

# *514 Inspections*



22 Artist Grove, Spring , TX 77382

Inspection prepared for: Mary Matsutani

Real Estate Agent: -

Date of Inspection: 12/11/2021 Time: 8:30 AM Size: 0

Weather: 58 degrees and cloudy



Inspector: Eric Newman

License #22582 Nachi #18012804

14019 Piping Rock Ln, Houston, TX 77077

Phone: 713-817-2168

Email: [eric@514inspections.com](mailto:eric@514inspections.com)

[www.514inspections.com](http://www.514inspections.com)

## PROPERTY INSPECTION REPORT

Prepared For: Mary Matsutani  
(Name of Client)

Concerning: 22 Artist Grove, Spring TX, 77382  
(Address or Other Identification of Inspected Property)

By: Eric Newman, License #22582 Nachi #18012804 12/11/2021  
(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](http://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 manufacturers' 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### 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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	--------------------------

#### A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- Note: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspector's opinion is based upon visual observations of accessible and un-obstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted
- In the inspector's opinion, the foundation is performing as intended
- One or more cracks observed on the corner of the foundation. These cracks at corner location are typically cosmetic and should be patched over



*Cosmetic corner pop*



*Cosmetic corner crack at rear*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Cosmetic crack at front left corner*



*Normal shrinkage cracks in garage*



*Normal shrinkage cracks in garage*

**B. Grading and Drainage**

Comments:

- There are no gutters around the entire home. Consider adding these to help promote proper drainage around the building
- Gutters are full of debris and should be cleaned
- Gutters were installed improperly. Gutters should be tucked behind the metal drip edge flashing, not installed over it
- Grading was sloped toward the building at both sides of the rear patio

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Improper slope at rear - both sides of patio*



*Gutters full*



*Gutters not behind drip edge flashing*

- 
- 
- 
- 

**C. Roof Covering Materials**

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ground

Comments:

- Note: Inspector could not access the roof due to either roofing material type, weather conditions, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level only
- All visible shingle components were found to be in satisfactory condition
- Debris in valleys needs to be cleaned
- There is kick-out style flashing missing at the edge of the roof where it contacts the siding. This type of flashing should be installed at these areas to reduce the possibility of a leak or water intrusion - see photos



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Kick out flashing needed at rear*



*Kick out flashing needed at rear*



*Debris and valleys needs to be cleaned*



*Kick out flashing needed at front*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Kick out flashing needed at front*

**D. Roof Structure and Attics**

Viewed From:

- Attic
- Ground

Approximate Average Depth of Insulation:

- Blown in insulation noted at 8" - 10"

Comments:

- Note: Not all areas of the attic and roof structure were accessible at the time of inspection. Inspection was limited to what was able to be visibly seen. Low roof lines, personal items, installed insulation and/or lack of walkable surface prohibit full view of all items in the attic and of the roof structure.
- Insulation is missing or has been moved in some areas that needs to be replaced
- Installed insulation is not sufficient to meet the currently recommended R-30 value, 12" depth needed at all areas. This is common for a building of this age as insulation settles
- Cables and/or pipes were located within the walkway. These are trip hazards and are prone to damage. Protection is needed
- The attic ladder door was not insulated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Attic ladder not insulated*



*Insulation depth*



*Insulation depth*



*Pipe in walkway not protected*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Missing insulation at left skylight wall*



*Low insulation around right side sunroom ceiling*

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

Wall Materials:

- Exterior brick veneer walls noted
- Exterior Fiber cement siding noted

Comments:

- Note: a thermal imaging scan of all exterior walls was performed and revealed no significant anomalies
- Sealant is needed at several exterior areas, including all penetrations (pipes, cables, etc.) - see photos for locations
- The exterior window and/or door frames should be fully sealed to the brick and/or siding to prevent water intrusion
- There is vegetation in contact with the brick or siding. This needs to be trimmed back or removed to prevent excess moisture and pest intrusion
- There were weep holes missing in the brick column near the garage. Weep holes aid in the escape of moisture and condensation that build up behind the brick. New holes can be drilled as a simple repair
- There are multiple areas of the brick veneer that have cracks and/or voids in the mortar that need to be filled or sealed
- One or more hairline cracks, nail pops, or blemishes in the interior drywall observed. These are typically cosmetic in nature. Not all areas in photos as these are of a cosmetic concern only
- Water damage was noted at the interior side of the back door. A moisture meter was used, and readings were acceptable



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Sealant needed at exterior lights*



*No weep holes at column*



*Loose mortar at right side window*



*Additional sealant needed at all windows*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Minor mortar crack at rear window*



*Sealant needed at siding joints - multiple locations*



*Sealant needed at left side window trim*



*Sealant needed at left side disconnect box*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



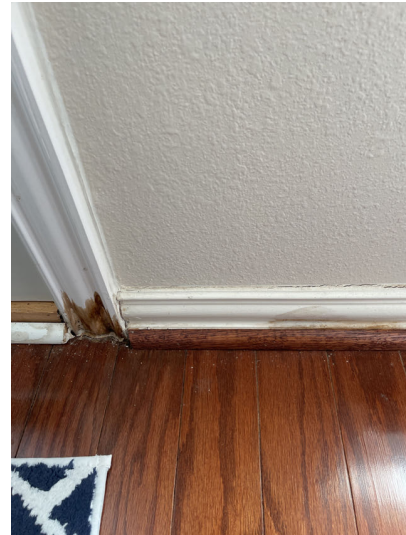
*Sealant needed around right side electrical boxes*



*Cosmetic drywall tape joint at living room*



*Thermal scan performed - no anomalies*



*Minor water damage noted*

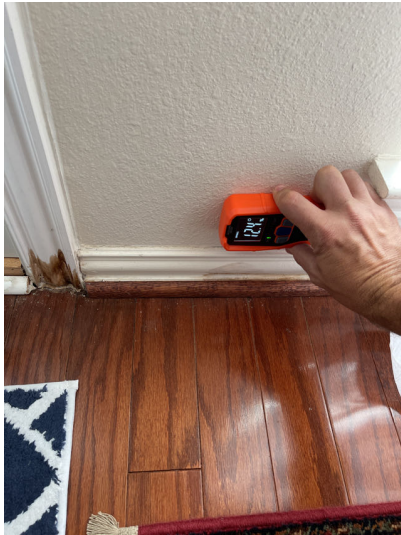
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Moisture content acceptable near back door



Moisture content acceptable at back door area





### F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- All visible components were found to be performing and in satisfactory condition at the time of the inspection
- A thermal imaging scan was performed at all ceilings that revealed no significant anomalies
- Ceiling drywall cracks and/or nail pops observed. These are typically cosmetic in nature and not included in photos
- Carpet was loose at some areas in closets and at master bedroom



Loose carpet at master closet



Loose carpet at rear right bedroom closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Thermal scan performed - no anomalies*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

### G. Doors (Interior and Exterior)

Comments:

- One master bath door did not latch at the top
- The passenger door leading to the home from the garage was not self-closing as required
- **The rear door did not have flush bolts installed at the top or bottom. These doors were unable to be secured**



*Flush bolts not installed*

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

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

**H. Windows**

Window Types:

- Windows are vinyl
- Gas filled and/or low-emissivity type windows

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection
- Some windows were not accessible due to personal belongings or furniture. Inaccessible windows are limited only a visible inspection of what is able to be seen at the time of inspection.

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

Comments:

**J. Fireplaces and Chimneys**

Locations:

- Fireplace is located in the living room

Types:

- Fireplace is wood burning with gas log lighter

Comments:

- All visible components were found to be performing and in satisfactory condition at the time of the inspection. The entire flue pipe and/or interior of the chimney was unable to be fully inspected

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

Comments:

- All visible components were found to be performing and in satisfactory condition at the time of the inspection
- Normal cracks were observed in the sidewalk/driveway. These are considered cosmetic at this time

**L. Other**

Observations:

**II. ELECTRICAL SYSTEMS**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**A. Service Entrance and Panels**

Panel Locations:

- Electrical panel is located on the right side of the building

Materials and Amp Rating:

- Copper feeder wires
- 150 amp at sub panel
- 200 amp at generator panel
- Panel was Eaton brand

Comments:

- Lateral service entrance wiring is underground
- The service for the building is observed to be a 120/240 volt 2 phase system
- Inspector did not verify accuracy of the circuit breaker labels
- The main service feed conduit is not properly secured to the wall within 3 feet
- ARC fault breakers (**AFCI**) were installed at only some locations, not to current requirements but common for the age of the building. Consider upgrading for added safety
- The metal gas pipes were not found to be bonded to the electrical system
- The metal water supply pipes were not found to be bonded to the electrical system
- The main panel cover was missing 2 screws
- Note: this system is equipped with a permanently installed generator. This component is beyond the scope of this inspection and was not fully inspected. Contact a qualified electrician or the manufacturer to perform maintenance and regular inspections as needed
- **The grounding conductor at the grounding rod was loose**



*Support bracket needed*



*Overview of panels*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	-------------------------------------

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

- Copper wiring

Comments:

- Note: Low voltage wiring (solar, landscape lighting, cable, alarm, internet, phone) are not tested as part of this inspection. On homes with alarm systems installed, the smoke and carbon monoxide alarms are not tested due to the possibility of them being tied to the monitoring system that may alert the authorities
- Note: Not all **receptacles** were able to be tested due to personal belongings or furniture blocking access to these areas
- The installed exterior receptacles were not rated for exterior use
- Exterior fixtures were loose at the wall and not weather-tight
- Several receptacles were loose and need to be fully tightened
- There are receptacles and switches installed through combustibile material (wood paneling, wood cabinets, backsplash). At these locations receptacle extenders (sometimes called spark arrestors) are required to avoid bare conductors in contact with combustibile wall finishes and tile
- Extension cords were found to be used for permanent power but are not rated for this use
- **The smoke detectors were expired and should be replaced**
- **One or more receptacles are not protected by a required **GFCI** device. Missing areas included: disposal, garage ceiling, 2 at laundry room, microwave**



*No box extenders at backsplash*



*Extension cord permanently in use in garage for irrigation system*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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





### A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Note: HVAC systems are prone to recalls. The client should investigate the system and check for any recalls. A good site to check this is at [www.hvacrecall.com](http://www.hvacrecall.com)
- Strongly recommend an HVAC technician review the system prior to each heating season and perform maintenance as needed. Please note that to fully inspect the heat exchanger and components, the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of TREC, this procedure is prohibited, and the inspection of the heat exchanger was limited to a visual inspection of the outside of the unit. No covers were removed
- The unit appeared to be functioning as intended at the time of the inspection
- Temperatures were taken at both the heat supply air registers and the return air register. The differential was measured and does fall within the acceptable range



Supply temp



Supply temp

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Supply temp



Return temp



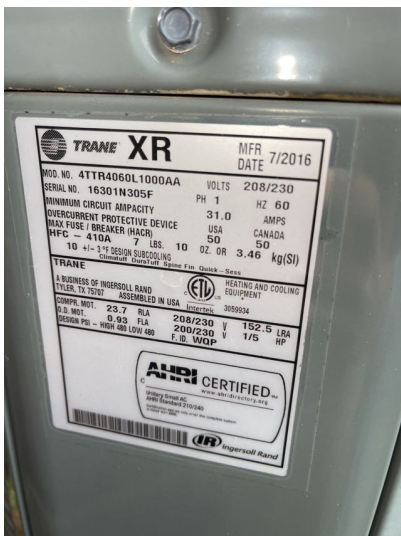
**B. Cooling Equipment**

Type of Systems:

- Electric forced hot air

Comments:

- Note: Inspector does not calculate or verify proper sizing and/or tonnage of the system
- Strongly recommend an HVAC technician review the system prior to each cooling season and perform maintenance as needed
- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards
- Temperatures were taken at both the heat supply air registers and the return air register. The differential was measured and does fall within the acceptable range



5 ton condenser, manufactured in 2016



Insulation not sleeved

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Supply temp*



*Supply temp*



*Supply temp*



*Return temp*

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

Comments:

- Flex type ductwork was observed. Inspectors do not verify proper sizing of ducts or equipment
- Ducts were in contact with one another. These should be properly separated to avoid excessive condensation that may cause damage to the ceiling below
- The ductwork should be cleaned to maintain acceptable air quality
- A dehumidifying/ventilation unit was in place but not plugged in. This component was not inspected



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Ducts in contact*



*Ducts in contact*

**IV. PLUMBING SYSTEM**

- 
- 
- 
- 

**A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Front near street

Location of Main Water Supply Valve:

- Garage

Comments:

- This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.
- Some areas were not accessible due to personal items or limitations of visible piping in the attic space
- The water pressure was observed at 80 PSI. This is within the acceptable range
- Copper water supply lines noted
- Exposed water supply pipes were not fully insulated
- The tub/shower wall surround had areas that need to be fully sealed. This is very common where two walls join together and where the wall meets the floor. This includes around all plumbing fixtures. These areas should be periodically checked as part of an ongoing maintenance routine
- There was a leak at the right side master vanity faucet hot valve when operated
- The master toilet tank was slightly loose at the bowl connection
- The right side hall bath vanity was loose at the countertop
- The shower head at the right side hall bath had a slow leak while operating

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Insulation needed*



*Insulation needed*



*Water pressure*



*Hot water valve leaked - right master vanity*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Grout/sealant needed at top corner of master shower*



*Slow leak at right hall bath shower head*



*Main water shut off inside garage*

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

Comments:

- This inspection is limited to visible and accessible drains only. Drains under the slab are not inspected in any way outside of running water under normal conditions. A qualified plumber can be consulted for a camera scope or hydrostatic test of these drain lines if desired and approved by the current owner
- Could not fully inspect all the vents due to obstructions/inaccessible areas in the attic space and roof
- The exterior main cleanout was located at the front, left of the structure
- All components were found to be performing and in satisfactory condition at the time of the inspection. Water was run through all areas under normal conditions and no deficiencies were observed
- Note: there is damage found at the bottom of one or more cabinets likely from a past leak. No active leaks were found at the time of inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Main sewer clean out at left side

**C. Water Heating Equipment**

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic

Capacity:

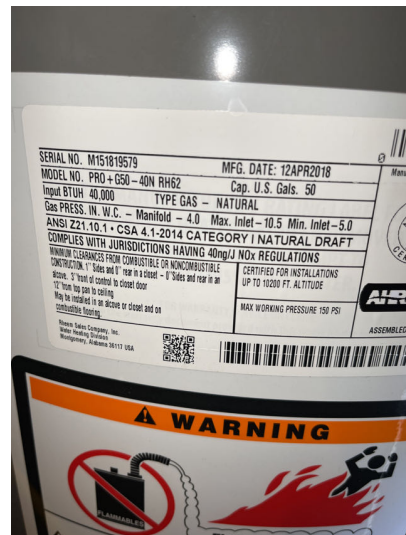
- Unit is 50 gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection
- There was a shut off valve on the hot water supply. This should be removed or disabled



Overview



50 gallon unit, manufactured in 2018

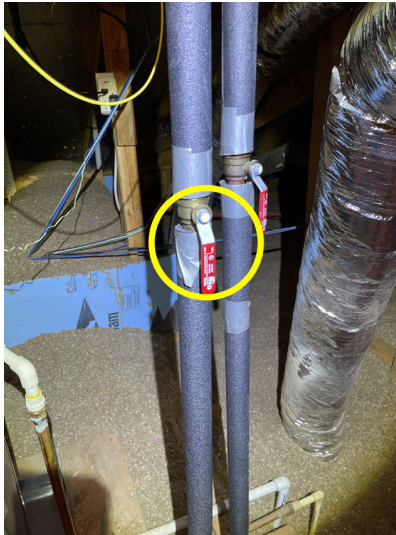
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Valve on hot supply

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	--------------------------

### D. Hydro-Massage Therapy Equipment

Comments:

- This component appeared to be functioning as intended at the time of the inspection
- It was observed that no access panel {s} were readily available to view the motor and/or equipment lines
- There was no GFCI receptacle for the hydromassage component was located inside the master closet



Operational



GFCI reset location in master closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*No access panel to view motor*

**V. APPLIANCES**

**A. Dishwashers**

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection
- The unit was not secured in place to the cabinets or countertop

**B. Food Waste Disposers**

Comments:

- Operational and functional at the time of the inspection

**C. Range Hood and Exhaust Systems**

Comments:

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

Comments:

- Oven(s): Electric
- Cooktop: Natural Gas
- Cooktop was functional at the time of inspection
- **The oven did not function. No display lights turned on despite power being on at the appliance**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Operational*

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	-------------------------------------

**E. Microwave Ovens**

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- Microwave was operational at the time of inspection
- The rack was not installed inside the unit
- Tape seal at the vent connection was loose. Minor air loss was noted



*Minor air loss*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

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

Comments:

- The bath fan {s} were functioning as intended at the time of inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**G. Garage Door Operators**

Door Type:

- Two single 7' steel panel doors

Comments:

- The overhead garage door{s} were functional at the time of the inspection

**H. Dryer Exhaust Systems**

Comments:

- Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity

**I. Other**

Observations:

- Washers, dryers, refrigerators and other non-realty type (not a permanent fixture in a home) appliances are not inspected

**VI. OPTIONAL SYSTEMS**

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

Comments:

- The system backflow preventer is not anchored in place and was not fully insulated
- The sprinkler system was not inspected due as the main irrigation water supply was turned off and all pipes were drained



*Not anchored in place, not fully insulated*



*All valves turned off*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Type of Construction:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**C. Water Well**

Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**D. Septic System**

Observations:

## Glossary

<b>Term</b>	<b>Definition</b>
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Receptacle	A receptacle is an electrical device used to plug appliances and other items into. These are sometimes referred to as plugs or electrical outlets
Valley	The internal angle formed by the junction of two sloping sides of a roof.



### Report Summary

#### STRUCTURAL SYSTEMS

Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>The rear door did not have flush bolts installed at the top or bottom. These doors were unable to be secured</li> </ul>
-----------------	-------------------------------	--

#### ELECTRICAL SYSTEMS

Page 17 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>The grounding conductor at the grounding rod was loose</li> </ul>
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>The smoke detectors were expired and should be replaced</li> <li>One or more <b>receptacles</b> are not protected by a required <b>GFCI</b> device. Missing areas included: disposal, garage ceiling, 2 at laundry room, microwave</li> </ul>

#### APPLIANCES

Page 27 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>The oven did not function. No display lights turned on despite power being on at the appliance</li> </ul>
-----------------	-----------------------------	--