



PROPERTY INSPECTION REPORT

Prepared For: Richard Price
(Name of Client)

Concerning: 8706 Lupton Lane, Houston, TX 77055
(Address or Other Identification of Inspected Property)

By: Daniel Koteles #21157 11-06-18
(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 about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the quality of the workmanship performed on the house and the function of the inspected mechanical items as visually inspected by Daniel Koteles. 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; structural, fungi, hazardous material and gases, rated walls, lead paint, destructive

insects, pests, or rodents, security systems, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and readily 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 Daniel 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. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other inspectors may have contrasting opinions to those given in this report.

If a service company examines an area of question and comes to the conclusion that there is no repair needed, then 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 any inspector 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 inspection is not a "code inspection" but rather an inspection of the apparent condition and function of the stated property on the day of the inspection.

Although this report may include observations of some building code violations, total compliance with mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. We do not perform "code" inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the property into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company are often different than our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the appropriate service companies for a more in-depth analysis of what may be required to meet their standards should a claim be made against the policy.

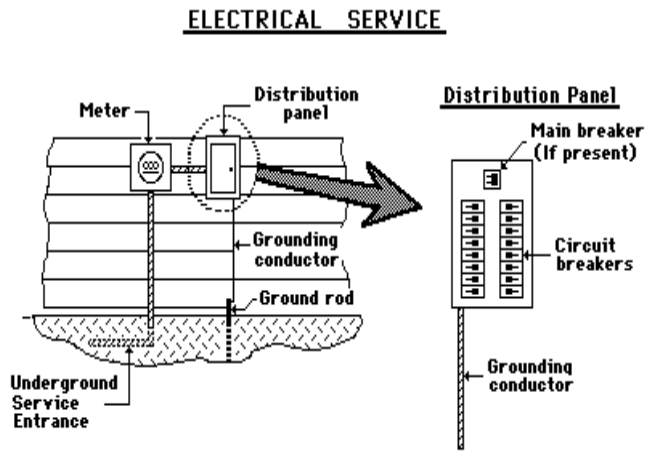
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I. STRUCTURAL SYSTEMS

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



ELECTRICAL SERVICE

Type: Underground **Voltage:** 120/240 **Phase:** Single **Amps:** 400-Amps
Meter: Side of the house

MAIN DISCONNECT PANEL

Manufacturer: General Electric
Rated Capacity: 225 Amps Each
Main Breaker: two 200 Amps
Location: West side of the house

BREAKER PANELS

Manufacturer: General Electric
Location: Inside garage

WIRING

Service Entrance Conductors: two sets of 2/0 Copper
Branch Circuit Wiring: Copper
Type of Wiring: Romex
Type of System: 3-wire grounded system

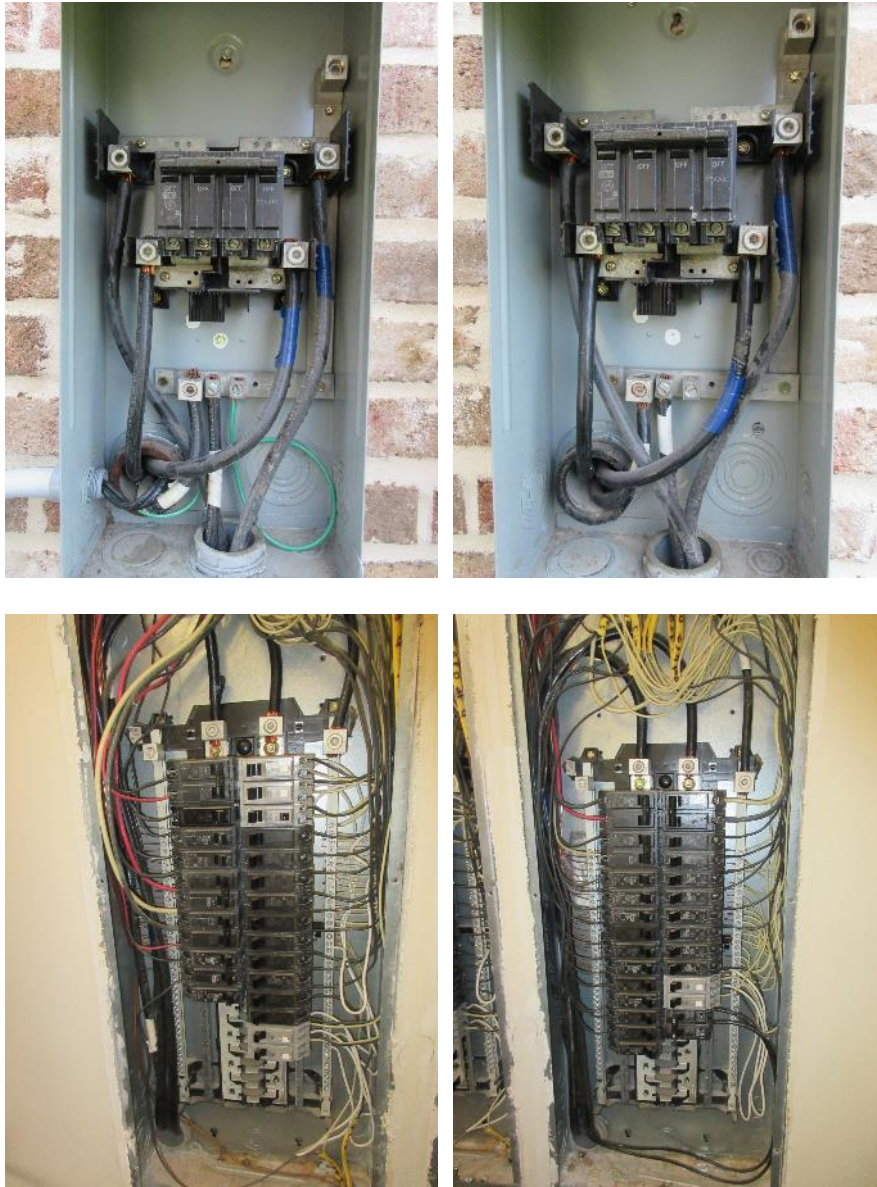
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The grounded conductors (white wires) and the equipment grounding conductors (bare copper wires) in the subpanel were connected to the same grounding bus, which was then connected to the main grounding bus in the main panel with one wire. The two sets of wires in a subpanel should be connected to separate buses, which are then connected with separate wires to the main grounding bus in the main panel. It is recommended that you check with an electrician concerning this condition, and to make any needed repairs.

Obtain Cost Estimate

Breaker Panel Box(es) (Panelboard)

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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Foreign matter was observed in the panel box, which can be a safety hazard, and it is recommended that the panel be cleaned

Obtain Cost Estimate

The dead front cover for the breaker panel was missing two screws.

Obtain Cost Estimate

Two screws for the breaker panel had sharp, pointed ends, rather than blunt ends. This can be a safety hazard, as the point can easily penetrate one of the conductors, causing a short circuit.

Obtain Cost Estimate

There were seven Arc Fault Circuit Interrupters (AFCI) in the breaker panel. This is an “as-built” condition, that does not meet current building code standards. 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. Between 2002 and 2008, the National Electrical Code required the electrical circuits in bedrooms to be protected by an AFCI. Since this house was built between 2002 and 2008, the breaker panel is required by the NEC to be equipped with AFCI’s for the circuits in the bedrooms. However, you may want to consult with an electrician and consider having additional AFCI’s installed for safety purposes

The Arc Fault Circuit Interrupters in the panel were not operationally tested due to the house being occupied.

The legends in the breaker panels were labeled to identify the circuit in the panels. We did not verify the accuracy of the labeling.

We observed one or more white wires that were used as a “hot” wire, and were connected to a circuit breaker. Typically, the white wires are the grounded conductors, and if they are used as a “hot” conductor, they must be permanently marked or wrapped with black or red tape to identify them as a “hot” ungrounded conductor.

Obtain Cost Estimate

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

Switches

A switch(es) on the wall was warm to the touch. We did not unscrew each light bulb on each circuit to determine if the total wattage from the bulbs exceeded the rated capacity of the switches. Further investigation with an electrician is recommended to verify that the switches are not overloaded.

Locations included: the family room, the wet bar, the master bathroom, and the living room

Obtain Cost Estimate

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Outlets

NOTE: Some of the receptacle outlets in the home were inaccessible and could not be reached for inspection due to furniture, heavy storage items, personal effects, or conditions outside the control of the inspector.

All of the outlets that were supposed to be protected by a ground fault circuit interrupt (GFCI) device were protected. This included the outlets at all the bathrooms, the exterior of the house, the undedicated outlets in the garage area, and at the kitchen countertop area. The GFCI devices were checked by pushing the “test button, and also with an exterior testing device, and were functioning properly.

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: the half bathroom and the master bathroom

Obtain Cost Estimate

Fire Protection Equipment

Fire protection equipment, smoke detectors, and carbon monoxide detectors are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company who specializes in this field be contacted.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

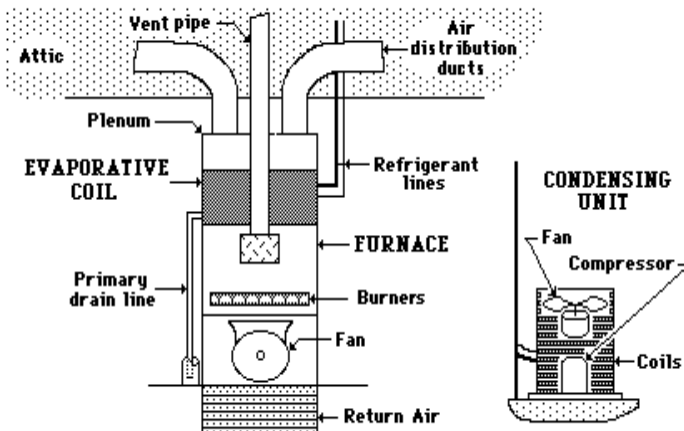
A. Heating Equipment

Type of Systems: forced air

Energy Sources: natural gas

Comments:

Heating, Ventilation, and Air Conditioning





The heating for the house was provided by two gas-fired vertical furnaces located in the attics. The equipment for the individual zones was as follows:

Zone	Manufacturer	Size	Date	Location
Master Suite	Trane	80,000-BTU	2008	Attic
2 nd Floor	Trane	80,000-BTU	2008	Attic
1 st Floor	Trane	80,000-BTU	2007	Attic

The furnaces were operationally checked at the time of the inspection, and no repairs were indicated to the operation of the furnaces. The furnaces responded to the thermostats, and the burners came on, and were heating.

Furnace Burner Compartments

The furnaces are constructed in such a way that the units must be dismantled in order to view the entire heat exchangers. The units were not dismantled, and the heat exchangers were not able to be viewed for evidences of cracks. If further investigations are desired, then it is recommended that a service company be contacted to dismantle the units.

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B. Cooling Equipment

Type of Systems: split systems

Comments:



The air conditioning for the house was provided by three forced air split systems, and the equipment for the individual zones was as follows:

Zone	Condensing Unit		Date	Evap. Coil	Date	ΔT(degrees)
Master	3-ton	Trane	2008	3-ton	2008	19
2 nd Floor	4-ton	Trane	2008	4-ton	2008	14
1 st Floor	4-ton	Trane	2008	5-ton	2008	16

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, or 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.

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The upstairs and downstairs systems had a less than normal temperature differential across the evaporator coils (only 14-16 degrees). Have a service company find the source of the problem, and provide a cost estimate to make any necessary repairs.

Obtain Cost Estimate

Evaporator Coil

The outside casing for the evaporator coil was observed to be “sweating”, with moisture and/or mildew visible on the coil. It is recommended that further investigation be done with an air conditioning company to determine the cause of the moisture, and any repairs that may be needed.

Obtain Cost Estimate

C. Duct Systems, Chases, and Vents

Comments:

Ducts/Registers

Some of the registers were covered with mildew/debris, which may be indicative of ductwork that needs to be cleaned. Have service company check the inside a of the ductwork to determine if there is a build-up of debris/mold/mildew, and to clean the ducts if necessary.

Obtain Cost Estimate

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front yard

Location of main water supply valve: east house

Static water pressure reading: 62 psi

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 70 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 flow characteristics 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 / Supply Piping

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.



The water pressure to the house at the time of the inspection was checked with a pressure gauge at the hose bibb nearest the shut off valve, and the pressure was observed to be 62 psi.

Sinks & Lavatories

The drain stopper(s) was not sealing properly, and would not hold water in the sink.

Locations included: the master bathroom

Obtain Cost Estimate

The sink(s) was draining slower than normal. Have a plumber find the source of the problem, and make any necessary repairs.

Locations included: the half bathroom and the upstairs south west bathroom

Obtain Cost Estimate

The faucet assembly was loose on the sink(s), and needs to be repaired.

Locations included: the upstairs south west bathroom

Obtain Cost Estimate

Toilets

The toilet fill valve(s) was leaking inside the toilet tank and is in need of replacement.

Locations included: the upstairs south west bathroom and the upstairs south east bathroom

Obtain Cost Estimate

Tubs/Showers

No evidences of a current shower pan leak were visible at the time of the inspection for the showers in the house. It is pointed out that the duration of our shower pan leak check is only for a portion of the time spent during the inspection. If you desire a comprehensive shower pan leak check, then it is recommended that a plumber be contacted to perform a shower pan leak check.

The shower stall(s) was constructed with a seat in the shower. It has been our experience that builders many times do not extend the shower pan material from the bottom of the shower up over the seat area to make a watertight detail. It can be anticipated that the caulking and/or grout around the seat will deteriorate, and, if there is not a shower pan installed under the seat, water will enter the wall cavity under and around the shower seat. This can cause wood rot, toxic mold, and other water related problems. It is recommended that you monitor the sealant around the seat on a regular periodic basis to ensure that the joints remain watertight.

Locations included: the master bathroom



The shower head(s) was leaking/damaged and needs to be repaired.

Locations included: the master bathroom

Obtain Cost Estimate

Gas System

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



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The grounding strap for the gas meter was missing.

Obtain Cost Estimate

B. Drains, Wastes, and Vents

Comments:

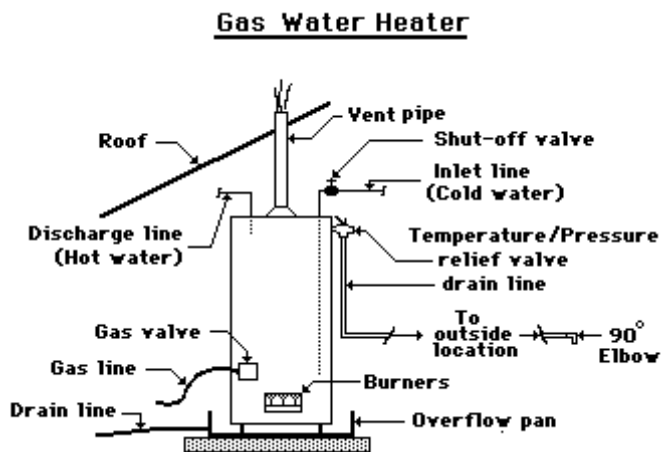
The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground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

C. Water Heating Equipment

Energy Sources: natural gas

Capacity: two 50 gallon

Comments:



<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Piping Type</u>	<u>Location</u>
Rheem	50 Gallon -Gas	2008	Copper	Attic
Rheem	50 Gallon -Gas	2008	Copper	Attic

The water heaters were 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 they have only a limited amount of life remaining. Normal life expectancy of a water heater in the Houston area is approximately 7 to 10 years.

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The temperature of the hot water was measured to be 130 degrees at the kitchen sink at the time of the inspection. Normally, 120-125 degrees is the recommended maximum temperature of hot water to prevent accidental scalding. See the chart below for more information about hot water burns, as taken from the International Residential Code, 2006.

TIME AND TEMPERATURE RELATIONSHIP TO SERIOUS BURNS			
WATER TEMPERATURE		Adults (skin thickness of 2.5 mm)	Children (skin thickness of .56 mm)
		Time required for a third-degree burn to occur	
155°F	68°C	1 second	0.5 second
148°F	64°C	2 seconds	1 second
140°F	60°C	5 seconds	1 second
133°F	56°C	15 seconds	4 second
127°F	52°C	1 minute	10 seconds
124°F	51°C	3 minutes	1.5 minute
120°F	48°C	5 minutes	2.5 minutes
100°F	37°C	Safe temperature for bathing	Safe temperature for bathing

For SI: °C = [(°F) - 32]/1.8 or $\left(\frac{°F + 40}{18}\right) - 40 = °C$.

Figure P2708.3
TEMPERATURE BURN CHART

Temperature/Pressure Relief Valves

The temperature/pressure relief valves were 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 a temperature/pressure relief valve every two years to prevent it from getting clogged with mineral deposits.

D. Hydro-Massage Therapy Equipment

Comments:

Water stains were observed at the rear of the tub. Further investigation with a service company is recommended to determine the source of the water and make any necessary repairs.

Obtain Cost Estimate



V. APPLIANCES

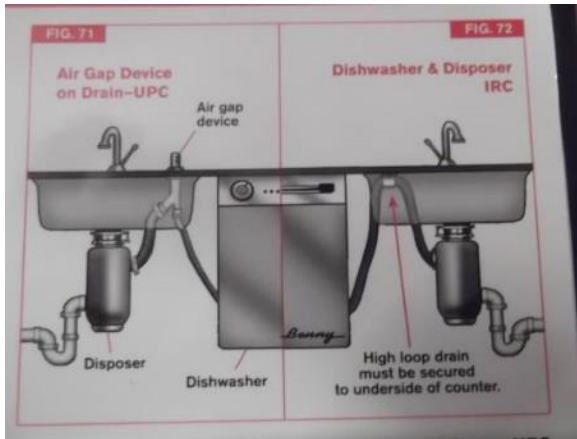
A continuity check was made of the exterior metal casings of the built-in kitchen appliances, and it showed that the metal casings were bonded for the built-in kitchen countertop appliances.

A. Dishwashers

Comments:

The drain line under the sink was not equipped with an anti-siphon device, nor was it looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwasher, or an anti-siphon device installed.

Obtain Cost Estimate



B. Food Waste Disposers

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the disposal.

C. Range Hood and Exhaust Systems

Comments:

No items requiring repair were visible at the time of the inspection to the operation of the downdraft vent fan. The vent fan was observed to be venting properly to the outside.

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D. Ranges, Cooktops, and Ovens*Comments:***Gas Cooktop**

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

Electric Oven

No items requiring repair were visible at the time of the inspection.

Both oven thermostats were checked, and were properly calibrated. The thermostats were set at 350 degrees, and the ovens heated to within the allowable ± 25 degrees. The ovens were checked with an oven thermometer, and found to heat to 350 degrees for the upper oven, and 350 degrees for the lower oven.

E. Microwave Ovens*Comments:*

The microwave was functional at the time of the inspection, and heated a glass of water. However, due to the age and rust at the interior of the unit, it is the opinion of the inspector that it has only a limited amount of life remaining.

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

No items requiring repair were observed to the operation of the bath vent fans at the time of the inspection. The bath vent fans responded to the switches, and were functional at all the bathrooms.

G. Garage Door Operators*Comments:*

The garage door opener did not stop the descent of the door when the door was subjected to a reasonable resisting pressure. This could cause possible personal injury or damage to house, and the opener is in need of adjustment. It is pointed out that the unit was equipped with the infrared sensing safety device, and the device was operational at the time of the inspection.

Obtain Cost Estimate

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H. Dryer Exhaust Systems

Comments:

The vent was connected to the dryer but was not tested. It is recommended that the vent be checked for an excess of lint and that it be cleaned if necessary. (Information)

I. Other

Comments:

Refrigerator/Freezer

It is pointed out that our inspection of the refrigerator is only cursory to see if the refrigerator compartment is cooling, and the freezer compartment is freezing. The freezer was cooling to -2 degrees and the refrigerator to 34 degrees at the time of the inspection, according to the digital display inside the refrigerator.



Small Refrigerator

No items requiring repair were observed at the time of the inspection for the small refrigerator.

Wine Cooler

The wine cooler was functional at the time of the inspection.

Washer/Dryer

The utility room contained a washing machine and dryer. Neither the washing machine nor dryer were operationally checked at the time of the inspection. No water was run down the drain line for the washing machine.

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Patio Gas Grill

The automatic igniter was non-functional and needs to be repaired or replaced.

Obtain Cost Estimate

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The automatic sprinkler system was manufactured by Rain Bird, and contained six zones. The control panel was located inside the garage.

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



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Heads were spraying the house, and need to be adjusted on zones 1, 2, 3, and 4.

Obtain Cost Estimate

One of the heads was broken on zone 5.

Obtain Cost Estimate

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

Type of Construction: in-ground

Comments:

The swimming pool was an in-ground gunite pool covered by a plaster finish. The pool equipment was located at the west side of the house.



Control Panel

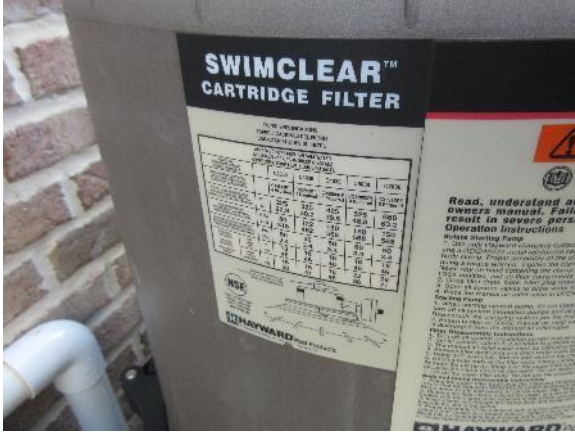
The control panel was functional at the time of the inspection. We operated the controls in the “Service” mode to turn on the various pumps, filter, heater, water feature, lights, etc. and the panel was functional.



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Pool Filter

The pool filter was a cartridge filter that was functional at the time of the inspection, and showed an operating pressure of 21 psi. This is within a normal range of operation, and no repairs are recommended.



Heater

The furnace was operationally checked at the time of the inspection, and the burners did come on, and were operated for approximately 5 minutes.



Backflush Valves

The backflush valve was not operated at the time of the inspection. We not operate the valve due to the possibility of damaging the valve during changing the position of the valve.

Blower

Water was observed to be bubbling up from the ground near the west side of the pool. Have a service company determine the source of the problem and make any necessary repairs.

Obtain Cost Estimate

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Pool Surface

The surface of the pool was beginning to spall, and the plaster finish has only a limited amount of remaining life. It can be anticipated that the pool will need to be replastered in the next few years.

Obtain Cost Estimate

Pool/Spa Light

A pool light was non-functional at the time of the inspection. When the light is repaired, the service company should verify that it is protected by the Ground Fault Circuit Interrupt device.

Obtain Cost Estimate

Water Feature

Water was leaking around the pressure gauge on the water feature pump. Have a service company determine the source of the leak and repair the rusted pressure gauge.

Obtain Cost Estimate



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Pool Fill Line

The backflow prevention device on the pool fill line was leaking at the time of the inspection, and needs to be replaced.

Obtain Cost Estimate



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.