



RESIDENTIAL INSPECTION REPORT

4622 Banning Dr
Houston TX 77027

Basim Shami
FEBRUARY 5, 2020



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PROPERTY INSPECTION REPORT

Prepared For: Basim Shami

(Name of Client)

Concerning: 4622 Banning Dr, Houston TX 77027

(Address or Other Identification of Inspected Property)

By: Allen Lott TREC 7484 - TREC Professional Inspector 7484 02/05/2020 12:00

(Name and License Number of Inspector)

pm (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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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;
- 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 license holders 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

Age of Home: 2020 Year

House Faces: South

In Attendance: Buyer Agent

Occupancy: Vacant, New Construction

Occupied and/or Furnished:

Access may be limited. Inspector did not inspect or test operation of any windows, doors, walls, ceilings, plumbing, electrical or mechanical equipment that were obstructed by furnishings and/or storage.

Square Footage: 7546 Dwelling

Report Identification: 4622 Banning Dr, Houston TX 77027

Temperature (approximate): 46 Fahrenheit (F)

Under Construction:

The home finishes and/or construction was incomplete at the time of this inspection. Components (appliances, fixtures, electrical, plumbing and mechanical) and other building materials may be inaccessible and/or incomplete and therefore not inspected. It is recommended that a re inspection be performed to verify completion of any requested repairs as soon as construction has been completed.

Weather Conditions: Rain -Light

Type of Dwelling: Single Family, 2 Story, Garage - Attached

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension, Slab on Grade -

Comments:

Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection (floor coverings and furnishing will likely prevent any interior inspection of the foundation). Changes in the content of clay soils cause 90% of settlement in foundations. Future performance of the structure cannot be predicted or warranted. In all cases the client should obtain as much information through sellers disclosures and any other means, about the history of the dwelling as possible. Including but not limited to transferability of any existing warranties, engineering reports or other documents.

Performance - Settlement Noted:

Structural settlement and/or movement observed. In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited, visible observation today. This house is built in an area where known expansion soil exists. Over the life of the house you may experience cracks in the brick veneer, drywall, foundation, and floor tiles, and doors sticking from foundation movement.

B. Grading and Drainage

Site Drainage: Surface Drainage, Below Surface Drainage, Gutter System Full Perimeter Coverage

Comments:

Inadequate surface grading and drainage, the lack of/or the neglect of gutters and downspouts, landscape and planters too close to the house and non- uniform runoff from the roof are the most common cause of moisture intrusion and foundation settlement.

Tree Proximity:

Tree planted in close proximity to the foundation. Trees planted too close to the structure may develop a root base that extends below the foundation and may cause excessive differential movement and issues with under slab plumbing. Maintain tree branches so that they do not grow over the structure. A tree with naturally stabilize by developing a root system that follows the branch structure. Note: The University of A&M released a report stating that a tree should be planted no closer to the foundation than its full mature height. If this guideline was followed there would be no trees planted in neighborhoods with lot sizes under one acre.

Underground Drains Present:

Surface drains were noted around the property. These drains were not tested. Inspector is unable to determine the condition of underground pipes. Ensure drains remain clog free.

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass, Combination, Rolled/Selvage



Viewed From: Walked Accessible Areas

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Comments:

Roofing problems can occur at any time, monitor seasonally for loose shingles, wind or hail damage and any other signs of deterioration.

Roof Drainage:

The roof drainage is designed to be funneled to scuppers installed at the roof perimeter. Buyer should anticipate routine maintenance to ensure the drain openings remain clean and free of any obstructions.

Life Cycles:

The anticipated life cycle varies greatly depending on material types, installation practices and climate. The most common type of covering used in this climate zone is referred to as asphalt composition (fiberglass matting with asphalt and gravel). The anticipated life cycle of an asphalt composition roof covering varies. 8-10 years for rolled, 20 years for 3 Tab or 30 years for Architectural. The primary purpose of a roof covering is to prevent moisture intrusion within the dwelling. It is impossible to estimate the remaining serviceable life expectancy.

1: Damaged Coverings

🔴 **Repair Considerations**

Roof coverings exhibited general damage that could affect performance. Consider repair to prevent premature deterioration and/or moisture related issues.

Recommendation: Contact a qualified roofing professional.



2: Gutter - Discharge at Roof

🔴 **Repair Considerations**

1st Floor North

Gutter systems currently discharge on roof coverings. Shingle manufacturers (GAF and Tamko) specify that gutters discharge shall not occur directly at roof covering as this causes premature granular loss and/or deterioration. Additionally, watershed from roof coverings should be diverted away from the wall/roof intersection to prevent risk of moisture intrusion within the building envelope.

Recommendation: Contact a qualified gutter contractor



TECHNICAL ADVISORY BULLETIN
 For GAF Residential Sales, GAF Contractors, GAF Trainers
 From: Technical Services Department
 Subject: **Damage To Shingles From Gutter And Downspout Runoff**

Issue: 06/12/2013
 No: TAB-R-2013-120

Can Water From Downspouts Draining On The Roof Damage Fiberglass-Asphalt Shingles?

Yes... Damage can occur where the gutter outlets or downspouts discharge water from higher roof areas directly on lower roof surfaces.

What kind of Damage Can Result From Gutter/Downspout Runoff?

- Discolor of the material granules... on the shingles directly below the gutter outlet or downspout can occur. This erosion will gradually expose the asphalt that is beneath the granules and increases the weathering, thus reducing shingle life. Erosion may be visible in one to two years or less, or be barely visible throughout the life of the roof depending on the volume and force of the water at the discharge point.
- Leaks may occur... due to the high volume and force of the water at the discharge point being great enough to force water between the shingles and create a roof leak. Depending on the circumstances and frequency, it may be years for the roof leak to manifest itself on the interior. In this time, extensive damage to the roof deck, insulation and ceiling may have occurred.
- Algae, mold, fungus, moss or other vegetation may grow... near the discharge point because of moisture being present at the location for a longer time than the rest of the roof. This can be an aesthetic issue as well as result in damage to the roof or building.
- Siding may be damaged... if the discharge point is near a wall. Some moisture against walls can result in wood rot, mortar deterioration or flashing corrosion that may lead to costly repairs to other the home's structure or the exterior components.

What are My Options?

- Route the water directly to the ground... using longer downspouts.
- Route the water to another gutter... using a downspout.
- Changing the building design... if the building is in the design stage can eliminate potential trouble spots.

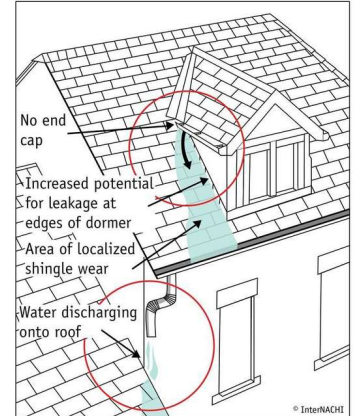
Will Excessive Runoff Void My Warranty?

No, the GAF Shingles Limited Warranty against manufacturing defects will remain in effect. However, any damage to the shingles attributable to granule loss or erosion of the fiberglass asphalt shingle due to gutters/downspouts from upper roofs draining on lower roofs is not GAF's responsibility under the terms of our Limited Warranty.

Where Can I Get More Information?

GAF Technical Services can assist you... with these and other questions you may have regarding your roof installation. GAF Technical Services can be contacted at 800-666-4312 (24/7, 365). Also, the GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit: www.gaf.com

Gutter Improperly Discharging onto Roof



3: Plumbing Vent - Recessed

➔ Repair Considerations

East

The rubber seal of the plumbing vent flashing is recessed or damaged. To ensure proper moisture discharge the recessed area should be repaired or replaced.

Recommendation: Contact a qualified roofing professional.



4: Raised Shingle(s)

➔ Repair Considerations

One or more of the shingles, ridge caps or flashings are lifted and/or not sealed. To prevent possible wind lift and moisture intrusion (as a result of wind driven rain) all shingles and flashings should lay flat and be sealed to the respective components.

Recommendation: Contact a qualified roofing professional.



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5: Ridge Shingle Incompatible

Repair Considerations

Ridge shingle 20 year. The type of roof covering installed (minus the ridge caps) is rated for 30 years or lifetime (depending on the manufacture). The ridge caps will fail and require replacement in 15-20 years. Contact the builder to obtain manufacture name. Verify specifications and installation requirements that are required for warranty.

IRC 2006 R904.2, R904.3 and 904.4 specifies that materials are required to be compatible, to meet conformity to recognized standards and require identification and testing labels. [IRC R904](#)

Additionally, the lowest section of the roof coverings is covered with a rolled or selvage covering. This type of product has a much lower life expectancy and will likely require replacement sooner than the remainder of the coverings.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Components: Framing - Traditional Stick Frame with Lateral Bracing, Insulation - Spray Foam

Depth of Insulation and R Value (Approximate): R30

Ventilation Type: None

Viewed From: Walked accessible areas -

During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, mechanical equipment, ductwork and other items.

Comments:

During a visual inspection of the attic, hidden problems may exist that are not discovered due to limitations such as: poor access, obstruction, stored items, HVAC equipment, duct work, etc.

1: Frame - Joist Hangers

Attention Items

West side of access opening.

Joist hangers are missing or improperly installed. Current standards require that all joist shall be properly supported by framing members or the use of an approved mechanical fastener (hanger or bracket).

[IRC R802.6](#)

The section of ceiling joist appear to have been removed to allow room for the return air. This "removal" does not appear to have been performed with the structural integrity in mind and likely requires a proper repair and redistribution of the load path.

Recommendation: Contact a qualified carpenter.



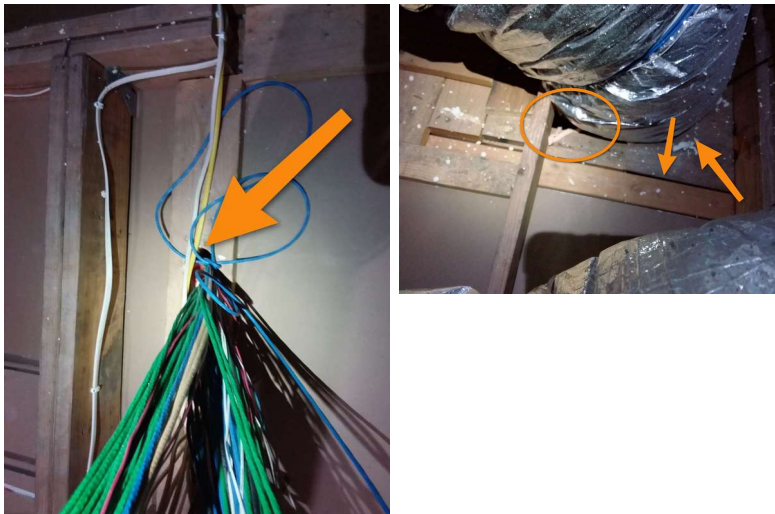
2: Separation Wall - Concealed Spaces

🔴 Repair Considerations

Fire blocking/ Draft stopping missing or improperly installed. Current standards require that all concealed spaces between floor levels or the dwelling and attic shall be properly sealed. Example: dryer exhaust, data cables, electrical and plumbing penetrations.

[2012 IRC R302.11](#)

Recommendation: Contact a qualified insulation contractor.



3: Service Decking - Undersized

🔴 Repair Considerations

Improperly supported near service access stairs

Service decking is improperly secured and/or improperly sized for the intended purpose. The moisture content in the attic may cause these materials to fail creating a step through hazard. Attic decking should be a minimum 5/8 inch plywood or comparable and properly secured to prevent fall hazards.

Recommendation: Contact a handyman or DIY project

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4: Ventilation - Inadequate

Repair Considerations

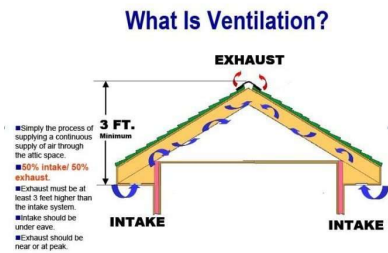
Attic ventilation may be inadequate for the area served. Current standards require 1 sq foot of ventilation per 150 sq ft attic space. Determining the adequacy of the attic ventilation is beyond the scope of this inspection. A lack of proper ventilation can result in increased energy cost, premature aging of the roof coverings and moisture related issues within the attic space. Proper ventilation should consist of "intake" such as soffit vents and "exhaust" such as ridge or passive vents.

2012 IRC R806.2

Jobsite documents indicate that the attic is sealed with a Open Cell foam product labeled as Sucraseal. ICC information is available here [ICC ESR 3375](#)

The attic did not appear to have any type of circulation or ventilation system installed. Recommend consulting energy auditor or engineer of record to ensure that this insulating system complies with building design.

Recommendation: Contact a qualified roofing professional.



E. Walls (Interior and Exterior)

Wall Coverings: Cement Composite - Hardi, Stucco, Wood

Comments:

Exterior walls should be monitored seasonally for cracks in mortar joints and wood seams. Cracks should be properly sealed to prevent water penetration and related damage.

Fascia/Soffit at Roof:

Breech observed at soffit and/or fascia area. Consider sealing all exterior breeches at fascia and soffit and other areas to prevent pest intrusion.

Interior - Penetrations:

Penetrations interior components or wall/ceiling coverings. Consider sealing with approved materials to improve energy efficiency and reduce pest movement. Examples: cabinet interior, electrical or plumbing penetrations, ceiling or wall coverings.

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Stucco Note:

When properly installed, traditional hard coat stucco can provide a lifetime of service with little or no maintenance required. However when improperly installed, issues are sometimes undetectable for many years. Some issues may have been noted that could affect future performance. If any deficiencies are noted, a full inspection performed by a certified stucco inspector is recommended.

1: Damaged or Missing

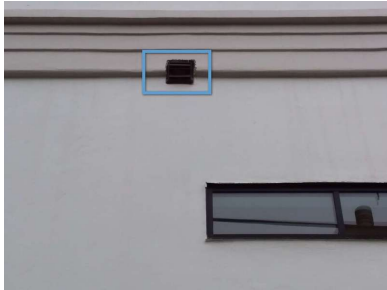
🔴 Repair Considerations

North

Wall coverings are missing or damaged. Consider repair or replacement of the affected areas to prevent moisture intrusion and subsequent damage.

The decorative band was rough cut to install the exhaust caps. This area was not properly repaired and should be sealed to prevent deterioration (styrofoam).

Recommendation: Contact a handyman or DIY project

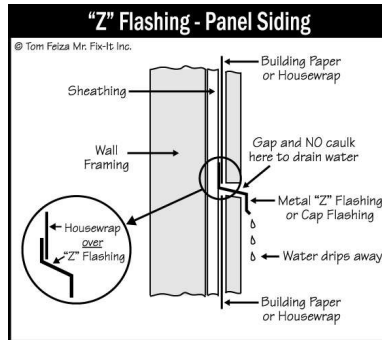


2: Flashing Horizontal Projections

🔴 Repair Considerations

Observed missing and/or improperly installed Z flashing at exterior wall coverings. Without proper flashing, moisture may enter between the horizontal seams. Manufacturers such as James Hardi and LP require all horizontal abutting materials to have flashing installed to divert water to the exterior.

Recommendation: Contact a handyman or DIY project



3: Seal - Penetrations

🔴 Repair Considerations

Wall coverings are not properly sealed. All penetrations should be flashed and/or properly sealed to prevent moisture penetration. Typical homeowner/handyman maintenance consisting of sealing cracks with a silicone, polymer or epoxy based product. Example: Electrical and plumbing penetrations, seams in siding, exterior trim, windows and door trim.

IRC 703.1.1

Recommendation: Contact a handyman or DIY project



4: Stucco - Cracks

🔴 Repair Considerations

2nd Floor Northwest

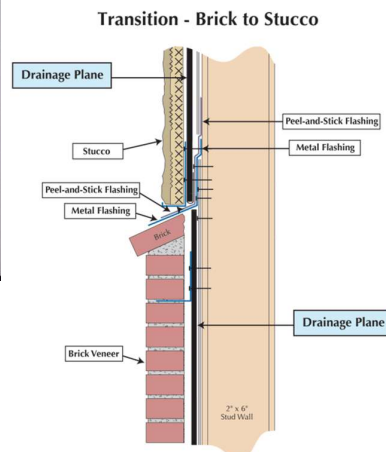
Cracks observed at stucco/stone wall coverings. Consider sealing all cracks and penetrations to prevent potential for moisture intrusion.



5: Stucco - Drainage Plane Not Visible

🔵 Maintenance or Improvement Considerations

Wall covering are terminating at or below the grade. The drainage plane (or weep screed) cannot be verified at this location. Current standards require stucco and stone wall coverings to terminate 6 inches above grade.



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6: Stucco - Stains

🔴 Repair Considerations

North and west

Staining at wall coverings may indicate past or current moisture intrusion. Recommend further evaluation and repair as needed.



F. Ceilings and Floors

Ceiling and Floor Coverings: Carpet, Tile, Stone, Engineered Wood Planks, Wood

Comments:

Due to standard construction practices in pier & beam and multi-story dwellings, it is common for the floor to "squeak, creak or pop" in some areas. When severe, a flooring specialist should be consulted to evaluate and repair if needed.

Floor - Tile Cracks:

Cracks observed at tile floor coverings. Cracks may be the result of physical damage or minor settlement. When not severe, no repair is typically needed.

2nd Floor West Exterior



1: Flooring - Slopes

🔵 Maintenance or Improvement Considerations

2nd Floor South Hallway Closet

Slopes noted in flooring. Sloped floors may be the result of settlement and/or past repairs or could indicate structural or subfloor issues.

G. Doors (Interior and Exterior)

Door Materials: Metal, Wood

Comments:

All accessible and operable doors were opened and closed, locks and latches tested.

1: Attic - Not Sealed

🔴 Repair Considerations

The attic door did not seal. This will result in energy loss. Consider adjust closing mechanism (springs) or installing a latching mechanism.

Recommendation: Contact a handyman or DIY project

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2: Latch Loose

🔴 Repair Considerations

Northwest Exterior

Door handle sets are improperly secured at one or more locations. Consider securing fasteners as needed, applying a thread sealant such as Loctite Blue may prevent fasteners from becoming loose in the future.

Recommendation: Contact a handyman or DIY project

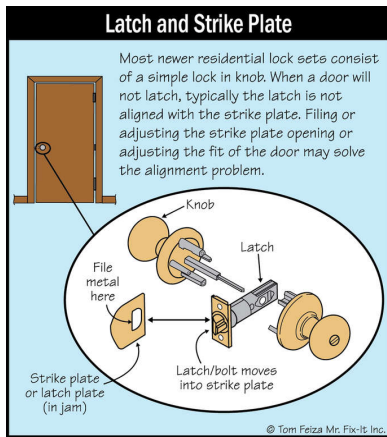
3: Latch not Operating

🔴 Repair Considerations

Master Bathroom Closet

Door doesn't latch properly. Typical repair includes adjustment of the strike plate or latch.

Recommendation: Contact a handyman or DIY project



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4: Lock Not Operating

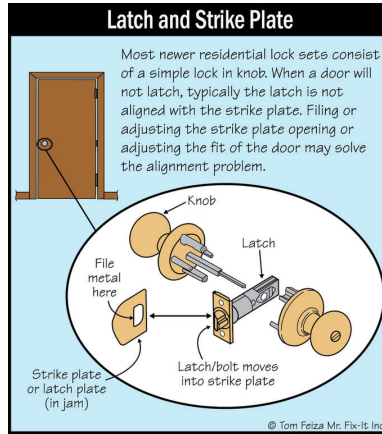
🔴 Repair Considerations

Entry flush bolt latch is missing

Locking mechanism did not operate as intended. Typical repairs consist of adjusting and/or replacing the hardware or strike plate.

Recommendation: Contact a handyman or DIY project





5: Service Door- Recessed panel

🔴 Repair Considerations

The recessed areas of the door reduce the overall thickness below the minimum requirements. Current standards require the service door between the home and the garage to be a minimum of 1 3/8 solid core lumber or a steel door with a solid core or a labeled door that has a fire rating of 20 minutes. Verify the door meets current standards or consider upgrading.

In new construction, buyer is advised to obtain manufacturer's documentation and retain for resell.



6: Threshold - Support

🔴 Repair Considerations

East - West - Northwest

The door threshold was improperly secured and/or supported. The threshold has an unsupported projection of 2 to 2.5 inches. This will likely result in material wear and eventual failure. The threshold and sill pan should be properly supported. Consider applying structural concrete or epoxy to these areas.

Recommendation: Contact a handyman or DIY project



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7: Alignment

🔴 **Repair Considerations**

Pocket, bifold, bypass or other double doors were improperly aligned. Consider repairs to ensure proper operation.

Recommendation: Contact a qualified door repair/installation contractor.



H. Windows

Window Frame, Glass and Type: Aluminum, Insulated Glass, Casement, Stationary

Comments:

Signs of lost seals in the thermal pane windows may appear and disappear as temperatures and humidity changes. Some windows with lost seal may not be evident at the time of inspection. Windows only checked for obvious fogging. If some lost seals were noted, recommend all windows be checked by a specialist for further lost seal detection.

Note: Windows were tested at random. Windows were opened and closed, locks and latches were tested. Access may be limited. Inspector did not inspect or test operation of any windows that were obstructed by furnishings and/or storage.

1: Frame Operation is Binding

🔴 **Repair Considerations**

Study Left

Windows were difficult to operate using reasonable force.

Recommendation: Contact a handyman or DIY project

2: Screens Missing or Damaged

🔧 **Maintenance or Improvement Considerations**

2nd Floor Laundry

Window screens are missing, improperly installed and/or damaged at one or more locations.

TREC requires the absence of window screens to be reported as a deficiency. The windows in this home did not appear to be designed for screen installation.

Recommendation: Contact a handyman or DIY project

I. Stairways (Interior and Exterior)

Components: Traditional Stick Frame, Closed Risers, Metal Railings

Comments:

Guardrail - Horizontal :

Guard rail balusters are installed in a horizontal configuration. While no building standards prevent this practice, horizontal railings do encourage climbing and precautions may be needed if a child will occupy this dwelling.

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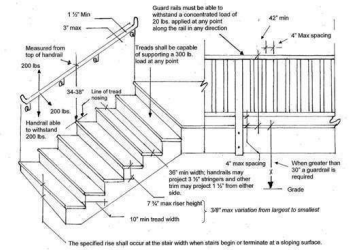
1: Tread - Rise

Repair Considerations

Back Stairs and base of entry stairs

The walking treads have improper rise. Current standards require that the rise of each tread shall be no more than 7 3/4". Additionally, the greatest tread depth within any flight shall not exceed the smallest by more than 3/8"

The stairs were "mostly compliant" with only minor excessive variations of 1/16 to 1/8 inch.



2: Separation Wall - Penetrations

Repair Considerations

Entry and back stairs

Penetrations observed in the Separation Wall. Current standards require concealed spaces (such as under stairs) space to be a minimum of 1/2" gypsum board. Additionally a 5/8" Type X is required and all wall and ceiling penetrations must be sealed if a habitable room exists above the garage. All penetrations or openings in this wall must be fire rated for such use.

[IRC R302.6 Table](#)

Recommendation: Contact a qualified drywall contractor.



J. Fireplaces and Chimneys

Components : Flue - Metal, Hearth - Prefabricated Insert

Energy Source: Natural Gas, Gas Log Insert

Child Safety Alert:

During normal operation of an enclosed fireplace, the glass cover (and other components) can become extremely hot. This poses a risk to small children whom may contact the enclosure. Claims of 3rd

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degree burns or scalding have been reported. Consider installing a fireplace screen or other child proof barrier if appliance is to be used with small children present.

Limited Inspection:

Inspection limited due to site limitations including chimney cap, spark arresters, sealed units and insert features.

1: Performance - Not Operating as Intended

🔴 Repair Considerations

The unit did not operate as intended using the supplied controls. The installation did not appear complete.

Recommendation: Contact a qualified fireplace contractor.

2: Combustible Clearance

🔴 Repair Considerations

The fireplace direct vent appliance had low clearance to a combustible surface. Manufactures installation guidelines were not available at the time of this inspection. Recommend verifying allowable clearances to vertical and horizontal surfaces prior to use.

Recommendation: Contact a qualified fireplace contractor.



3: Screen Damaged

🔴 Repair Considerations

The screen cover was physically damaged at the bottom near the center.

Recommendation: Contact a qualified fireplace contractor.



4: Gas Valve Operation

🔴 Repair Considerations

The gas valve did not have proper clearance to allow proper operation. The cabinet will need to be modified to allow proper access.

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K. Porches, Balconies, Decks, and Carports

Comments:

Flashing:

The required flashing between the home and the deck surface is not visible and cannot be verified or inspected.

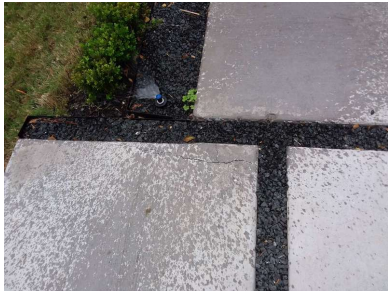
2nd Floor West

L. Other

Comments:

Concrete - Cracks Minor:

Surface cracks observed at concrete flat works. Cracks are considered typical due to construction type and expansive soils. Seal cracks and monitor cracks. Example: driveway, walkways and/or garage floor.



1: Drawer Operation is Binding

🔴 **Repair Considerations**

2nd Floor Laundry South Master Bathroom Closet

The drawer(s) did not operate as intended. Typical repairs consist of adjusting or replacing hardware as may be needed.

Recommendation: Contact a handyman or DIY project

2: Drawer Operation Obstructed

🔴 **Repair Considerations**

2nd Floor Laundry East

Drawer operation is limited due to obstructions by appliance or other building components.

3: Drawer Stops

🔴 **Repair Considerations**

2nd Floor Laundry South - 2nd Floor Partial Bathroom - 5th Bedroom Closet - 2nd Bedroom Closet

Cabinet drawer stops were missing, damaged or not operating as intended. Without a stop the drawer may be pulled from within the cabinet enclosure. Consider repair to improve child safety.

Recommendation: Contact a handyman or DIY project

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Service Entrance: Underground, Copper, 220 Volt

Main Disconnect Location: East, Interior, Garage

Electric Panel Manufacturer: General Electric

Panel Capacity: 200 amp, Multiple Panels

Branch Circuit Wiring: Copper, Romex

Comments:

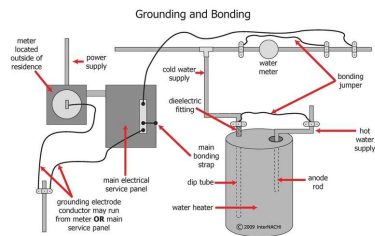
1: Bond Improper

▲ Attention Items

Not located at Gas piping

Inspector was not able to verify the proper bond connection. Bonding is needed to provide a low resistance path for electrical surges or unintentional circuit grounding. All available electrodes must be bonded together and a GEC must connect them to the service neutral. Additionally, all components or materials that may become energized must be bonded and connected to the grounding system.

Recommendation: Contact a qualified electrical contractor.



2: Fasteners

⊖ Repair Considerations

Missing

Electrical panel fasteners were missing or improper. Panel covers should be properly secured to prevent child access or contact with energized conductors. Fasteners with a sharp point on the end should not be used due to the risk of contact with and energized conductor.

3: Ground - Secondary System

⊖ Repair Considerations

Secondary not located

Ground Electrode System (GES) was missing and/or improperly installed. Current standards require that the GES must consist of a supplemental grounding electrode and rod (or other allowable means).

[IRC 3608.4 or NEC \[250.53\(A\)\(2\) and \(A\)\(3\)\]](#)

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

GFCI Reset Location: GFCI Outlets- Reset at Room or Location -

Your home is equipped with Ground Fault Circuit Interrupters (GFCI) this protective device can be installed at multiple locations and may serve outlets in multiple rooms. If no power is present at one or more outlets, look for an outlet with a reset button or check the electrical panel.

Comments:

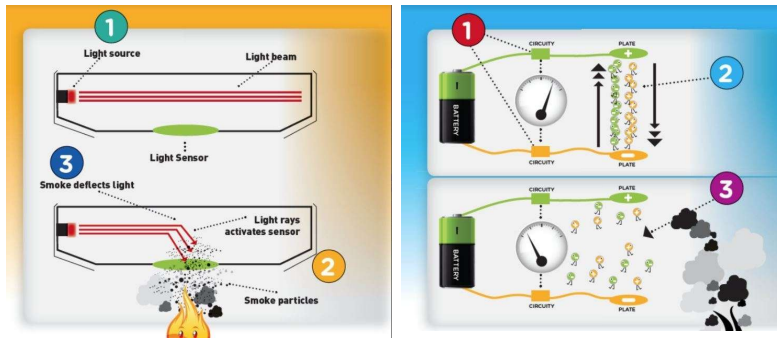
Current standards require that Smoke and Carbon Monoxide Detection equipment shall be installed on each floor of a dwelling in the adjoining hall (15 ft or less) of a sleeping room and Smoke Detection

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equipment shall be installed in each sleeping room. All detection equipment shall be interconnected so that activating the alarm on any unit will sound the alarm on all units. All units 10 years of age or older require replacement.

Ion vs Photo Detection:

Existing smoke detection systems are single purpose (Ionization or photoelectric) Ionization typically provides the earliest warning for a fast burning fire (low smoke). Photoelectric systems typically work best for a slow smoldering fire (high smoke). Since there is no way to determine what type of fire may occur, consider replacing units with dual purpose systems (Ion and Photo) to improve occupant safety.



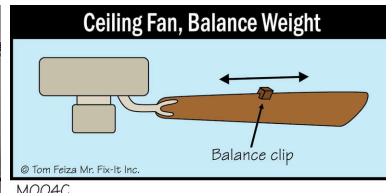
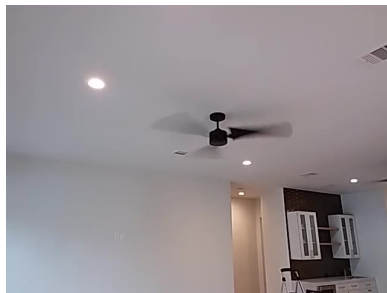
1: Ceiling Fan - Balance

🔧 Repair Considerations

2nd Floor Living Room

Ceiling fan loose and/or not properly balanced. While most fans typically only need minor balancing to repair warped or unbalanced blades, improperly balanced fans can be the result of an improperly mounted and/or supported ceiling installation. When severe further investigation and repair recommended.

Recommendation: Contact a handyman or DIY project



2: CO Detector Missing

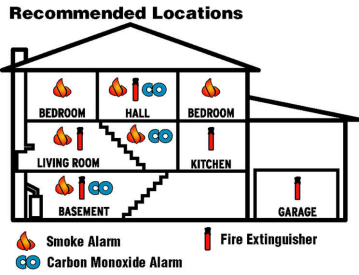
⚠️ Attention Items

Hallway between 5th and 6th Bedroom

Carbon monoxide detector is not present or improperly installed. Current standards require that any home equipped with gas appliances and/or an attached garage must have working CO detectors. CO detectors should be located outside all sleeping areas and on every level of the home.

Recommendation: Contact a handyman or DIY project

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3: GFCI - Not Present

▲ Attention Items

Master Bathroom Toilet

GFCI protection devices are missing, damaged or improperly installed. Current standards require GFCI protection devices at any accessible outlets located in the garage, at the exterior, near a pool/spa, all food preparation areas in the kitchen or food service area, wet bar, bathroom, or any outlet within six foot of water for occupant safety.

Recommendation: Contact a qualified electrical contractor.

GFCI Requirements - Residential

A ground fault circuit interrupter (GFCI) protected outlet is required in all areas where there is potential contact with water or soil.

© Tom Feiza Mr. Fix-It Inc.

E117

Ground Fault Circuit Interrupter (GFCI)

© Tom Feiza Mr. Fix-It Inc.

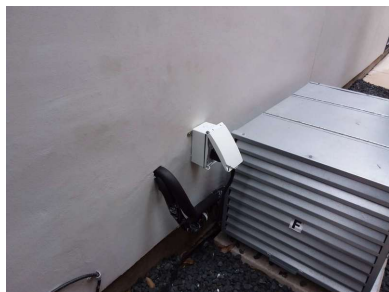
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4: Outlet - Cover Exterior

⊖ Repair Considerations

In use weather covers not present. The type of weather cover installed is approved for the exterior in a closed position only. Consider installing a exterior "bubble" cover to provide weather protection while cords are in use. See example photo.

Recommendation: Contact a handyman or DIY project



Example of an in use weather cover

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5: Outlet - Not Secure

🔴 **Repair Considerations**

1st Floor Exterior West - 2nd Floor Master Bathroom Closet

Electrical outlets were not properly secured within the junction box as required by current building standards. All outlets energized and ungrounded conductors and components should be concealed within a non combustible junction box for occupant safety.

Recommendation: Contact a handyman or DIY project



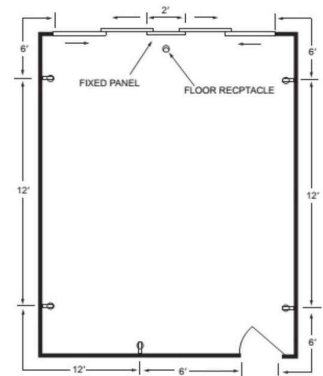
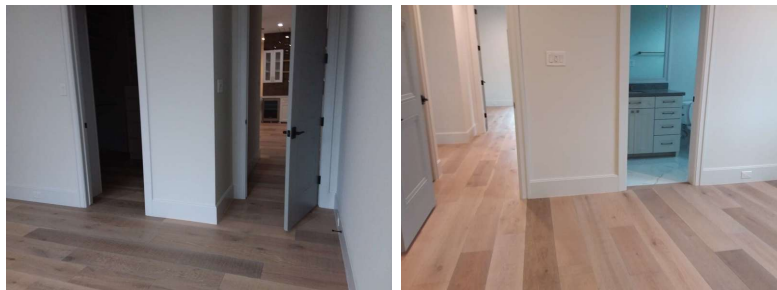
6: Outlet - Wall Spacing

🔴 **Repair Considerations**

4th and 5th Bedroom

Wall outlets are improperly spaced or not installed at required locations. Current building practices require that outlets be spaced in any room at a maximum of 12 foot horizontal spacing along the wall (doors and windows interrupt spacing) and that all walls two feet or larger must have a receptacle installed (exceptions exist).

Building standards (or codes) change every 3 years. Homes built prior to the requirements do not require repair or upgrades.



For SI: 1 foot = 304.8 mm.

7: Smoke Detector - Missing

🚨 **Attention Items**

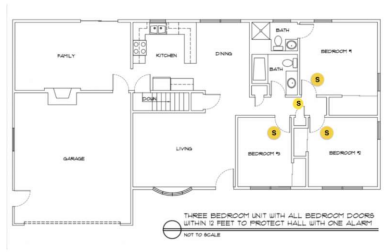
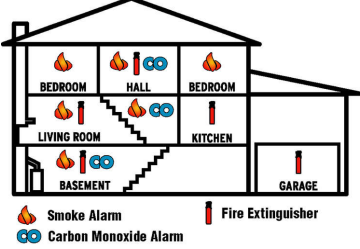
Hallway between 5th and 6th Bedroom - Hallway between Master and 2nd Bedroom Hallway

Smoke detection equipment is missing and/or not properly installed. Current building practices require that smoke detection equipment be installed in all sleeping rooms and in the adjoining hall in the immediate vicinity. Detection equipment should be hardwired with a battery back- up and be interconnected so that all units are activated simultaneously.

Recommendation: Contact a handyman or DIY project

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Recommended Locations



8: Switch - Improper

Repair Considerations

Intermittent Operation at Master bedroom Exterior

Light switch was missing, damaged and/or not operating as intended.

Recommendation: Contact a qualified electrical contractor.

9: Wire - Junction Box Inadequate

Repair Considerations

Northeast Exterior

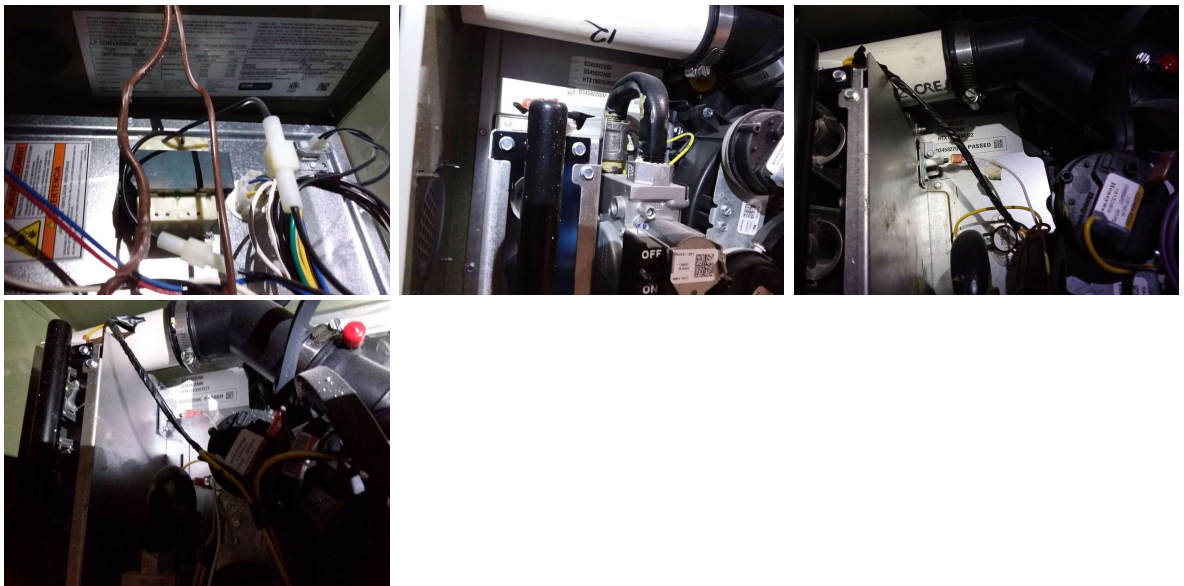
Junction box(es) were missing, damaged or improperly installed. Current building standards require junction box at all electrical splices. A connection or splice in an electrical conductor creates a point of resistance. A junction box creates a barrier between the connection and any combustible materials as well as preventing accidental contact by occupants.

Recommendation: Contact a qualified electrical contractor.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Manufacture Name: Trane



Manufacture Year (approximate): 2019

Energy Sources: Natural Gas

Number of Systems: 3

Type of Systems: Central Heat, Forced Air, Gas-Fired Heat

Filter Type: Media

Filter Size: 20X25X4

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Comments:

Typical anticipated life expectancy for properly serviced and maintained Heating equipment is 20-25 years. Units older than 25 years may be operating, however inspector is unable to anticipate the remaining service life. Consider replacement or budgeting for a new unit. In the interim, a higher level of service and maintenance costs should be expected.

1: Filter - Requires Replacement

🔴 **Repair Considerations**

All units

The furnace filter is missing, improperly sized or appears to be beyond its expected lifespan (dirty). Consider replacement.

Recommendation: Contact a handyman or DIY project



2: Performance not Operating as Intended

⚠️ **Attention Items**

Noisy

System did not operate using the supplied controls. Recommend further evaluation and/or repair by a licensed HVAC contractor.

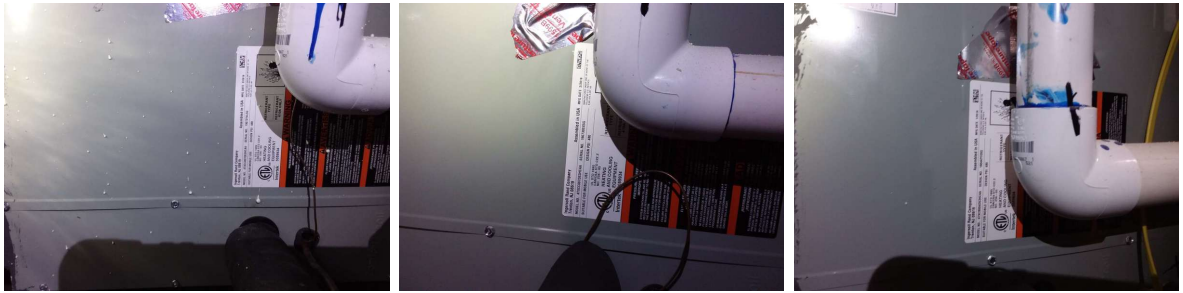
Units were excessively noisy beyond normal operation sounds. This is likely a result of increased pressure resulting from excessively dirty or clogged intake air filters. Recommend filter placement prior to continued use.

Recommendation: Contact a qualified HVAC professional.

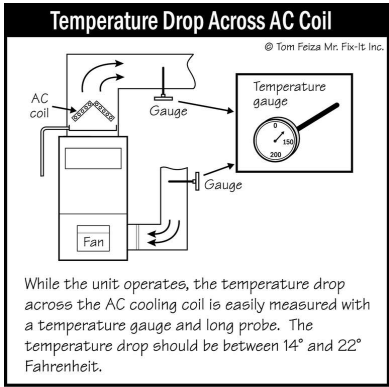
B. Cooling Equipment

Manufacture Name: Trane





Condenser Age (approximate): 2019 x 3
Size (Tonnage): 2 Ton, 4 Ton
Coil Age (approximate): 2019
Type of Systems: Central Air, Split System
Number of Systems: 3
Delta T: 25+ -
The normal operating range is between 14 and 22 degrees.



Comments:

Typical anticipated life expectancy for properly serviced and maintained Cooling equipment is 10-15 years. Units older than 15 years may be operating, however inspector is unable to anticipate the remaining service life. Consider replacement or budgeting for a new unit. In the interim, a higher level of service and maintenance costs should be expected.

HVAC systems should be inspected and serviced by a licensed technician per manufacturer's recommendations or on a bi- annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional prior to closing.

Limit Switch:

Limit switches not present in emergency overflow pan. A limit switch operates much like a toilet valve. When water reaches an upper limit, the switch will turn off the unit to prevent accidental overflow.

1: Condensate Line - Insulation

🔴 **Repair Considerations**

Insulation was damaged and/or missing at the condensate waste line. Current standards require that the condensate line be insulated within 10 foot of the HVAC unit. The warmer attic air will cause condensate to form and possibly leak into surrounding building materials.

Recommendation: Contact a qualified professional.

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2: Filter - Dirty

Repair Considerations

One or more of the return air filters were excessively dirty at the time of the inspection. Clogged filters will result in increased energy costs and may cause the cooling system to fail due to a lack of air movement across the coil.

Recommendation: Contact a handyman or DIY project

3: Performance - Excessive Delta T

Attention Items

All units

HVAC system is not cooling as intended. The normal anticipated operating temperature differential between the supply and return air (delta T) is 14-22 degrees. Replace the air filters and retest. If issue is not resolved contact a licensed HVAC contractor to clean coils and evaluate system.

The HVAC system was set to 68 degrees and in operation at the time of arrival. Inspector tested differentials at this time.

Recommendation: Contact a qualified heating and cooling contractor

C. Duct System, Chases, and Vents

Duct Materials: Flex

Comments:

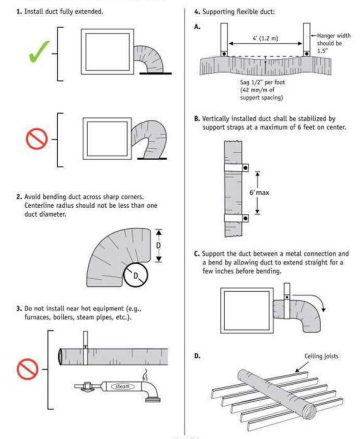
1: Duct - Support

Repair Considerations

The flexible ducts are improperly supported. Current building practices require that the ducts be hung from the attic framing and supported at 4.5 maximum intervals. Ducts in contact with other ducts and at potentially different temperatures may cause condensate to form (internal or external) on the duct. Consider separating ducts with batt insulation or equivalent.



Proper Flex Duct Installation



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Near Sidewalk or Street

Location of Main Water Supply Valve : East, Exterior

Location of Main Sewer Clean Out: South

Supply Piping (visible): CPVC

Drain Piping (visible): PVC

Water Pressure PSI: 50

Comments:

A: Pressure testing of gas lines are specifically excluded from this inspection.

B: Plumbing systems are limited to a visual inspection of the accessible materials and components. There are no hydrostatic or pressure tests performed on the supply and/or drain systems.

C: CSST Tubing - This type of corrugated metallic tubing is allowed to be installed under current building standards provided that the tubing is properly bonded under current guidelines. Even if exposed tubing appears to be properly bonded under current guidelines, this inspector is unable to verify the proper continuity and therefore can not guarantee that the system is properly bonded.

Shower Liner:

Inspector is unable to determine proper termination of a PVC liner. PVC liners are used below the shower floor to prevent leaks.

Shower Seat or Niche:

Observed seat, ledge or niche installed in shower. Although the installation is common, installation requires that procedures are properly followed by a skilled installer to prevent the potential for moisture intrusion. Inspector is unable to verify proper installation.

1: Basin Improperly Secured

🔴 **Repair Considerations**

2nd Floor Bar

Basin secured to countertop by adhesive or other method. Installation instructions were not available at the time of the inspection. Should the adhesive fail, the weight of sink will cause separation from the countertop and damage the drain assembly. Recommend consulting manufacturer's installation specifications for proper installation techniques.

Recommendation: Contact a qualified plumbing contractor.

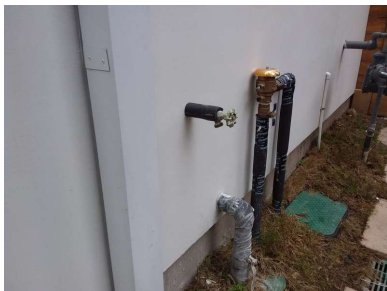
2: Faucet - Anti siphon

🔴 **Repair Considerations**

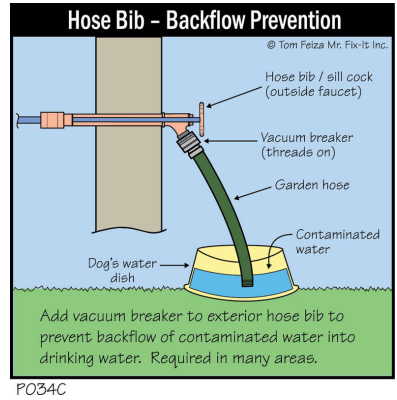
Southeast

Anti siphon devices not present or improperly installed. Anti siphon / backflow prevention devices are vacuum breakers that prevent contaminated water from entering the potable water system. Items may be purchased at any hardware store and screwed in place before installing a hose.

Recommendation: Contact a handyman or DIY project



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3: Tub/Shower Enclosure not Sealed

🔴 Repair Considerations

Tub spouts at multiple locations

Caulking should be maintained at base of tubs, wall surrounds, faucet penetrations, tub spout, shower head and shower pans all the time to prevent moisture intrusion and subsequent damage.

Recommendation: Contact a handyman or DIY project



B. Drains, Wastes, & Vents

Comments:

Trap access:

Access for tub waste pipes (aka: trap access) was limited or not present.

Waste Systems:

A home's waste and sewer system is largely concealed within the structural components and below the slab (underground). TREC SOP's prevent a Professional Real Estate Inspector from performing (camera scope or hydrostatic testing) sewer inspections. The inspection of these systems is limited to a visual inspection of the accessible components. The system is tested by running waste water and visual verification of drainage. The amount of waste water used during this inspection may vary significantly from current or future occupants.

1: Vent - Slope

🔴 Repair Considerations

Southwest

The waste vents were improperly sloped. Current standards require that the plumbing vents shall have a positive slope (1/8 inch per foot) to ensure proper air admittance and venting.

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2: Waste - Poor/Slow Drainage

Repair Considerations

1st Floor Partial Bathroom Sink

Poor/slow drainage was observed at time of inspection. Slow drainage may be the result of hair or other debris.

Recommendation: Contact a qualified plumbing contractor.

C. Water Heating Equipment

Manufacturer : Navien



Manufacture Year (approximate): 2019

Capacity and Location: 2, Attic

Type and Energy Source: Tankless, Natural Gas

Comments:

A: The average anticipated service life of a properly maintained water heater is 10-15 years for a gas supplied unit and 15-20 for an electric supplied unit. While existing unit may be operating, inspector is unable to anticipate the remaining service life. Consider replacement or budgeting for a newer unit. In the interim, a higher level of service and maintenance costs can be expected.

B: Temperature pressure relief valves (TPRV) are not tested due to potential leakage and should be replaced every 2-years. Water heaters should be drained and anode rod inspected on an annual basis as part of general maintenance. The water heater(s) is considered serviceable unless otherwise noted or highlighted below.

Annual Maintenance:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Consider having a qualified plumber service and flush as proper service requires removal and inspection of the internal sacrificial anode rod.

Performance - As Intended:

At time of inspection water heating systems appear to be in serviceable condition and functioning as intended. While some minor imperfections (not uncommon) may exist in components, the "system" as a whole system appears to perform the intended function.

Safe Operating Temperatures:

To reduce scalding hazards for occupants (children and elderly are highest risk), water temperature should not exceed 110F.

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Water Temperature Safety Chart

| Temperature | Amount of Time to Cause Serious Burn |
|-------------|--------------------------------------|
| 120°F | More than 5 minutes |
| 125°F | 1 ½ to 2 minutes |
| 130°F | Approx. 30 seconds |
| 135°F | Approx. 10 seconds |
| 140°F | Approx. 5 seconds |
| 145°F | Less than 5 seconds |
| 150°F | Approx. 1 ½ seconds |
| 155°F | Approx. 1 seconds |

1: TPRV - Termination

🔴 Repair Considerations

The discharge line extension is missing or too short. If the valve extension is higher than 6" from the floor and the valve opens, the discharge may cause injury to anyone in this area. Current standards require the relief valve should be piped to a maximum of 6 inches above grade.

Recommendation: Contact a handyman or DIY project



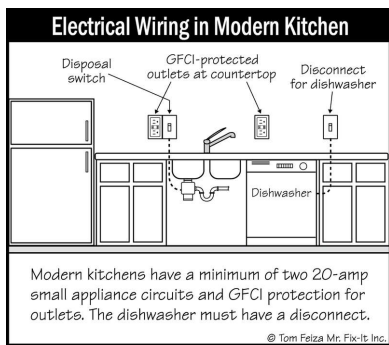
- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

Service Disconnect Location:

Your appliance may be equipped with a service disconnect. If appliance does not operate, check for a wall or countertop switch (usually located near disposal switch) prior to contacting a repair technician.



E107

- B. Food Waste Disposers**
Comments:

- C. Range Hood and Exhaust Systems**
Comments:

Performance - As Intended - Vented:

Range hood is external vent in type, is properly vented to the outside and appears to function according

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to it's design and purpose on low and high settings.

1: Light - Inoperable

🔴 **Repair Considerations**

Bulbs missing at West Exterior

The lights system was not operating as intended at the time of this inspection. Consider replacing bulbs and retesting.

Recommendation: Contact a handyman or DIY project

D. Ranges, Cooktops, and Ovens

Comments:

Performance - As Intended - Oven:

At the time of the inspection, the oven appeared to function according to it's design and specification.

Performance - As Intended - Range:

At the time of the inspection, the range/cooktop appeared to function according to it's design and specification.

1: Gas Valve - Not Located

🔧 **Maintenance or Improvement Considerations**

Gas shutoff valve is missing or inaccessible (may be installed behind unit). Current standards require that an accessible shut off valve be installed within six foot of the unit and in the same room.

The valve is located within the cabinet behind a drawer. Should the unit require service, the drawer would need to be removed.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Cap - Damaged

🔴 **Repair Considerations**

East at 2nd Floor Roof and East Exterior

The ventilation exhaust flue cap or cover was missing, damaged or improper. Current standards require the exhaust flue to be equipped with a backdraft damper door to prevent pest intrusion when the unit is not operating.

The exhaust vent prevent the operation of the damper door at the roof penetration.



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2: Not Operating as Intended

🔴 Repair Considerations

2nd Floor Northwest Bathroom

The exhaust system did not operate as intended using the supplied controls.

Recommendation: Contact a qualified HVAC professional.

G. Garage Door Operators

Comments:

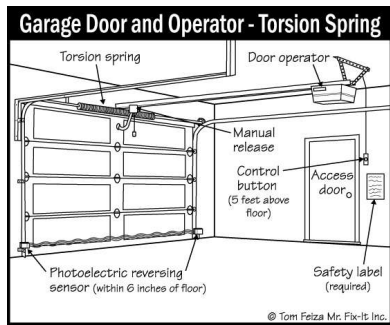
Door Operator: Automatic

1: Safety Sensor Improper

🔴 Repair Considerations

Safety reversing sensor is not mounted in its correct location. Safety reversing sensors should be installed no higher than 6 inches above the garage floor to protect children and pets.

Recommendation: Contact a handyman or DIY project



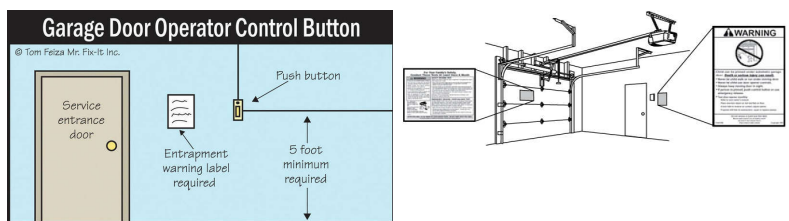
DD08

2: Warning Labels

🔴 Repair Considerations

Required overhead door and/or gate automated closure warning labels are missing/deteriorated.

Recommendation: Contact a handyman or DIY project



H. Dryer Exhaust Systems

Comments:

Dryer exhaust was not tested.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Freeze Protection:

The above ground supply systems should be properly insulated to prevent freezing. The Vacuum breaker (pictured) is equipped with a shut off valve and 2 bleeder screws. Prior to anticipated freezing temperatures (or at the end of fall season) water should be shut off and the bleed screws opened to prevent damage to the vacuum breaker. See illustration below. Note: Typical Febco device for example only, yours may vary.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

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1: Adjustment needed

🔴 **Repair Considerations**

West - North

Irrigation equipment spraying directly on walls, windows and/or flat works. Wall coverings and windows are designed to "shed" water as a result of normal rainfall. Recommend seasonal adjustments to prevent direct spray.

Recommendation: Contact a qualified landscaping contractor