

Home Inspection Report




20007 Sky Hollow Ln
Katy, Texas 77450

Prepared for: Shamecca Serfling

Prepared by: AMVET Inspections

AMVET Inspections

PROPERTY INSPECTION REPORT

Prepared For: Shamecca Serfling
Concerning: 20007 Sky Hollow Ln Katy, Texas 77450
Inspection Date: 9/29/2021
By: Inspector Name: Darrel Creacy License Number: 6473 Date: 4/30/2022
Signature: 
Phone: 281-627-8552 **E-Mail:** darrel@amvetinspections.com

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 sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

1. References to right, left, north, south etc are from the perspective of one looking from the street to the front of the house. 2. This inspection was conducted in accordance with the Texas Real Estate Commission's standards of practice. To see the standards visit www.trec.state.tx.us/inspector/default.asp. 3. The inspection performed was a visual inspection with limitations. There are many items/areas of a structure that can not be fully inspected such as: Inside walls, foundation under the grade of the lot, inside flues and chimneys, unexposed electrical and plumbing, really anything covered or concealed. Everything listed as a deficiency in this report is recommended to be repaired whether it gets repaired or not. 4. Any recommendation for further professional evaluations, opinions, inspections and/or estimates should be performed before option period and negotiations end to ensure the full cost of repairs are known.

Report Identification: 20007 Sky Hollow Ln - Katy, Texas 77450

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

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ADDITIONAL INFORMATION: (continued)

5. This report contains Reference Pictures (Ref Pic) of items that are just noted for client edification. Note: This inspection could not determine bonding and grounding of the electrical system including any installed CSST.

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| Client: Shamecca Serfling |
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I NI NP D

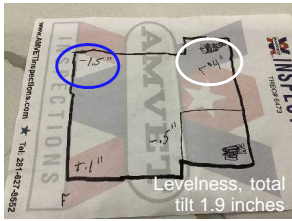
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Slab-on-Grade

Comments:

1. I measured for levelness and found the slab to be in good order and within reasonable limits to be considered level. The foundation was performing well and in good order. There was a total tilt of 1.9 inches from the back right to back left in 50 feet. If further evaluation is desired a structural engineer should be contacted.



B. Grading and Drainage - Comments:

1. Soil/mulch high on slab in the front beds. There should be some slab beam exposed. Ideally 4 inches, some would suffice though.



C. Roof Covering Materials

Type of Roof Covering: Composition Asphalt Shingles

Viewed from: With a Drone, From the edge

Comments:

1. The roof was as about 10-12 years old in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection. There was aggregate in the gutters and one lifted flashing at a vent stack that should be laid down, overall the roof was in serviceable condition. Note, insurance may not cover the roof for full replacement value due to the age and condition. I recommend checking with your insurance company before assuming it will be covered for full replacement value.



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☒☐☐☒ D. Roof Structures and Attics

Viewed from: In the attic
 Approximate Average Depth of Insulation: 8-10"

Comments:

1. The floor of the attic was not fully fire-blocked from the story below. There were some void opening. , Otherwise the attic and structure were in good order at the time of the inspection.



☒☐☐☒ E. Walls (Interior and Exterior) - Comments:

1. The steel angle iron at the lintel over the window was starting to rust. Some sucking in the right corner had cracked a brick. If rust continues the possibility of more oxide jacking (cracking) of the walls could occur over time.
2. Separation and crack front left column from some settling of the structure. Repairs possible.
3. A little rotted trim wood in front at bottom of dormer trim.



☒☐☐☒ F. Ceilings and Floors - Comments:

1. Tile floor upstairs bonus room popped off the floor with loose grout



☒☐☐☒ G. Doors (Interior and Exterior) - Comments:

1. The garage access door was not self closing, current standards have the door close automatically with spring hinges for safety purposes.
2. Glass in the front door cracked.
3. Laundry room door would not latch closed.



☒☐☐☐ H. Windows - Comments:

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|---------------------------|
| Client: Shamecca Serfling |
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I NI NP D

H. Windows (continued)

Opened a representative number of windows and found them in good order at the time of the inspection.

☒☐☐☒ I. Stairways (Interior and Exterior) - Comments:

1. The attic access ladders inside the house were not fully insulated or fire rated.
2. Primary latter had a broken rung at the top.
3. The attic access ladders were not installed to the manufacturer's recommended procedures, there were not enough of the proper size fasteners installed, reducing design rating.



☒☐☐☒ J. Fireplaces and Chimneys - Comments:

1. The controller wires were not hooked up and gas valve was off. Recommend repairs and testing.



☒☐☐☒ K. Porches, Balconies, Decks, and Carports - Comments:

1. Cracks in driveway panels.
2. Panels displaced a little leaving lips and trip hazards at the does of those panels.
3. Some rotted wood at the deck in the back.



☒☐☐☒ L. Other - Comments:

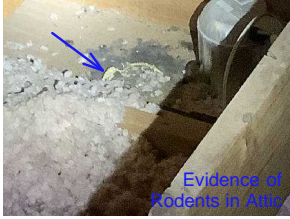
1. Active wasp nests on house.
2. Evidence of some pests.
3. Two large dead palm trees on property.
4. Evidence of rodent activity in the attic.



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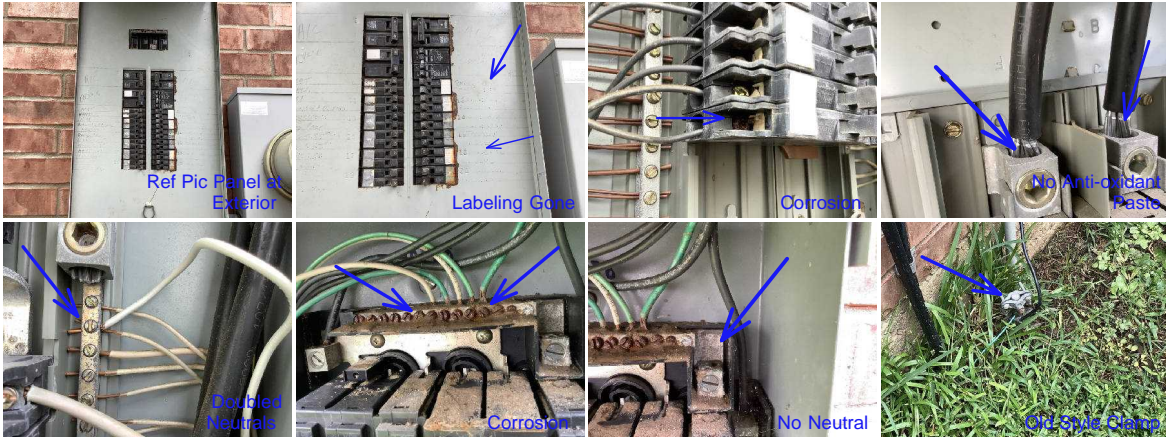
L. Other (continued)



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: 150 Amp Main,

1. The panel was not fully and clearly labeled.
2. Some corrosion at the breaker lugs.
3. Missing anti-oxidant paste on aluminum, multi-strand service entrance wires, manufacturers installation instructions require it.
4. White (Neutral) wires "Double Lugged" under lugs on the buss bar. There should only be one wire per lug.
5. Some heavy corrosion at ground/neutral bar in sub panel.
6. Grounds and neutrals bonded in sub-panel. Modern standards have them unbounded in sub-panels.
7. There was no neutral carried to the sub panel from main panel.
8. The ground clamp was the old type pipe clamp not the newer style acorn clamp.
9. A licensed electrician is recommend to evaluate the panel and system for repairs of deficiencies listed herein and any others that they may find.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1. The living room light fixture had three switches, in one configuration the light flickered badly.
2. Could not get dining room light to turn on.
3. Poor splices made outside of protective box in in attic.
4. Ceiling fan right upstairs bedroom rubs loudly.
5. GFCI fro pool light did not trip when tested. Big deal needs fixed.
6. No working attic light.
7. Box pulled out of the wall front porch receptacle.
8. A licensed electrician is recommend to evaluate the system for repairs of deficiencies listed herein and any others that they may find.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air X2
 Energy Sources: Natural Gas
 Comments:

1. The furnace serving the first floor would not turn on for me. I reset the unit and it still did not complete an ignition cycle.
 2. Both furnaces were original as far as I could tell. They were rusty. I am unable to confirm the integrity of the heat exchange. Evaluation by a licensed HVAC contractor is recommended to determine the issue with the down stairs unit and to determine if they should be replaced.
 3. Missing a drip-leg (sediment trap) on the gas lines servicing the unit(s).
- Note: The upstairs unit heated well.



B. Cooling Equipment

Type of Systems: Central Forced Air X2
 Comments: Lennox 2000 R22, Goodman 2019 R410A

1. The original Lennox unit was showing some age with oxidation of the coils and rusting of the cabinet. The unit worked well, but was the older refrigerant R22.
2. Some missing and thin insulation on the refrigerant suction line.



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B. Cooling Equipment (continued)



C. Duct Systems, Chases, and Vents - Comments:
In good order at the time of the inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- Location of water meter: Front Left
- Location of main water supply valve: Left Side Wall
- Static water pressure reading: 60 PSI
- Comments: Copper
- 1. Stopper Not Working Lft Mstr Sink
- 2. Sink in first floor bathroom clogged.
- 3. Glass doors in first floor bathroom had corroded rollers and was were off the track. Doors not sliding.
- 4. Corrugated drain lines installed, those are not permitted by standard, the drain pipes should be smooth walled.
- 5. No hot water to kitchen faucet. All valves were open or stuck.
- 6. Missing ant-siphon devices from exterior hose bibs.
- 7. Tub upstairs left bathroom chipped.



B. Drains, Wastes, and Vents - Comments:

1. No installed overflow pan. Otherwise Visible drains wastes and vents were in good order. I was not commission to do any underground inspections of sewer drain lines and can not view any concealed lines.



Client: Shamecca Serfling

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I NI NP D

C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 Gal

Comments: Bradford White 2012

1. Some heavy corrosion at the service water fitting. That needs repaired because a failure there could cause damage to the structure.
2. Gas water heater advertised life expectancy is generally between 8-12 years. Some work longer, but failure rates get increasingly higher as they age beyond that. This unit was 9 years old but working well.



D. Hydro-Massage Therapy Equipment - Comments: Whirlpool Style Tub Master Bath,

In good order and working well.



E. Other - Comments:

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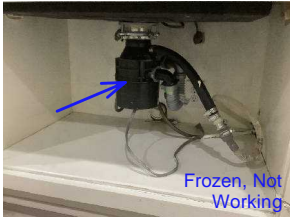
I NI NP D

V. APPLIANCES

- A. Dishwashers** - Comments: General Electric,
 1. No obvious loop or anti-siphon device installed for drain line.



- B. Food Waste Disposers** - Comments: Badger,
 1. Ceased, not working at the time of the inspection.



- C. Range Hood and Exhaust Systems** - Comments: No Obvious Brand, should Recirculate ,
 1. The hood was not pushing air out the recirculation vents and there was no duct, so it was not installed properly for recirculation.



- D. Ranges, Cooktops, and Ovens** - Comments: General Electric,
 1. Gas line not connected to range top. I could not test it.



- E. Microwave Ovens** - Comments: General Electric,
 - In good order and working well at the time of the inspection.

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

- G. Garage Door Operators** - Comments:
 - In good order and working well at the time of the inspection.

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I NI NP D

H. Dryer Exhaust Systems - Comments:

I could not view the interior of the entire duct, recommend cleaning prior to further use as part of a regular maintenance plan.

I. Other - Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - Comments:

1. Broken pipe front left of driveway in zone 3.
2. Many heads out of adjustment and spraying directly on the house or concrete.
3. I could not get all the zones to respond to manual inputs at the controller, same zone operated when I needed a separate zone.
4. Given the number of deficiencies I recommend a professional irrigation company evaluate and repair items listed herein and adjust the entire system.



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

Type of Construction: Concrete Gunite in ground
Comments:

1. I turned on all of the pumps and equipment at once and it tripped the main breaker in the sub panel. There is a ceased pump that could have added to the overall load.
2. Aux pump ceased, it would not work.
3. Diving boards are one of the leading causes of injury when it comes to pools. I recommend removing the diving board. The attachment point for the board were rusty.
4. Pool heater cut out of system, it was essentially debris left on the side of the house.
5. Many of the coping stones were loose.
6. Pool finished plaster showing age and thinning in some areas.
7. Motorized selector valve not responding to call, it didnt move when needed.
8. Pump motors not electrically bonded and grounded.
9. Drain covers in spa had broken slats and appeared brittle.
10. Leaks at equipment from valves and filter housing.
11. Remote controls not working for the spa.
12. All doors leading from the house to the pool area should be equipped with a unique alarm indicating when those doors are opened.
13. Recommend a professional pool company evaluate the pool and systems for safety compliance, needed repairs they my find and address items noted herein.



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B. Swimming Pools, Spas, Hot Tubs, And Equipment (continued)



C. Outbuildings - Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other - Comments:

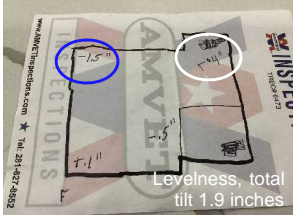
Client: Shamecca Serfling

Summary

I. STRUCTURAL SYSTEMS

A. Foundations

1. I measured for levelness and found the slab to be in good order and within reasonable limits to be considered level. The foundation was performing well and in good order. There was a total tilt of 1.9 inches from the back right to back left in 50 feet. If further evaluation is desired a structural engineer should be contacted.



B. Grading and Drainage

1. Soil/mulch high on slab in the front beds. There should be some slab beam exposed. Ideally 4 inches, some would suffice though.



C. Roof Covering Materials

1. The roof was as about 10-12 years old in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection. There was aggregate in the gutters and one lifted flashing at a vent stack that should be laid down, overall the roof was in serviceable condition. Note, insurance may not cover the roof for full replacement value due to the age and condition. I recommend checking with your insurance company before assuming it will be covered for full replacement value.



D. Roof Structures and Attics

1. The floor of the attic was not fully fire-blocked from the story below. There were some void opening. , Otherwise the attic and structure were in good order at the time of the inspection.



Summary (continued)

E. Walls (Interior and Exterior)

- 1. The steel angle iron at the lintel over the window was starting to rust. Some sucking in the right corner had cracked a brick. If rust continues the possibility of more oxide jacking (cracking) of the walls could occur over time.
- 2. Separation and crack front left column from some settling of the structure. Repairs possible.
- 3. A little rotted trim wood in front at bottom of dormer trim.



F. Ceilings and Floors

- 1. Tile floor upstairs bonus room popped off the floor with loose grout



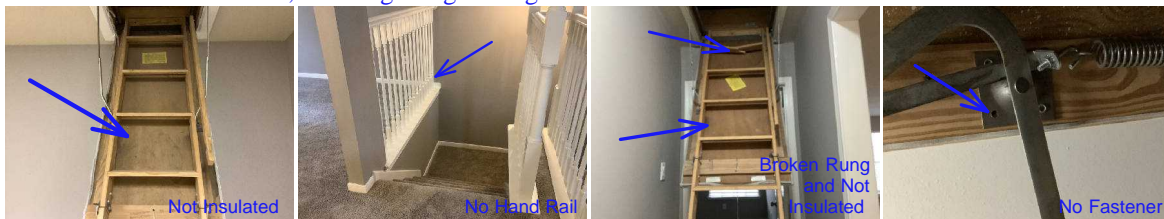
G. Doors (Interior and Exterior)

- 1. The garage access door was not self closing, current standards have the door close automatically with spring hinges for safety purposes.
- 2. Glass in the front door cracked.
- 3. Laundry room door would not latch closed.



I. Stairways (Interior and Exterior)

- 1. The attic access ladders inside the house were not fully insulated or fire rated.
- 2. Primary ladder had a broken rung at the top.
- 3. The attic access ladders were not installed to the manufacturer's recommended procedures, there were not enough of the proper size fasteners installed, reducing design rating.



J. Fireplaces and Chimneys

- 1. The controller wires were not hooked up and gas valve was off. Recommend repairs and testing.

Summary (continued)

J. Fireplaces and Chimneys (continued)



K. Porches, Balconies, Decks, and Carports

1. Cracks in driveway panels.
2. Panels displaced a little leaving lips and trip hazards at the doors of those panels.
3. Some rotted wood at the deck in the back.



L. Other

1. Active wasp nests on house.
2. Evidence of some pests.
3. Two large dead palm trees on property.
4. Evidence of rodent activity in the attic.



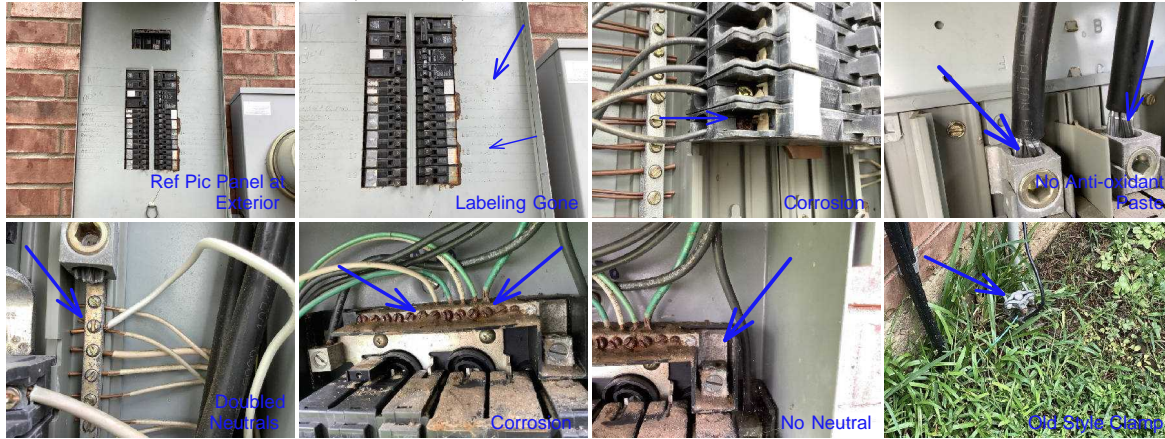
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels 150 Amp Main,

1. The panel was not fully and clearly labeled.
2. Some corrosion at the breaker lugs.
3. Missing anti-oxidant paste on aluminum, multi-strand service entrance wires, manufacturers installation instructions require it.
4. White (Neutral) wires "Double Lugged" under lugs on the buss bar. There should only be one wire per lug.
5. Some heavy corrosion at ground/neutral bar in sub panel.
6. Grounds and neutrals bonded in sub-panel. Modern standards have them unbounded in sub-panels.
7. There was no neutral carried to the sub panel from main panel.
8. The ground clamp was the old type pipe clamp not the newer style acorn clamp.
9. A licensed electrician is recommend to evaluate the panel and system for repairs of deficiencies listed herein and any others that they may find.

Summary (continued)

A. Service Entrance and Panels (continued)



B. Branch Circuits, Connected Devices, and Fixtures

1. The living room light fixture had three switches, in one configuration the light flickered badly.
2. Could not get dining room light to turn on.
3. Poor splices made outside of protective box in in attic.
4. Ceiling fan right upstairs bedroom rubs loudly.
5. GFCI fro pool light did not trip when tested. Big deal needs fixed.
6. No working attic light.
7. Box pulled out of the wall front porch receptacle.
8. A licensed electrician is recommend to evaluate the system for repairs of deficiencies listed herein and any others that they may find.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

1. The furnace serving the first floor would not turn on for me. I reset the unit and it still did not complete an ignition cycle.
2. Both furnaces were original as far as I could tell. They were rusty. I am unable to confirm the integrity of the heat exchange. Evaluation by a licensed HVAC contractor is recommended to determine the issue with the down stairs unit and to determine if they should be replaced.
3. Missing a drip-leg (sediment trap) on the gas lines servicing the unit(s).
Note: The upstairs unit heated well.

Summary (continued)

A. Heating Equipment (continued)



B. Cooling Equipment Lennox 2000 R22, Goodman 2019 R410A,

1. The original Lennox unit was showing some age with oxidation of the coils and rusting of the cabinet. The unit worked well, but was the older refrigerant R22.
2. Some missing and thin insulation on the refrigerant suction line.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Copper,

1. Stopper Not Working Lft Mstr Sink
2. Sink in first floor bathroom clogged.
3. Glass doors in first floor bathroom had corroded rollers and was were off the track. Doors not sliding.
4. Corrugated drain lines installed, those are not permitted by standard, the drain pipes should be smooth walled.
5. No hot water to kitchen faucet. All valves were open or stuck.
6. Missing ant-siphon devices from exterior hose bibs.
7. Tub upstairs left bathroom chipped.



Summary (continued)

B. Drains, Wastes, and Vents

1. No installed overflow pan. Otherwise Visible drains wastes and vents were in good order. I was not commission to do any underground inspections of sewer drain lines and can not view any concealed lines.



C. Water Heating Equipment Bradford White 2012,

1. Some heavy corrosion at the service water fitting. That needs repaired because a failure there could cause damage to the structure.

2. Gas water heater advertised life expectancy is generally between 8-12 years. Some work longer, but failure rates get increasingly higher as they age beyond that. This unit was 9 years old but working well.



V. APPLIANCES

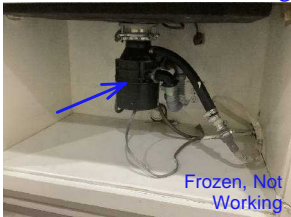
A. Dishwashers General Electric,

1. No obvious loop or anti-siphon device installed for drain line.



B. Food Waste Disposers Badger,

1. Ceased, not working at the time of the inspection.



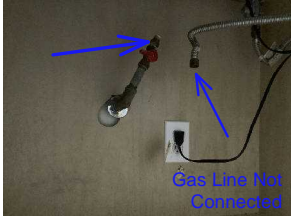
C. Range Hood and Exhaust Systems No Obvious Brand, should Recirculate ,

1. The hood was not pushing air out the recirculation vents and there was no duct, so it was not installed properly for recirculation.



Summary (continued)

- D. Ranges, Cooktops, and Ovens General Electric,
1. Gas line not connected to range top. I could not test it.



H. Dryer Exhaust Systems

I could not view the interior of the entire duct, recommend cleaning prior to further use as part of a regular maintenance plan.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

1. Broken pipe front left of driveway in zone 3.
2. Many heads out of adjustment and spraying directly on the house or concrete.
3. I could not get all the zones to respond to manual inputs at the controller, same zone operated when I needed a separate zone.
4. Given the number of deficiencies I recommend a professional irrigation company evaluate and repair items listed herein and adjust the entire system.



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

1. I turned on all of the pumps and equipment at once and it tripped the main breaker in the sub panel. There is a ceased pump that could have added to the overall load.
2. Aux pump ceased, it would not work.
3. Diving boards are one of the leading causes of injury when it comes to pools. I recommend removing the diving board. The attachment point for the board were rusty.
4. Pool heater cut out of system, it was essentially debris left on the side of the house.
5. Many of the coping stones were loose.
6. Pool finished plaster showing age and thinning in some areas.
7. Motorized selector valve not responding to call, it didnt move when needed.
8. Pump motors not electrically bonded and grounded.
9. Drain covers in spa had broken slats and appeared brittle.
10. Leaks at equipment from valves and filter housing.
11. Remote controls not working for the spa.
12. All doors leading from the house to the pool area should be equipped with a unique alarm indicating when those doors are opened.
13. Recommend a professional pool company evaluate the pool and systems for safety compliance, needed repairs they my find and address items noted herein.



Summary (continued)

B. Swimming Pools, Spas, Hot Tubs, And Equipment (continued)

