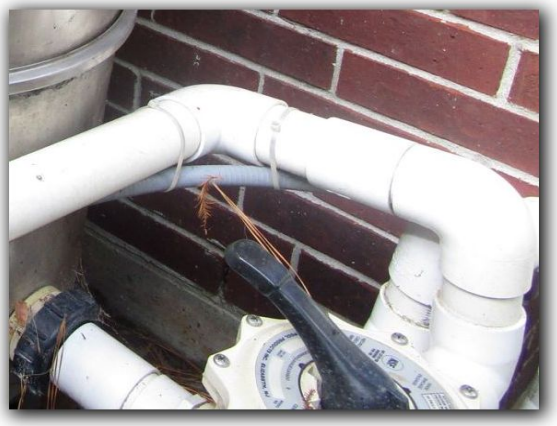
*Cleaning System:* Appeared to be functioning normally, but was restricted by netting over pool.

*Filter System:* Skimmer baskets need cleaning.

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

| I | NI | NP | D |
|---|---|---|---|

*PVC Condition:* Recommend PVC piping be painted with an exterior latex to protect it from UV rays.



Multiple areas of the walkway and coping had cracks and/or heaving. Recommend these be sealed to prevent water penetration.

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

| I | NI | NP | D |
|---|---|---|---|

With the signing into law of the Virginia Graeme Baker Act (VGB), all pools and spas that are constructed must have dual main drains, 36” apart, and a cover that conforms with the referenced standard. This law is specifically designed to prevent future entrapment injuries. The pool water is drawn through both main drains simultaneously, which removes the possibility of an individual being held down by strong suction or stuck on the drain cover. Not Present

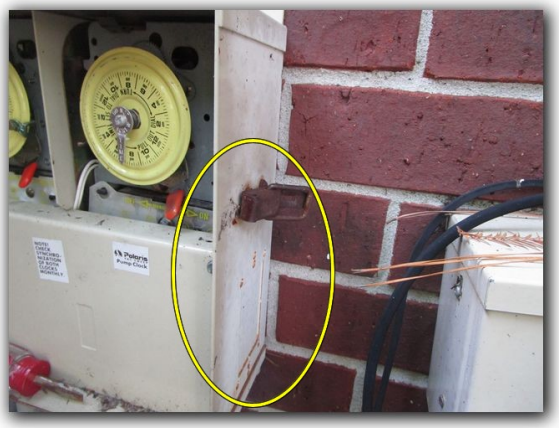
Gas heater was nonfunctional. Control panel was loose and cabinet had excessive rust.


Lights were nonfunctional. And unable to locate GFCI protection outlet.

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

| I | NI | NP | D |
|---|---|---|---|

Rust on control panel.



Pressure gauge during operation (25 PSI). Maximum working pressure is 50 PSI.


Misc.

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

| I | NI | NP | D |
|---|---|---|---|

Maintenance Tips:

- Check the water level once a day.
- Check the pH level twice a week.
- Check hardness, TDS, and total alkalinity once a month.
- Test for metals once every six months.
- Check the skimmer basket twice a week.
- Check the pump strainer pot once a week.
- Look for leaks every day.
- Vacuum the pool once or twice a week.
- Brush the pool walls and bottom once a week.
- Clean the waterline once a week.
- Clean the solar panels once a month.
- Empty and clean the filter every three months.

Specific limitations for swimming pools, spas, hot tubs, and equipment:
**The inspector is not required to:**
(1) dismantle or otherwise open any components or lines;
(2) operate valves;
(3) uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
(4) fill the pool, spa, or hot tub with water;
(5) inspect any system that has been winterized, shut down, or otherwise secured;
(6) determine the presence of sub-surface water tables; or
(7) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required.

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|---|---|---|---|

| I | NI | NP | D | |
|---|---|---|---|---|
| ☐ | ☑ | ☑ | ☐ | **C. Outbuildings**<br>*Comments*: |
| ☐ | ☑ | ☑ | ☐ | **D. Private Water Wells** (A coliform analysis is recommended)<br>*Type of Pump*: Water Pump Types<br>*Type of Storage Equipment*: Water Storage Equipment<br>*Comments*: |
| ☐ | ☑ | ☑ | ☐ | **E. Private Sewage Disposal (Septic) Systems**<br>*Type of System*: Septic Systems<br>*Location of Drain Field*:<br>*Comments*: |
| ☐ | ☑ | ☑ | ☐ | **F. Other**<br>*Comments*: |

# Summary

## ADDITIONAL INFO PROVIDED BY INSPECTOR

- Wood fence is damaged in multiple areas.
- Drill holes are evidence of a prior termite treatment.

## FOUNDATIONS

- Mature trees within 10 ft of foundation.
- Cable ports should be sealed with mortar to prevent rust.

## GRADING AND DRAINAGE

- Evidence of possible standing water during rain events in multiple locations.
- Negative drainage observed in multiple areas.
- Heaving of driveway slabs appeared to be resulting in an area in front of the overhead garage door that would restrict water drainage.
- Rain gutters should drain minimum of 6' from the foundation (splash diverters needed).

## ROOF COVERING MATERIALS

- Recommend a roofing professional to evaluate.
- Damaged shingles in multiple location.
- Debris should be removed to extend the life of the roof.
- Observed multiple nail penetrations not sealed.
- Flashing rusted in valley on front of house.

## ROOF STRUCTURES AND ATTICS

- Insufficient insulation, some areas had less than 4" of loose fill fiberglass insulation.
- Observed some evidence of prior water penetration.

## WALLS (INTERIOR AND EXTERIOR)

- Observed multiple wood board siding that have been damaged.
- Recommend vegetation be kept away from the exterior walls. These hold moisture to the walls and can cause damage to the finish.
- Evidence of prior water penetration under right primary bathroom sink.

## DOORS (INTERIOR AND EXTERIOR)

- Front door would not latch.
- Damaged hardware on left study door.
- Overhead garage door has multiple dents in panels.
- Loose door handle on 2nd floor front left bedroom.

## WINDOWS

- Desiccant beads are coming out from the window seal in window to left of the front door. The internal seal has broken.
- Multiple windows appeared to have possibly lost their seals (cloudy).
- Multiple windows have damaged trim.
- Window would not latch completely in 2nd floor front left bedroom.
- Multiple windows have missing and/or damaged screens.
- Multiple windows sills show evidence of prior water penetration. This is common in a house of this age. And windows appear to be performing as intended.

## FIREPLACES AND CHIMNEYS

- It is a gas fireplace and it did not have a damper block.
- Vent cover was broken.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

- Observed cracking and heaving of driveway slabs.
- Uneven paver stones causing tripping hazard.
- Walkway has heaving of slabs and cracks.

## SERVICE ENTRANCE AND PANELS

- Screw missing from dead front panel.
- Service box was not labeled properly.
- Two neutral wires shouldn't be connected to a single terminal on a panel board  This is so that the circuit can be isolated if it needs to be worked on. An unused busbar is available.
- Ground wires (bare) should be no more than 3 wires per screw or lug.
- White wires used as hot wires should be marked with black tape or black marks to identify them as hot wires.
- Service entrance wires are Aluminum and they require an anti oxidant coating which is not present.
- Evidence of possible rodent activity.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Smoke detectors should be in each bedroom and on each floor and interconnected. Not Present
- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. And wire appeared to be damaged.
- GFCI outlets were missing in multiple locations. These should be in all bathrooms. kitchens, garages and outdoors.
- Loose outlet above kitchen counter.
- Multiple lights were nonfunctional in the garage.
- Unable to locate bonding wire on gas pipe.

## HEATING EQUIPMENT

- Vent pipe should be strapped to the rafters.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Shower head disconnected from pipe in primary bathroom.
- Kitchen sink sprayer attachment would not retract completely.

## DRAINS, WASTES, AND VENTS

- Multiple vents had damaged boot jackets. This can result in water penetration through the roof.
- Rubber connection under 2nd floor hallway sink. This should be PVC. And observed sealant applied to the exterior of the drain pipe. If installed correctly this should be unnecessary.
- Although flexible drain pipe is allowed, the major problem with them is that they collect the dirt and grime that's supposed to flow down the drain. Also, since they slow down the flow of water, gunk can easily collect further down the pipe.

## WATER HEATING EQUIPMENT

- No cold water shut-off valve for emergency shut down.
- TPR valve piping and the emergency drain line piping should not merge into a common pipe.
- Evidence of possible leaking from TPR valve.
- Vent pipe should be strapped to the rafters.
- No drip leg/sediment trap before gas entrance to unit.

## HYDRO-MASSAGE THERAPY EQUIPMENT

- Equipment must be accessible without damaging building finish. There was no door or removable plate.

## DISHWASHERS

- Dishwasher drain line should be connected to the underside of counter if no air-gap is present.

## RANGES, COOKTOPS, AND OVENS

- No anti-tip device. This safely secures legs of range to the floor to prevent range from tipping over.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- Unable to verify terminations.

## GARAGE DOOR OPERATORS

- Optic sensors were missing.
- Missing light cover.

## DRYER EXHAUST SYSTEMS

- Dryer vent needs to be cleaned.
- Should be flush with wall.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- Recommend evaluation and repair by a professional landscape irrigation company.
- Leaking head and multiple miss-aligned heads in zone #1.
- Multiple heads in zone #1 need adjustment.
- Leaking head/pipe in zone #2.
- Head in zone #3 did not elevate.
- Leaking head/pipe in zone #5.
- Multiple leaking heads/pipes in zone #6.
- Backflow Prevention Device Located - Unable to locate.
- Rain Gauge Located - Unable to locate.

## SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

- Recommend evaluation and repair by a professional pool company.
- Access gates to the pool should be equipped to accommodate a locking device. Pedestrian access gates should open outward, away from the pool, and should be self-closing and have a self-latching device. Gates other than pedestrian access gates should have a self-latching device. Not Present
- Windows to pools should have locks that are at least 54" high.

- All doors with direct access to the pool should be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm should sound continuously for a minimum of 30 seconds within seven seconds after the door is opened. Alarms should meet the requirements of UL 2017 General Purpose Signaling Devices and Systems, Section 77. The alarm should have a minimum sound-pressure rating of 85 dBA at 10 feet, and the sound of the alarm should be distinctive from other household sounds, such as smoke alarms, telephones and doorbells. The alarm should automatically reset under all conditions. The alarm should be equipped with manual means, such as touchpads or switches, to temporarily deactivate the alarm for a single opening of the door from either direction. Such deactivation should last for no more than 15 seconds. The de-activation touchpads or switches should be located at least 54 inches above the threshold of the door. Not Present
- Finish has excessive algae present. Black staining was visible on bottom of pool. When scrubbed, appeared to be decaying leaves.
- Skimmer baskets need cleaning.
- Recommend PVC piping be painted with an exterior latex to protect it from UV rays.
- Multiple areas of the walkway and coping had cracks and/or heaving. Recommend these be sealed to prevent water penetration.
- With the signing into law of the Virginia Graeme Baker Act (VGB), all pools and spas that are constructed must have dual main drains, 36” apart, and a cover that conforms with the referenced standard. This law is specifically designed to prevent future entrapment injuries. The pool water is drawn through both main drains simultaneously, which removes the possibility of an individual being held down by strong suction or stuck on the drain cover. Not Present
- Gas heater was nonfunctional. Control panel was loose and cabinet had excessive rust.
- Lights were nonfunctional. And unable to locate GFCI protection outlet.
- Rust on control panel.