



Inspection Report

Mr. Jeff Muckleroy

Property Address:
105 Jordan Gage Ln
Lumberton TX 77657



Ethos Home Services dba Housemaster

**Joe Askew TREC# 0010495
3195 Dowlen Road STE 101 PMB #307
Beaumont, Texas 77706
1-866-832-7290**

PROPERTY INSPECTION REPORT FORM

Mr. Jeff Muckleroy	2/4/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
105 Jorden Gage Ln, Lumberton, TX 77657	
<i>Address of Inspected Property</i>	
Joe Askew	TREC# 0010495
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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:

In Attendance:

Tenant

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Weather/Temperature:

Overcast, Below 60

Recent Weather:

Short rainy period

Ground/Soil Surface Conditions:

Wet

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured concrete

Comments:

Visible portions of foundation appear to be performing the intended function at the time of inspection. Due to the expansive nature of the soil in the area, foundations are frequently subject to moving and/or shifting. Structures supported by expansive soils occasionally will deflect enough to cause cosmetic damages such as minor cracks in sheetrock, brick veneer, or rigid floor coverings. No determination or warranty of future performance of the foundation is given or implied. Regularly scheduled maintenance is highly encouraged to off-set the effects of the local soil and climatic changes.

B. Grading & Drainage

Comments:

Rains occurred in the days before the inspection. Standing water was noted in some areas.



B. (Picture 1)



B. (Picture 2)

C. Roof Covering Materials

Type (s) of Roof Covering: Architectural

Viewed roof covering from: Ladder, Roof steep., Roof wet

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were evaluated from the attic/interior side of decking as best as possible. No drip edge flashing was installed.



C. (Picture 1)

(2) Inspector did not observe a visible flashing at some of the roof-to-wall transitions.

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I NI NP D



C. (Picture 2)

(3) Staining/evidence of leaking was noted in one area at the rear of the home (viewed from attic). See pictures for location. Client may wish to have checked.



C. (Picture 3)

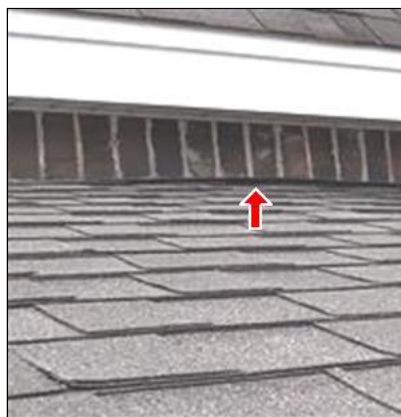


C. (Picture 4)



C. (Picture 5)

(4) One flashing at the front of the home was lifted in areas. Client may wish to have corrected.



C. (Picture 6)

(5) The storm shield for the water heater flue pipe was not installed properly. It should be installed to cover

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the seam below it. Recommend having corrected as necessary.



C. (Picture 7)

D. Roof Structure & Attic

Method used to observe attic: Walked (partially inaccessible), Deep Insulation, Joists Concealed., Low clearance/unsafe conditions.

Viewed roof structure from: Attic, Ground, Ladder

Roof Structure: Stick-built, Plywood, Sheathing, Not visible

Attic Insulation: Batt, Loose fill

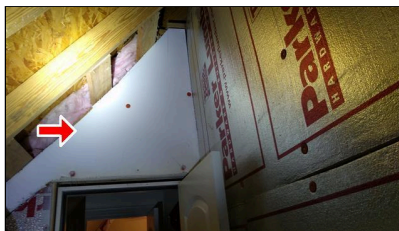
Approximate Average Depth of Insulation: 12 inches, Not visible.

Approximate Average Thickness of Vertical Insulation: less than 6 inches, Not visible.

Attic info: Scuttle hole, Pull Down stairs

Comments:

(1) Exposed styrofoam board insulation was noted in the attic. Although this is a commonly used material, TREC standards require inspectors to note this as a deficiency if not covered.



D. (Picture 1)

(2) Some of the hot wall insulation near the front of the kitchen had fallen out of place

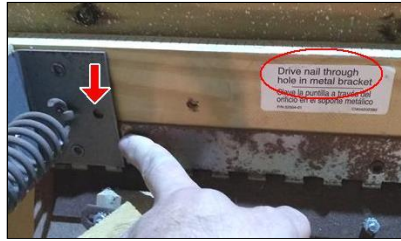


D. (Picture 2)

(3) The attic access ladder (left side of home) was not installed properly. The installer did not nail through the holes in the reinforcement brackets. This is a relatively easy fix.

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D. (Picture 3)

(4) Some missing insulation was noted over the primary bath area.



D. (Picture 4)

E. Walls (Interior & Exterior)

Wall Structure: Wood

Comments:

(1) The home/garage was filled with storage/belongings, blocking/preventing inspection of many areas. Items such as furniture, rugs, door mats, paintings, and wall coverings can conceal/obstruct large areas of the home. Storage areas such as cabinets and closets were also full.



E. (Picture 1)

(2) Separation was noted in the framing/trim at the walk in door to the garage. Client may wish to have repaired.

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E. (Picture 2)

(3) The crown molding was separated in some locations. This is not a structural concern.

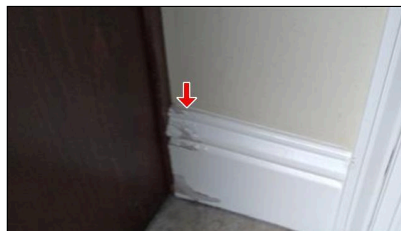


E. (Picture 3)



E. (Picture 4)

(4) Evidence of moisture intrusion was note at some of the baseboard trim adjacent to the front sink in the primary bath.

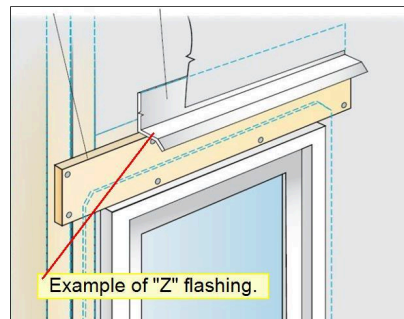


E. (Picture 5)

(5) The installer did not use a flashing above the windows at the rear of the home (a "Z" flashing would traditionally be installed in these locations). Local building standards vary.



E. (Picture 6)



E. (Picture 7)

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(6) Some cracked/damaged siding was noted at the rear of the kitchen.



E. (Picture 8)



E. (Picture 9)



E. (Picture 10)

(7) A portion of the fascia siding near the front entry was loose.



E. (Picture 11)

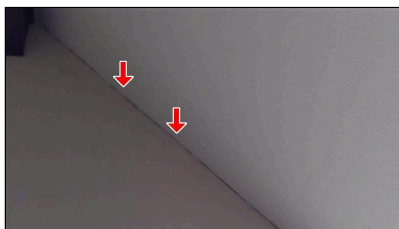
F. Ceilings & Floors

Floor Structure: Slab

Ceiling Structure: 4" or better, Not visible

Comments:

(1) A split drywall tape seam was noted at the ceiling to the rear of the kitchen.



F. (Picture 1)

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(2) Some peeling paint was noted at the ceiling in the primary bath



F. (Picture 2)

(3) Some damaged grout was noted at the rear left of the living room.



F. (Picture 3)

G. Doors (Interior & Exterior)

Comments:

- (1) Inspector did not observe a sticker or label on the garage walk in door to indicate it is fire rated. It does appear to be a solid wood door.
- (2) One of the entry doors to the primary bath had a damaged catch.



G. (Picture 1)

(3) The walk in door to the garage was not equipped with a self closing or automatic closing device (per newer TREC requirements). This is a relatively easy fix.

H. Windows

Comments:

- (1) The right side window at the front middle downstairs bedroom was obstructed. The window at the upstairs bedroom was obstructed.
- (2) **Note:** Signs of lost seals in the thermal-pane windows may appear and disappear as temperature and humidity fluctuates. Windows with lost seals may not have been evident at the time of the inspection. Windows can only be checked for obvious fogging (Per TREC guidelines). No obviously fogged windows were observed during the inspection.

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I. Stairways (Interior & Exterior)

Comments:

The hand rail at the staircase was not constructed "continuous" (per newer requirements).



I. (Picture 1)

J. Fireplace / Chimney

Chimney (exterior): Metal Flue Pipe

Types of Fireplaces: Gas logs

Number of Woodstoves: None

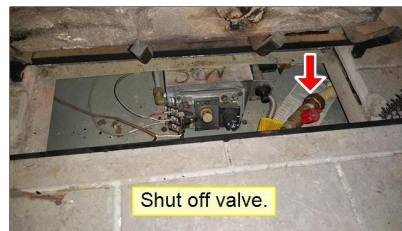
Comments:

(1) Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. Inspectors are not allowed to light fireplaces during an inspection. Inspectors do not operate gas valves that are turned "off" or concealed. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

The gas shut off valve for the fireplace is located under the front service cover.



J. (Picture 1)



J. (Picture 2)

(2) **Note:** The fireplace has been installed with the make-up air supply vent pulling air from the attic (common installation). The manufacturer instructions usually recommend installing these supply vents to pull air from the exterior at the same level as the fireplace. The Texas Real Estate Commission has asked inspectors to point this out in the inspection report. This is for your information.



J. (Picture 3)

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K. Porches, Balconies, Decks and Carports

Comments:

The porch posts were weathered/in need of maintenance.

In addition, the brick work around the base of these posts was installed without weep holes (generally recommended).



K. (Picture 1)



K. (Picture 2)

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

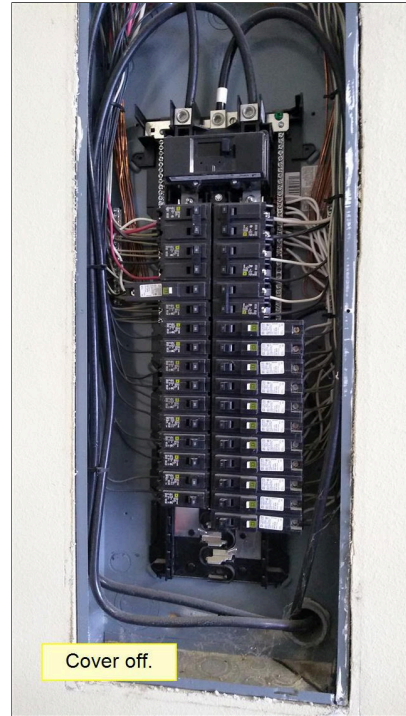
Electric Panel Manufacturer: Square D

Comments:

A 200 amp panel box was noted in the garage.



A. (Picture 1)



A. (Picture 2)

B. Branch Circuits - Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper noted

Type of Wiring: Romex, Not Visible

Comments:

(1) The GFCI at the primary bath did not trip when tested. Recommend having checked/corrected as necessary.

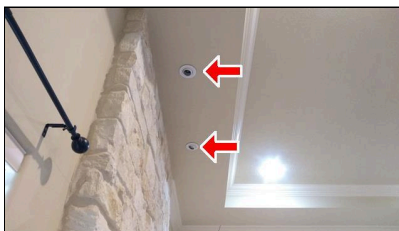


B. (Picture 1)

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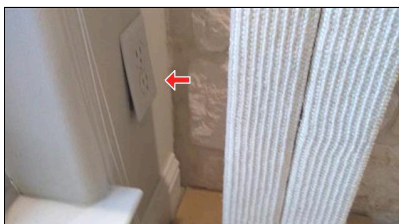
(2) Two lights above the fireplace did not turn on when tested. Client may wish to check function with new bulbs.



B. (Picture 2)

(3) The receptacle under the kitchen sink was obstructed.

(4) One receptacle adjacent to the fireplace was loose at the wall.



B. (Picture 3)

(5) The receptacle at the right side of the fireplace tested as "open ground". Recommend having checked.

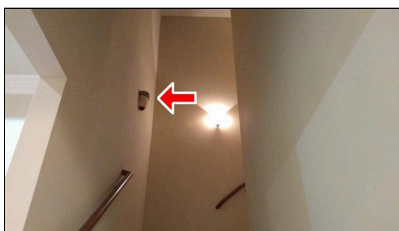


B. (Picture 4)

(6) The light did not turn on at the ceiling fan in the den. Client may wish to check function with new bulb.

(7) The receptacle at the front bath was slightly loose at the wall.

(8) One light over the stairs did not turn on when tested. Client may wish to check function with new bulb.



B. (Picture 5)

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I NI NP D

(9) The light did not turn on at the closet in the upstairs bedroom. Client may wish to check function with new bulb.

(10) Smoke detectors were present in the currently recommended locations at the time of inspection. It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. In the living space of each story of the dwelling.

Inspector did not observe carbon monoxide detectors. It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): Forced Air

Energy Source: Gas, Electric

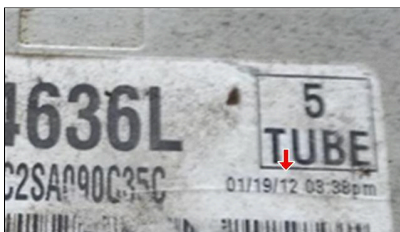
Number of Heat Systems (excluding wood): Two

Comments:

(1) **Downstairs:** Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 120 and the return temperature read 78, indicating a difference of 42. Normal differential is between 30 to 50 degrees. *NOTE: A complete evaluation of the heat exchanger in gas fired heating appliances requires dismantling of the heater and is beyond the scope of visual inspection.*

(2) **Upstairs:** Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 102 and the return temperature read 70, indicating a difference of 32. Normal differential is between 30 to 50 degrees. Note that the heat strips and/or coils are concealed inside the unit making them unavailable for inspection.

(3) **Downstairs:** A Maytag brand gas furnace was noted for the downstairs area. It was manufactured in 2012.



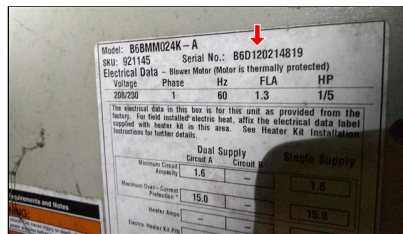
A. (Picture 1)

(4) **Upstairs unit:** An electric furnace was noted for the upstairs area. According to the serial number, it was manufactured in 2012.

-Inspector did not observe a service disconnect for this unit



A. (Picture 2)



A. (Picture 3)

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit

Comments:

(1) The A/C was not tested for proper operation due to the outside air temperature is 60 degrees or less (per Texas Real Estate Commission guidelines and common industry standards). Damage to HVAC equipment is possible if operated with outside temperatures less than 60 degrees.

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(2) Some of the insulation is worn/missing from the suction coolant line at the left side exterior HVAC unit. Recommend re-insulating (easy fix).

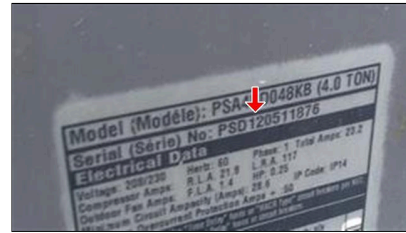


B. (Picture 1)

(3) A Maytag brand condenser unit was noted at the left side exterior. According to the serial number, it was manufactured in 2012.



B. (Picture 2)

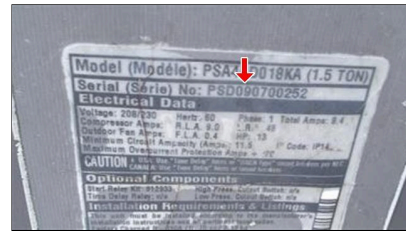


B. (Picture 3)

(4) A Maytag brand condenser unit was noted at the right side exterior. According to the serial number, it was manufactured in 2009.



B. (Picture 4)



B. (Picture 5)

C. Duct System, Chases, and Vents

Ductwork: Insulated

Comments:

Due to the design of the home, portions of the duct work were not visible.

D. Other

Comments:

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures

Water Source: Public

Location of water meter: Street

Plumbing Water Supply (into home): Not Visible

Plumbing Water Distribution (inside home): PEX, Not visible

Location of main water supply valve: At Meter.

Static water pressure reading: 51 pounds/square inch

Comments:

(1) **Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls or insulation, storage, etc), proper sizing or design of the "system", water quality or potability, the effect of the lead content in solder and or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphon or backflow prevention devices.

Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

(2) Bathroom appliances were tested for functional flow and drainage. Each toilet flushed at least 3 times while running shower and sink simultaneously to evaluate flow and drainage under typical expected household usage.

(3) The sink fixture at the front bath did not have a pull handle for the stopper.



A. (Picture 1)

(4) Client may wish to insulate the exposed water supply lines in the attic.



A. (Picture 2)

B. Drains, Waste, and Vents

Plumbing Waste: PVC

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I NI NP D

Comments:

The sink at the front bath was slow to drain. Client may wish to have checked.



B. (Picture 1)

C. Water Heating Equipment

Energy Source (Water Heater): Gas

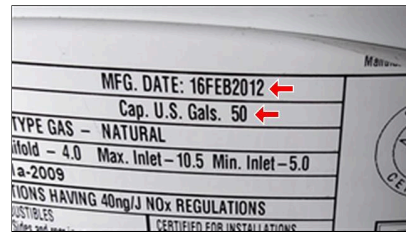
Water Heater Location: Attic

Comments:

(1) A 50 gallon gas water heater was noted at the left side of the attic. It was manufactured in 2012.



C. (Picture 1)



C. (Picture 2)

(2) Client may wish to install a strap or bracket to support the weight of the expansion tank. It is currently being supported by the supply line.

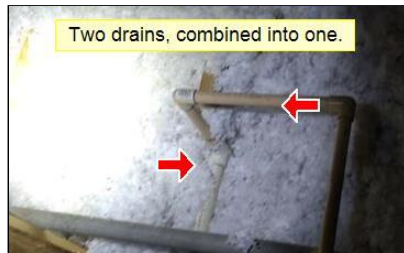
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C. (Picture 3)

(3) The installer combined the drain pipe for the catch pan under the water heater with the drain for the T&P relief valve before terminating to the exterior. Current standards call for these two drains to be terminated to the exterior separately.



C. (Picture 4)



C. (Picture 5)

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left side

Type of gas distribution piping material: Metal pipe, CSST

Comments:

(1) The installer did not use termination plates for the CSST gas lines at the furnace and at the water heater (generally recommended).

One section of gas line near the water heater was not properly supported.



E. (Picture 1)



E. (Picture 2)

(2) Inspector did not observe a bonding wire/clamp for the gas supply line. This bonding wire/clamp is normally installed at the exterior, before the main pipe enters the home. There are other possible locations for installing the bonding wire, however, inspector did not find one. The Texas Real Estate Commission requires inspectors to note when a bonding wire is not found for the gas system. Client may wish to have

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checked.

F. Other

Comments:

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V. APPLIANCES

- A. Dishwasher**
Dishwasher Brand: Frigidaire
Comments:
- B. Food Waste Disposer**
Disposer Brand: Badger
Comments:
- C. Range Hood and Exhaust Systems**
Exhaust/Range hood: Vented
Comments:
- D. Ranges, Cooktops and Ovens**
Range/Oven Brand: Frigidaire
Comments:
The markings were worn off the cook top.



D. (Picture 1)

- E. Microwave Ovens**
Microwave Brand: Frigidaire
Comments:
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
- G. Garage Door Operators**
Comments:
(1) The garage door still has the locking hardware in place. This can cause damage to powered garage doors if they are operated while locked. Recommend removing or disabling the manual locking hardware.



G. (Picture 1)

(2) Safety reversing mechanism did not operate when the door was obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of

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pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the texas real estate commission (T.R.E.C). These motors can usually be adjusted to operate properly. This is normally an easy fix/adjustment.

(3) The control pad for the overhead door was loose at the wall.



G. (Picture 2)

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. Any questionable issues should be discussed with the Inspector and/or Inspection Company. The following comments address systems or components that are **not functioning as intended** or **adversely affect the habitability of the dwelling** or **warrant further investigation by a specialist**. This Summary does not contain recommendations on routine maintenance or upkeep of systems or components or recommendations to enhance the features or function of the home. This Summary is not the entire report. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**.

Note: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

Inspected, Deficient

C. (3) Staining/evidence of leaking was noted in one area at the rear of the home (viewed from attic). See pictures for location. Client may wish to have checked.

C. (4) One flashing at the front of the home was lifted in areas. Client may wish to have corrected.

C. (5) The storm shield for the water heater flue pipe was not installed properly. It should be installed to cover the seam below it. Recommend having corrected as necessary.

D. Roof Structure & Attic

Inspected, Deficient

D. (3) The attic access ladder (left side of home) was not installed properly. The installer did not nail through the holes in the reinforcement brackets. This is a relatively easy fix.

E. Walls (Interior & Exterior)

Inspected, Deficient

E. (2) Separation was noted in the framing/trim at the walk in door to the garage. Client may wish to have repaired.

E. (6) Some cracked/damaged siding was noted at the rear of the kitchen.

G. Doors (Interior & Exterior)

Inspected, Deficient

G. (2) One of the entry doors to the primary bath had a damaged catch.

II. ELECTRICAL SYSTEMS

B. Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficient

B. (1) The GFCI at the primary bath did not trip when tested. Recommend having checked/corrected as necessary.

B. (2) Two lights above the fireplace did not turn on when tested. Client may wish to check function with new bulbs.

B. (4) One receptacle adjacent to the fireplace was loose at the wall.

B. (5) The receptacle at the right side of the fireplace tested as "open ground". Recommend having checked.

B. (6) The light did not turn on at the ceiling fan in the den. Client may wish to check function with new bulb.

B. (8) One light over the stairs did not turn on when tested. Client may wish to check function with new bulb.

B. (9) The light did not turn on at the closet in the upstairs bedroom. Client may wish to check function with new bulb.

IV. PLUMBING SYSTEM

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

A. (3) The sink fixture at the front bath did not have a pull handle for the stopper.

**B. Drains, Waste, and Vents
Inspected, Deficient**

The sink at the front bath was slow to drain. Client may wish to have checked.

**C. Water Heating Equipment
Inspected, Deficient**

C. (2) Client may wish to install a strap or bracket to support the weight of the expansion tank. It is currently being supported by the supply line.

C. (3) The installer combined the drain pipe for the catch pan under the water heater with the drain for the T&P relief valve before terminating to the exterior. Current standards call for these two drains to be terminated to the exterior separately.

**E. Gas Distribution Systems and Gas Appliances
Inspected, Deficient**

E. (1) The installer did not use termination plates for the CSST gas lines at the furnace and at the water heater (generally recommended).

One section of gas line near the water heater was not properly supported.

V. APPLIANCES

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

The markings were worn off the cook top.

**G. Garage Door Operators
Inspected, Deficient**

G. (1) The garage door still has the locking hardware in place. This can cause damage to powered garage doors if they are operated while locked. Recommend removing or disabling the manual locking hardware.