



PROPERTY INSPECTION REPORT

Prepared For: **Brian & Erica Wall**

(Name of Client)

Concerning: **12710 Old Oaks Drive, Houston, TX 77024**

(Address or Other Identification of Inspected Property)

By: **David J. Koteles #22594**

4.10.19

(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.

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

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

REI 7-5 (05/4/2015)

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

I	NI	NP	D
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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, 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; 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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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the condition and function of the stated property as visually inspected. The inspection performed on this house is of a general nature and includes the following systems: electrical, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structure, mold, led, pest, security, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinion of this Inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the buyer purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future. It is noted that the inspector (David Koteles) is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible after the inspection is completed.

If a service company is contacted to examine an area of question and comes to the conclusion that there is no repair needed; have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this is not a “code inspection” but rather an inspection of the condition and function of the stated property.

Thank you,
David Koteles

It is noted that when this house was built, it was built to previous codes and standards that may or may not still be active. Many revisions to the code have come into effect since the time when this house was built. Therefore, the inspection on this house is not a “code” inspection, but rather an inspection to determine the functional state of the property on the day of the inspection.

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I. STRUCTURAL SYSTEMS

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

ELECTRICAL SERVICE

Type: Overhead

Voltage: 120/240

Phase: Single Phase

Amps: 125-Amps

Meter: Rear of the Garage

BREAKER PANELS

Manufacturer: Cutler-Hammer

Rated Capacity: 200-Amps

Main Breaker: 125-Amps

Location: In the garage

WIRING

Service Entrance Conductors: Copper

Branch Circuit Wiring: Copper

Type of Wiring: Romex

Type of System: 2 and 3-wire system



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Electrical Bonding

The hot and cold-water piping and gas piping were not properly bonded to the grounding electrode to prevent the metal piping from becoming energized, and repair is needed. Usually the gas piping will be bonded with a grounding electrode at the exterior and then the gas piping, cold water and hot water piping will be bonded together at the water heater. Contact an electrician to make the needed repairs.

Obtain Cost Estimate

E3509.6

E3509.7

Service Entrance Conductors

The service entrance conductors were observed to be approximately eight feet above grade. When this house was built, the service entrance conductors were required to be eight feet above grade. Today, however, the current National Electric Code requires service entrance conductors to be a minimum of 10 feet above grade. It is recommended that the service be raised to meet the current minimum standard.

Breaker Panel Box

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

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Dead Front Cover Plate

The dead front cover for the breaker panel was missing a screw.

Obtain Cost Estimate

Arc Fault Circuit Interrupters

The breaker panel(s) did not contain any Arc Fault Circuit Interrupters (AFCI's). AFCI's devices are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. Homes built prior to 2002 were not required by the National Electrical Code (NEC) to be protected by AFCI's. Between 2002 and 2008, the National Electrical Code required the electrical circuits in bedrooms to be protected by an AFCI.

Since September 1, 2017, the State of Texas has adopted the 2017 National Electrical Code, and the circuits in the locations listed in the NEC reference below are now required to be protected for new construction.

Following is the excerpt taken from the 2017 NEC listing the current locations:

NEC 2017 210.12 Arc-Fault Circuit-Interrupter Protection.

210.12 Arc-Fault Circuit-Interrupter Protection. Arc fault circuit-interrupter protection shall be provided as required in 210.12(A) (B), (C) and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location.

(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6).

(1) A listed combination type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.

ARTICLE 100 Definitions

Outlet. A point on the wiring system at which current is taken to supply utilization equipment.

Legend

The legend in the breaker panel was labeled to identify the circuits in the panel. We did not verify the accuracy of the labeling.

Wiring

We observed original wiring in the house and connected to outlets. This home has flooded previously and the wiring was not replaced. Further investigation with an

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electrician is needed to determine if the wiring needs to be replaced at areas which flooded.

Obtain Cost Estimate

B. Branch Circuits - Connected Devices and Fixtures

Type of wiring: Copper NM Wiring

Comments:

Wall Outlets

It was observed that the house and garage were not equipped with Ground Fault Circuit Interrupt devices as specified by the National Electrical Code. Have an electrician install the devices at the locations specified in the National Electric Code.

Obtain Cost Estimate

Some outlets were protected by ground fault circuit interrupt (GFCI) devices, and the devices were operating properly at the time of the inspection.

Locations included: bathrooms, kitchen, exterior

Three prong outlets that were not grounded properly were located throughout the house. It is recommended that an electrician be contacted, and the necessary repairs made.

Obtain Cost Estimate

The GFCI outlet to the right of the kitchen sink was not operating properly and needs to be replaced. (buzzing when reset)

Obtain Cost Estimate

Light Fixtures

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

Locations included: hall bathroom

Obtain Cost Estimate

Smoke Detectors / Carbon Monoxide Detectors

Smoke detectors were observed to be installed at all required locations in the house, including at all bedrooms, the upstairs hallway, and downstairs hallway. Since alarm systems are omitted from the scope of the inspection, we did not operationally check the smoke alarms.

R313.2

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The inspector is not required to activate smoke or carbon monoxide alarms that are or may be monitored to require the use of codes.

Door Bell and Chimes

Comments:

The doorbell was functional and no repairs are recommended at this time.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

 A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

The heating for the house was provided by a natural gas-fired horizontal furnace located in the attic. The equipment was as follows:

<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Location</u>
Carrier	88,000-BTU	2014	Attic



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

Furnace Burner Compartments

The furnace is constructed such that the unit must be dismantled in order to view the entire heat exchanger. The unit was not dismantled, and the heat exchanger was not able to be viewed for evidences of a crack. If further investigations are desired, then it

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is recommended that a service company be contacted to dismantle the unit.

B. Cooling Equipment:

Type of Systems: Split-System

Comments:

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

Zone	Condensing Unit	Date	Evap. Coil	Date	ΔT(degrees)
House	4-ton Carrier	2014	4-ton	2016	20

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, nor the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.

Cooling Performance

We measure the temperature drop (ΔT) across the coil(s) at each unit at the time of the inspection and our observations have been recorded above in the description of each zone. It is pointed out that our measurements of the cooling performance of the equipment is only at a “point in time” and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

No items requiring repair were visible at the time of the inspection for the cooling performance of the system. The air conditioning equipment was observed to be cooling 20 degrees across the evaporator coil at the time of the inspection.

Evaporator Coil

Overflow Pans – Rust

The overflow pan under the evaporator coil had rust in the pan, apparently from water overflowing the condensate drain line into the overflow pan. No water was in the pan at

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the time of the inspection, but, since we only ran the unit for a few minutes, it is recommended that the drain line be checked by an air conditioning service company.



C. Ducts and Vents

Comments

Ducts/Registers

Duct type – Sheet metal

The ductwork appeared to be the original installation ductwork. It is recommended that further investigation be done with the homeowner to determine if the ductwork has been cleaned recently.

The air flow into each room did not appear to be evenly balanced. Have a service company check the condition and make the necessary repairs.

The insulation on the ductwork was in disrepair. Have an HVAC service company give a quote to make any necessary repairs.

Obtain Cost Estimate

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: front yard
Location of main water supply valve: East of the house
Static water pressure reading: 50 PSI
Piping Type: Galvanized steel and PEX observed
Comments:

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 80 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Water Service

The shut-off valve for the main inlet water line was located at the exterior of the house at the east side of the house.

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The main inlet water line needs to be insulated at the house.

Obtain Cost Estimate

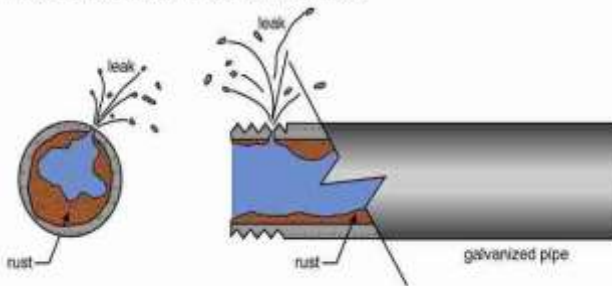
Galvanized Piping

Some water piping inside the house was observed to be the original galvanized piping. Due to the age of the house, it is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the piping will corrode through to the outside of the pipe and will eventually deteriorate to where the pipe will start leaking. It can be anticipated that the galvanized water piping throughout the house will need to be replaced when it deteriorates to where it is restricting the flow of the water or is corroded enough to start leaking. (Information)

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



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HOSE BIBS

The vacuum breaker devices were missing at one or more of the hose bibbs, and it is recommended that they be installed to prevent cross connections, which can allow contaminated water to enter the potable water supply.

Sinks & Lavatories

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

Toilets

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal valves.

Tubs/Showers

No hot water was provided for the hall bath tub, and the master bathroom shower water pressure was not adequate. Further investigations by a plumber are needed to find the source of the problem and make all necessary repairs.

Obtain Cost Estimate

Gas Lines

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



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An unused gas valve was observed in the utility room that was not capped. This needs to be properly capped to prevent gas leaks.

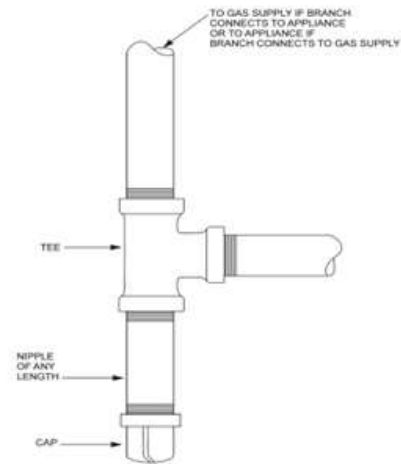
Obtain Cost Estimate



Moisture/Sediment traps were not installed at the gas supply lines for the gas fired equipment as currently required. A moisture/sediment trap is intended to catch moisture and debris in the gas supply lines before they can enter into the equipment. Obtain cost estimate for any needed repairs.



HEI file photo showing sediment trap



Clip art showing a sediment trap in gas line

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 B. Drains, Wastes, Vents

Comments:

The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground piping is leaking or clogged, then it is recommended that you contact a plumber. (Information)

A sewer PVC clean out was located at the rear of the house. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be installed to remove the clog in the drain line. (Information)

Slab

Due to the age of the house, it is recommended that a static pressure/camera test be done on the underground sewer piping by a plumber, to determine if the underground sewer piping is leaking and the type of piping material used.

Obtain Cost Estimate

Stains

Water stains were observed on the ceiling at the southeast bedroom. This is located under the plumbing in the attic, and HVAC systems in the attic. We observed stains on the decking of the attic which indicate either a condensation problem or a leak in the piping. Have a plumber find the source of excessive moisture and make any necessary repairs.

Obtain Cost Estimate



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C. Water Heating Equipment

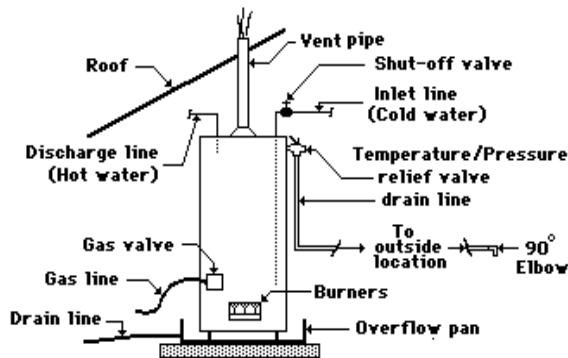
Energy Sources: Natural Gas

Capacity: 50 Gallons

Comments:

<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Piping Type</u>	<u>Location</u>
State	50 Gallon -Gas	2003	PEX	Attic

Gas Water Heater



The water heater was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining. Normal life expectancy of a water heater in the Houston area is approximately 7 to 10 years.

Temperature/Pressure Relief Valve

The temperature/pressure relief valve was not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valve every 2-3 years to prevent them from getting clogged with mineral deposits.

Water Heater Vent Pipe

The vent pipe was not secured with a strap to the roof framing.

Obtain Cost Estimate

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V. APPLIANCES

A. Dishwashers

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the dishwasher. The drain line under the sink was looped up so that the top of the loop was higher than the point where the drain line connected to the disposal. This will help to prevent garbage from running down the drain line into the dishwasher. The dishwasher should be adjusted to be flush with the adjacent cabinets.



B. Food Waste Disposers

Comments

The electrical wiring for the disposal is only partially encased in conduit.

Obtain Cost Estimate



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C. Range Hood and Exhaust Systems

Comments:

The vent hood was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining.

D. Ranges, Cooktops, and Ovens

Comments:

Electric Cooktop

No items requiring repair were visible for the operation of the electric cooktop. All of the elements and controls were operating properly at the time of the inspection.



Electric Oven

The oven was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining.

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fans were functional at the bathrooms and no repairs are recommended at this time.

G. Garage Door Operators

Comments:

The button for the garage door opener had to be continuously held down for the door to close. It appeared that the infrared device at the bottom of the door was out of alignment. Have a service company find the source of the problem and make any necessary repairs. It is pointed out that we could not check the auto-reverse mechanism, and it is recommended that it be checked when the infrared device is repaired.

Obtain Cost Estimate

H. Dryer Exhaust Systems

Comments:

It is recommended at the dryer vent be periodically checked for a build-up of lint and cleaned if necessary. (Information)

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I. Other

Comments:

Refrigerator

The refrigerator was missing at the time of the inspection.

Utility Room

The utility room contained a gas supply line for a gas dryer.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments

The automatic sprinkler system was manufactured by Hunter and contained 7 zones. The control panel was located inside the garage.

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



The backflow prevention device was installed too low and needs to be elevated. The device should be a minimum of 12 inches above the highest sprinkler head in the system. One shutoff handle on the Febco was missing and needs to be replaced.

Obtain Cost Estimate

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Heads were spraying the house, and need to be adjusted on zones 3 and 7.

Obtain Cost Estimate

One of the heads was broken on zone 3.

Obtain Cost Estimate

B. Security Systems

Comments:

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

C. Fire Protection Equipment

Comments:

Fire protection equipment is not included in the scope of this inspection. It is recommended that a service company who specializes in this field check the system. This includes smoke detectors, sprinkler systems, heat detectors, etc...

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.