PROPERTY INSPECTION REPORT

Prepared For: **Logan and Luiz Fuzetti**

(Name of Client)

Concerning**: 10907 Leigh Woods Drive, Cypress, Texas 77433**

(Address or Other Identification of Inspected Property)

By**: Scott Gillis # 22819** **February 4, 2019**

(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and
materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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 HEDDERMAN ENGINGEERING, INC.

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the condition and function of the stated property as visually inspected by Scott Gillis. The inspection performed on this house is of a general nature and includes the following systems: electrical, HVAC, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structure, mold, hazardous materials and gases, rated walls, led paint, destructive insects or pests, security, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinion of this Inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the buyer purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future.

It is noted that Scott Gillis is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible after the inspection is completed. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other inspectors may have contrasting opinions to those given in this report.

If a service company is contacted to examine an area of question and comes to the conclusion that there is no repair needed; have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this is not a “code inspection” but rather an inspection of the condition and function of the stated property on the day of inspection.

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

Thank you,
Scott Gillis

FOR THE PURPOSES OF THIS INSPECTION, NORTH WILL BE ASSUMED TO BE FROM THE LEFT SIDE OF THE HOUSE TOWARDS THE RIGHT, WHEN FACING THE HOUSE FROM THE FRONT.

I. STRUCTURAL SYSTEMS

❑ ☒ ❑ ❑

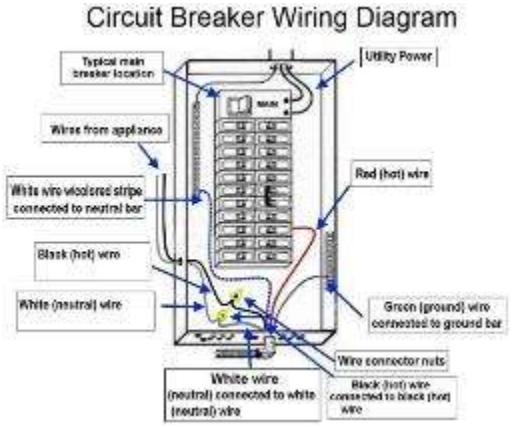
The structural portions of this property were inspected by an engineer from Hedderman Engineering Inc. (Information)

II. ELECTRICAL SYSTEMS

☒ ❑ ❑ ☒ **A. Service Entrance and Panels**

*Comment*s:

The electrical service is provided by a 120/240 volt, single-phase, 150-ampere underground service to a meter located at the north side of the house, and then to a breaker panel located inside the garage. The breaker panel was manufactured by Square D, and was rated at 200-amperes. The size of the service entrance conductors into the breaker panel were observed to be #2/0 aluminum, and the branch circuit wiring from the panel(s) was copper. The wiring in the house was a 3-wire grounded system. (Information)



Breaker Panel

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

There were 3 Arc Fault Circuit Interrupters (AFCI) in the breaker panel(s). An AFCI device is intended to shut off the power to a 120-volt circuit should an electrical arc be detected in the circuit. It is noted that the house was occupied with electronic equipment connected to the electrical outlets, therefore the AFCI devices were not tripped off. A sudden loss of power can possibly damage some electronic equipment. If further investigation is desired, it is

recommended that an electrician be contacted. It is pointed out, from 2002-2008 it was mandatory for houses to be equipped with AFCI breakers for the 120-volt circuits in the bedroom areas. Currently for construction built after January 1, 2009, most 120-volt circuits should be protected by AFCI breakers (with few exceptions).

The holes in the panel where the individual circuit enter the panel did not have a bushing or clamp to protect the conductors from the sharp edges of the knock out hole provided and needs repair.
Obtain Cost Estimate

☒ ❑ ❑ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper – non-metallic sheathed
Comments:

Receptacle Outlets

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

Outlets that were protected by a GFCI (ground fault circuit interrupt) device included the outlets at the bathrooms, the exterior of the house, the garage, the utility room, and at the kitchen countertop area. The GFCI devices were checked and the power to the outlets turned off when the test buttons were pressed. (Information)

It was observed that the service outlet at the condensers was not equipped with a Ground Fault Circuit Interrupt device. Have an electrician install the devices at all of the currently required locations. **Obtain Cost Estimate**

An outlet(s) was loose on the wall and needs to be tightened.
Locations included: The second-floor terrace balcony.
Obtain Cost Estimate

The 240-volt outlet for the electric dryer connections was observed to be the newer style 4-prong outlet rather than the older 3-prong outlet. A gas connection was installed. The gas valve was not operationally inspected. (Information)

Light Fixtures and Switches

No items requiring repair were observed at the time of the inspection for the operation of the light fixtures and switches.
(Information)

Ceiling Fans

No items requiring repair were observed at the time of the inspection for the operation of the ceiling fans. (Information)

Visible Wiring

The locations where the water supply piping and gas supply piping were bonded together and/or back to the electrical ground system were not visible at the time of the inspection. It is recommended that an electrician be contacted to determine if the plumbing in the house is properly bonded and to make any needed repairs.
Obtain cost estimate.

Smoke and Carbon Monoxide Alarms

We could not determine if the smoke alarms are connected to the security alarm system as is common practice, therefore, to avoid triggering the security alarm we did not operationally check each device. Further investigation is recommended with a service company who specializes in this field to determine if the devices are interconnected as currently required and functioning properly. For safety purposes, it is recommended that smoke detectors and carbon monoxide detectors be replaced every ten years.
Further investigation is recommended.

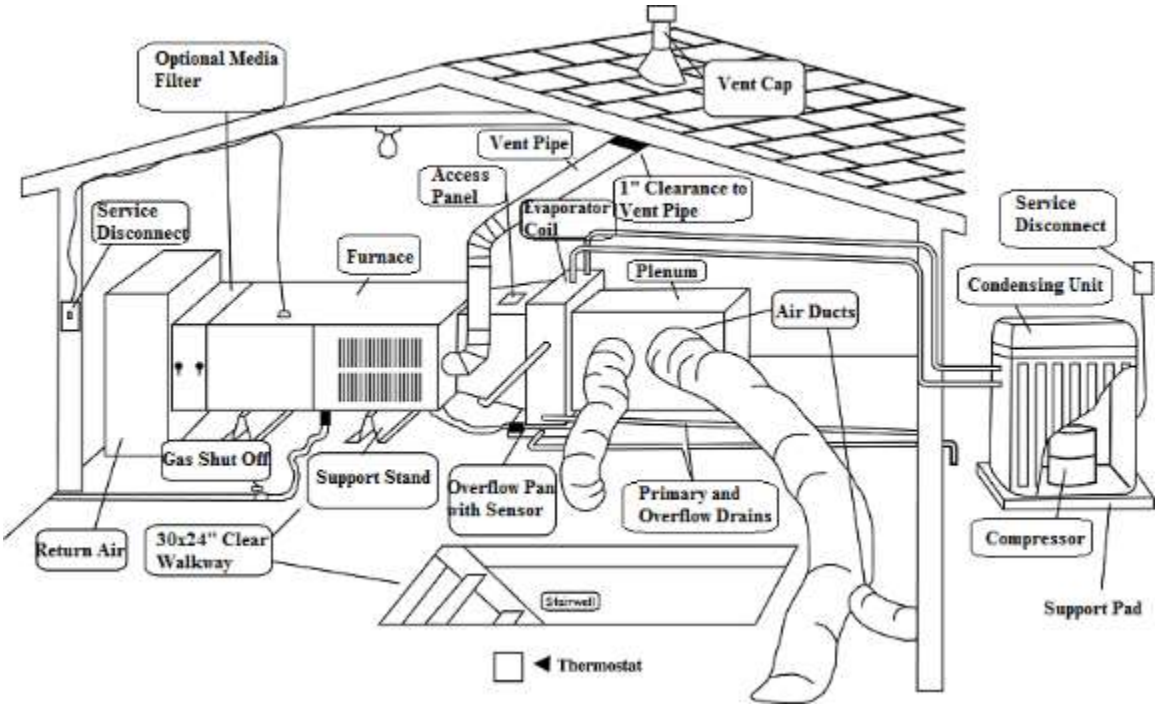
Carbon monoxide detectors were not installed at all of the currently required locations and it is recommended that approved carbon monoxide detectors be installed. Currently carbon monoxide detectors are required outside each sleeping area.
Obtain Cost Estimate

Electrical Conclusion

The electrical system appeared to be generally performing its intended function with some repairs needed to the above-mentioned conditions. It is recommended that an electrician be contacted to provide a cost estimate to make all of the needed repairs. It is pointed out that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that an electrician who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, or the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.



☒ ❑ ❑ ☒ **A. Heating Equipment**

Type of System: forced air
Energy Sources: Natural gas
Comments:

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

Zone	Size	Manufact.	Date
Downstairs	80,000-BTU	Trane	2006
Upstairs	60,000-BTU	Trane	2006

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

Due to the age and/or condition of the equipment, it is the opinion of the inspector that the units have only a limited amount of remaining life. Therefore, it is recommended that a service company be contacted to dismantle the furnaces, and view the heat exchangers for cracks.
Obtain Cost Estimate

Burner Compartment

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

☒ ❑ ❑ ☒ B. Cooling Equipment:

Type of Systems: Split system
Comments:

The air conditioning for the house was provided by two forced air split systems, with a total cooling tonnage of 7-tons. The equipment for the individual zones was as follows:

Zone	Size	Manufact.	Date	Evaporator Coil		ΔT Degrees
Downstairs	4-ton	Trane	2006	3-ton	2006	20
Upstairs	3-ton	Trane	2006	4-ton	2006	20

Cooling Performance

We measure the temperature drop (ΔT) across the coil(s) at each unit at the time of the inspection and our observations have been recorded above in the description of each zone. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time", and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

Condensing Unit

No items requiring repair were observed at the time of the inspection for the operation of the condensing unit(s).
(Information)

Evaporator Coil

No items requiring repair were observed at the time of the inspection for the operation of the evaporator coil(s).
(Information)

The overflow pans under the evaporator coils were not equipped with float switches which should shut off the air conditioning units if the pans fill with water, and it is recommended that you consider having float switches installed.
Obtain Cost Estimate

☒ ❑ ❑ ❑ **C. Duct Systems, Chases, and Vents**
*Comment*s:

Return Air Chase

No items requiring repair were observed at the time of the inspection of the return air chase(s).
(Information)

Ducts/Registers

The ductwork appeared to be in good condition at the time of the inspection and air was blowing out of each of the registers. The airflow may need to be adjusted in each room to meet your specific needs. (information)

HVAC Conclusion

The HVAC equipment and air ducts appeared to be generally performing their intended function with some repairs needed to the above-mentioned conditions. It is recommended that an HVAC contractor be contacted to provide a cost estimate to make all of the needed repairs. It is pointed out that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that an HVAC contractor who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

IV. PLUMBING SYSTEM

☒ ❑ ❑ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: The street.
Location of main water supply valve: The north side of the house.
Static water pressure reading: 56 psi.
Water Supply Material: CPVC
Comments:

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 80 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flow characteristics of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Supply Piping

The shut-off valve for the main inlet water line was located at the exterior at the north side of the house. The water meter was located at the front curb. (Information)

Sinks & Lavatories

No items requiring repair were visible at the time of the inspection to the plumbing on the sinks and lavatories. The sinks were filled with approximately 3-4 inches of water and they were observed to be draining properly with no leaks visible in the plumbing.

Toilets

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal valves.

Tubs/Showers

The shower head(s) was leaking and needs to be repaired.
Locations included: The upstairs Hollywood bathroom.
Obtain Cost Estimate

Access was not provided to the trap areas at the back of the tubs, therefore the plumbing behind the tubs was not viewed. (Information)

☒ ❑ ❑ ☒ **B. Drains, Wastes, Vents**
Comments:

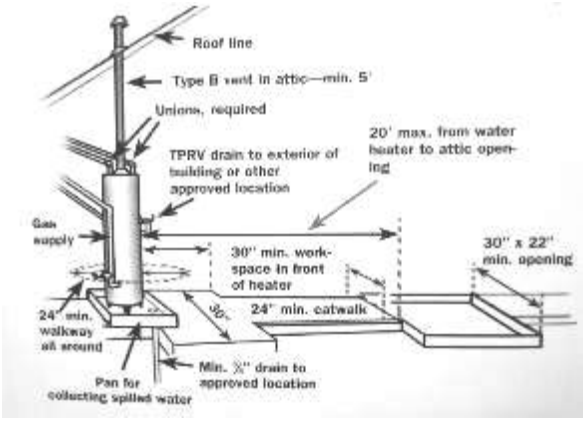
The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground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

The main sewer PVC clean out was located at the south side of the house. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be installed to remove the clog in the drain line.

☒ ❑ ❑ ❑ C. Water Heating Equipment

Energy Source: Natural gas
Hot Water Temperature at kitchen faucet: 130°F
Comments:

The hot water for the house was provided by two 40-gallon natural gas fired water heaters, both manufactured by Rheem in 2018, and were located at the attic. The water piping from the water heaters was observed to be CPVC, and the piping was connected in parallel. (Information)



No items requiring repair were visible at the time of the inspection for the operation of the water heaters. The water heaters were functional at the time of the inspection, and were providing hot water throughout the house.

The water temperature was checked at the kitchen sink. The water temperature was observed to be hotter (130F) than recommended (120F) and this is considered a scald risk. The risk of serious injury is higher when the water heater thermostat is set above 120F. It is recommended that the water heater thermostat be adjusted to prevent safety hazards. (Information)

T/P Valve

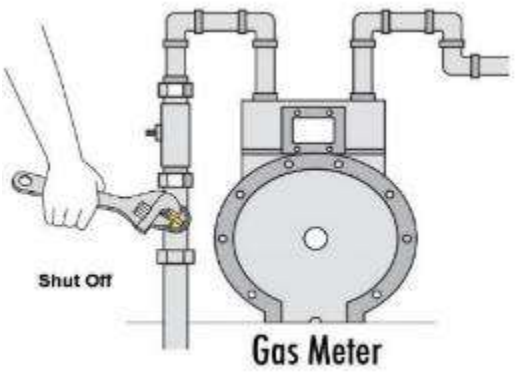
The temperature/pressure relief valves were not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace a temperature/pressure relief valve every two years to prevent it from getting clogged with mineral deposits.

Plumbing

Dielectric unions were not installed at the connections between the galvanized piping and copper piping at one or more locations. Dielectric unions are intended to help deter corrosion between dissimilar metal pipe connections. It is pointed out that no significant corrosion was observed at the visible joints at the time of the inspection. It is recommended that a service company be contacted for further investigation and to provide a cost estimate for the needed repairs.
Obtain Cost Estimate

☒ ❑ ❑ ❑ **D. Gas Lines**
Comments:

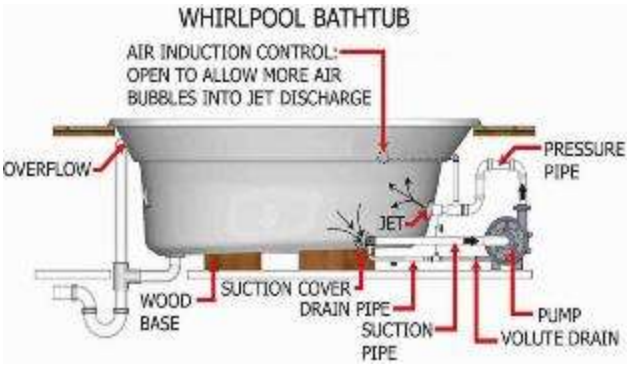
The gas meter that was connected to the gas valve was located at the north side of the house. No items requiring repair were visible at the time of the inspection. (Information)



It is noted that the inspection of the gas supply lines was a visual inspection of those gas pipes that were visible at the time of the inspection and was performed in a cursory manner. We did not use any specialized equipment to detect leaks. If further investigation is desired, it is recommended that a plumber be contacted. (Information)

☒ ❑ ❑ ☒ **E. Hydro- Massage Therapy Equipment**

Comments:



The whirlpool tub was functional at the time of the inspection, however the on/off push button for the whirlpool tub sticks and needs to be repaired.
Obtain Cost Estimate

The tub was protected by a GFCI device located in the water closet. (Information)

The trap area of the whirlpool tub was not accessible, and was not viewed. There was tile installed around the tub, and no access has been provided through the tile.
Locations included: The master bathroom

Plumbing Conclusion

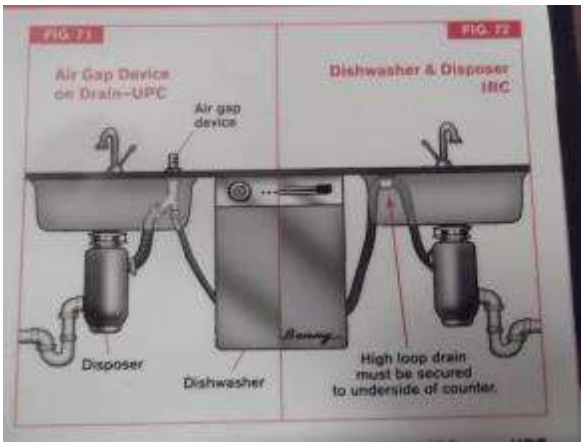
The plumbing system and piping appeared to be generally performing their intended functions with some repairs needed to the above-mentioned conditions. Have a plumber provide cost estimates to make all of the needed repairs. It is noted that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that a plumber who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

V. APPLIANCES

☒ ❑ ❑ ❑ **A. Dishwashers**

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the dishwasher. The unit was run through a cycle at the time of the inspection, and appeared to be operating properly.



The drain line under the sink was looped up so that the top of the loop was higher than the point where the drain line connected to the disposal. This will help to prevent garbage from running down the drain line into the dishwasher.

☒ ❑ ❑ ❑ **B. Food Waste Disposers**

Comments:

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

☒ ❑ ❑ ❑ **C. Range Hood and Exhaust Systems**

Comments:

No items requiring repair were visible at the time of the inspection for the operation of the vent. (Information)

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

Comments:

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

No repair was needed to the calibration of the oven thermostat. The thermostat was set at 350 degrees, and the oven heated to within the allowable ± 25 degrees. The oven was checked with an oven thermometer, and found to heat to 350 degrees. (Information)

☒ ❑ ❑ ❑ **E. Microwave Ovens**
Comments:

No items requiring repair were visible at the time of the inspection for the heating operation of the microwave. A cup of water was placed in the unit, and the microwave heated the water adequately. It is pointed out that the unit was not checked for microwave leakage. (Information)

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

No items requiring repair were visible for the operation of the bath exhaust vents at the time of the inspection. (Information)

☒ ❑ ❑ ☒ **G. Garage Door Operators**
Comments:

The garage door openers did not stop the descent of the doors when the doors were subjected to a reasonable resisting pressure. This could cause possible personal injury or damage to property, and the openers are in need of adjustment. It is pointed out that the units were equipped with the infra-red sensing safety devices, and the devices were operational at the time of the inspection.
Obtain Cost Estimate

☒ ❑ ❑ ❑ **H. Door Bell and Chimes**
Comments:

No items requiring repair were visible at the time of the inspection for the doorbell. (Information)

☒ ❑ ❑ ❑ **I. Dryer Vents**
Comments:

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

❑ ☒ ❑ ❑ **L. Refrigerator**
Comments:

The refrigerator was not built in, and was not operationally checked at the time of the inspection.

❑ ☒ ❑ ❑ **O. Other Appliances**
Comments:

Non built-in refrigerators, clothes washers, and dryers are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

VI. OPTIONAL SYSTEMS

☒ ❑ ❑ ☒ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

The automatic sprinkler system was manufactured by Rain Bird, and contained 8 zones. The control panel was located inside the garage. (Information)

The Febco backflow prevention device and water shut off valve to the sprinkler system was located at the north side of the house. (Information)

It is pointed out that the sprinkler system was equipped with a rain gauge to prevent the system from coming on if it had rained recently. (Information)

Heads were spraying the house, and need to be adjusted around the perimeter of the house.
Obtain Cost Estimate



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

Type of Construction: In ground concrete with plaster finish
Comments:

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

Control Panel

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

Pool Surface and Structure

No items requiring repair were visible at the time of the inspection. No evidences of significant surface wear or settlement were observed at the time of the inspection. (Information)

Bottom Cover

The bottom drains for the pool contained four inlets, which reduces the potential hazard for entrapment.

The bottom drains for th spa contained two inlets, which reduces the potential hazard for entrapment.

We observed that the bottom drains were equipped with a raised type of cover that reduces, but does not eliminate, the potential for entrapment.

Waterline Tiles

The waterline tiles were in generally good condition at the time of the inspection, with no repairs needed.

Coping

The coping stones were in generally good condition at the time of the inspection, with no repairs needed.

Pool Deck

The concrete deck was in generally good condition at the time of the inspection, with no repairs needed.

Pumps

The exterior metal casings on the pump motors were bonded to a grounding wire(s), which ran underground. We could not determine where the wire(s) was terminated.

It had been raining just before we arrived for the inspection, and the pool equipment was wet at the time of the inspection. We could not detect any leaking in the piping or equipment.

Lights and GFCI Devices

The pool and spa lights were functional at the time of the inspection, and were protected by a Ground Fault Circuit Interrupt device, which was also functional at the time of the inspection. (Information)

Pool Heater

The furnace was operationally checked at the time of the inspection, and the burners did come on, and were operated for approximately 5 minutes. The furnace was manufactured by Hayward, and no repairs were observed to be needed.

Skimmers

No items requiring repair were observed at the time of the inspection for the operation of the skimmers. (Information)

Plumbing

No leaks were observed in the pool plumbing system at the time of the inspection for the operation of the pool equipment. (Information)

Backflush Valves

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

Polaris Pool Sweep

No items requiring repair were visible at the time of the inspection for the operation of the pool sweep. (Information)

Filtration System

The pool filter was a cartridge filter that was functional at the time of the inspection, and showed an operating pressure of 22 psi. This is within a normal range of operation, and no repairs are recommended.

Blower

No items requiring repair were visible at the time of the inspection for the operation of the blower. (Information)

Water Feature

No items requiring repair were visible at the time of the inspection for the operation of the water feature. (Information)

Pool Fill Line

The pool fill line was functional at the time of the inspection, and was equipped with a backflow preventer device. No leaks were present at the time of the inspection.


Drainage/Grading

The patio and pool deck on the east side of the pool were equipped with drains that were part of the grade drain system.


The grading of the yard appeared sufficient to channel rain water away from the pool.

Overflow Drain Line

Currently swimming pools are required to be equipped with an overflow drain to prevent the pool from overflowing if the water level rises in the pool. No overflow drain was visible for this pool therefore you will need to drain water from the pool in the event that the water level in the pool excessively rises. It is recommended that you consider having an overflow drain installed at the water line tiles at the rim of the pool.
Obtain Cost Estimate

Alarm System on Back Door/Windows

The back door and/or back windows of the house that open to the pool area allow direct access to the pool from the rear of the house. It is recommended that these windows and doors be equipped with an alarm system that sounds every time the doors and/or windows that open into the pool area are opened. (Information)

Other

The wireless remote control was functional at the time of the inspection. (Information)

The pool area was not protected by a fence enclosure and alarm chimes were not observed at the back doors to the pool area. These items are suggested for child safety.

The gates to the back yard were not self-closing and self-latching as required. Obtain cost estimate for any needed repairs.

The location where the pool drains to was not determined at the time of the inspection. Further investigation is recommended with a service company and the owner. It is pointed out that the pool should drain into the sewer system and an air gap assembly should be installed where the pool drains into the sewer piping. Pool water is not permitted to drain to the street, storm drains, or onto the ground due to the chemicals that are present in the pool water.
Further investigation is recommended.

Pool Conclusions

The swimming pool and equipment appeared to be in generally good condition. It is recommended that you contact a pool service company to further educate yourself on the current rules and safety regulations as well as the operation and maintenance of the pool and equipment. It is noted that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that a pool service company that specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

❑ ☒ ❑ ❑ C. Security Systems

*Comment*s:

Security systems are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

❑ ☒ ❑ ❑ **D. Fire Protection Equipment**

*Comment*s:

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

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.