

PROPERTY INSPECTION REPORT



TREC # 22011

Phone: 832-713-6145

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www.smarhomeinspectionsservices.com

Syed Waqif (Aj)
SmartHome Home Inspection Services

Inspection For: Joseph Killion

Date of Inspection: 9/26/2022

Year Built: 1997

Size in Sq.Ft: 1460

Weather: Sunny

PROPERTY INSPECTION REPORT FORM

Joseph Killion <i>Name of Client</i>	9/26/2022 <i>Date of Inspection</i>
3349 Jan Ct Katy, TX 77493 <i>Address of Inspected Property</i>	
Syed Waqif (Aj) <i>Name of Inspector</i>	TREC # 22011 <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 (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).

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

X			X	A. Foundations
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Type of Foundation(s):

- Post Tensioned Slab

Comments:

- Surface deterioration (known as spalling) was observed on the exterior of the exposed foundation. This condition is common and cosmetic in many homes and



with cement
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 structural
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 houses.
 e
 patching



Corner pop



Spalling on the south side



Vertical shrinkage crack

I=Inspected

NI=Not Inspected

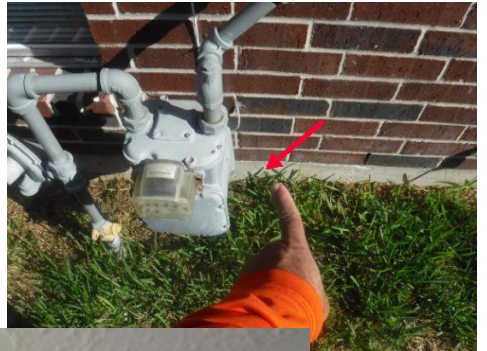
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D=Deficient

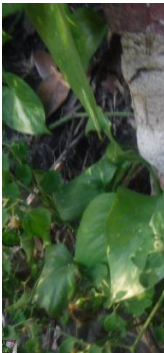
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Exposed



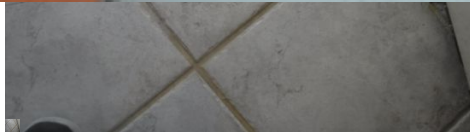
steps from foundation the house



st tension



Vertical shrinkage crack



Cracked tiles due to settlement of foundation



Settlement crack more than 1/8 of an inch

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I	NI	NP	D
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Settlem

ceiling

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

I	NI	NP	D
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X			X	C. Roof Covering Materials
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Type(s) of Roof Covering:
 • Composition Roofing Material
 Viewed From:
 • Inspected from ground level
 • Walked On Roof
 Comments:

• The congested roof drains should be cleared and maintained free of debris.



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 air or
 ater leaks.
 Refer to
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Congested rain gutters/needs cleaning/leaning gutters



Damaged gutters



Damaged/leaning gutters

I=Inspected

NI=Not Inspected

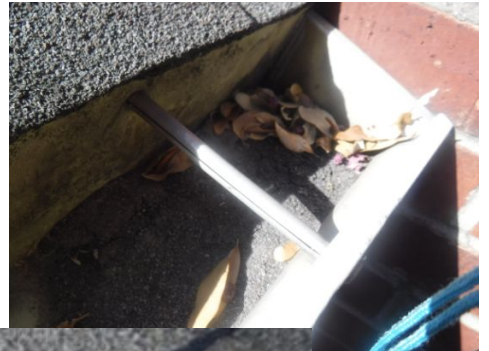
NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged



Debris/needs



Loose flashing



Shingles



Loose flashing

Rust on the flashing

Satellite installed over the shingles



Damaged shingles



Damaged shingles



Damaged shingles

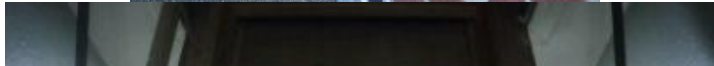
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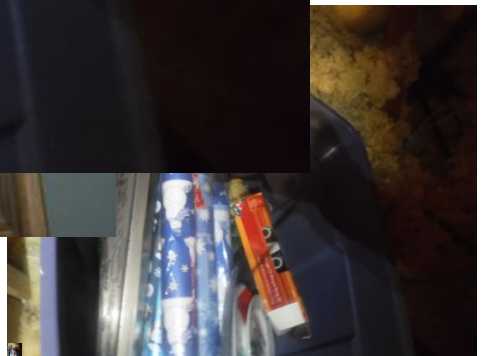
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Attic access hatch needs insulation



Compressed insulation



Compressed insulation

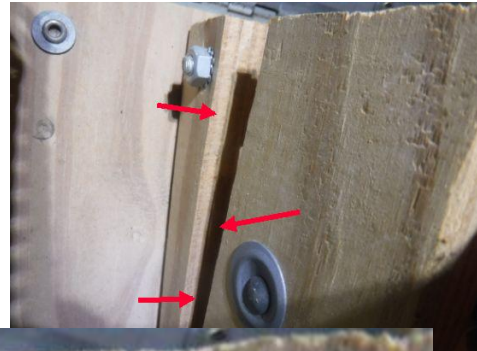
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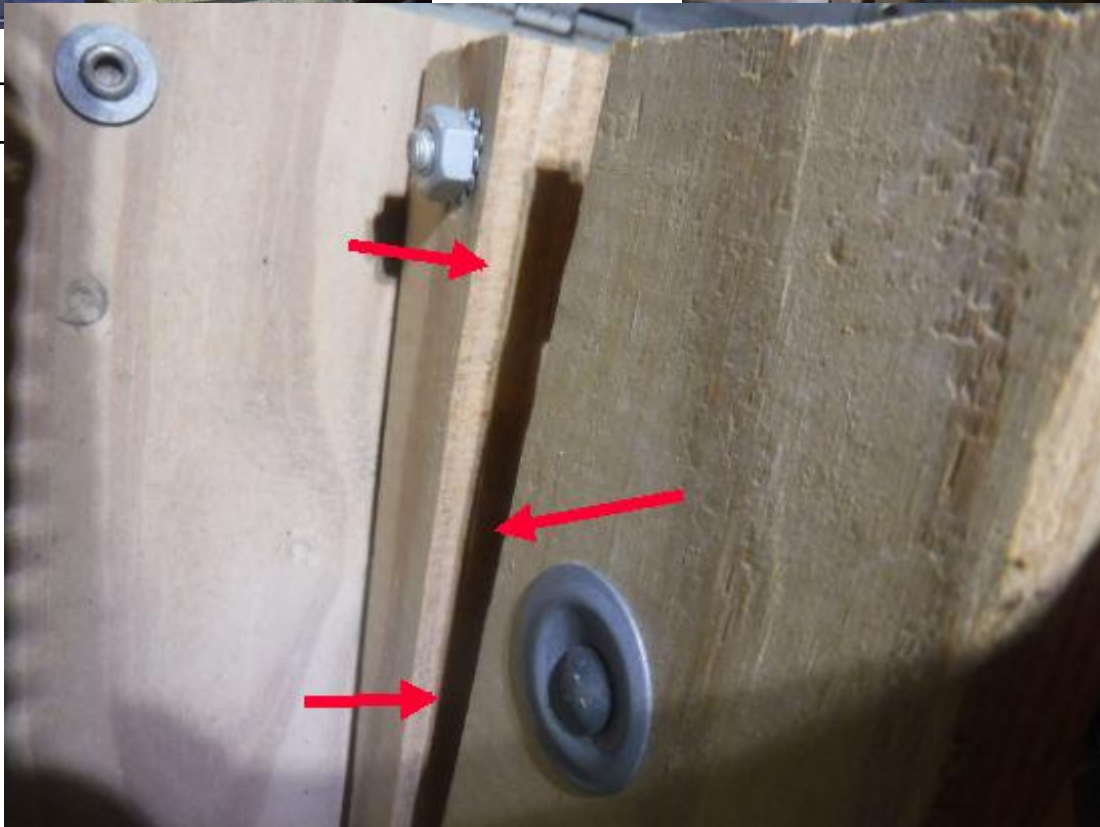
NP=Not Present

D=Deficient

I	NI	NP	D
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Refer to the

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provide a

end adding

caulking for durability and to reduce water damage.

- Cracked caulking between the expansion joint. Recommend refilling the joint. Refer to the picture below.
- Cracked or missing caulking around the exterior window frame was noted. Recommend fixing by installing fresh caulking. Refer to the picture below.

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I	NI	NP	D
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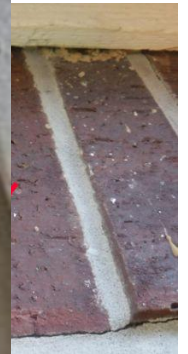
Roofing si



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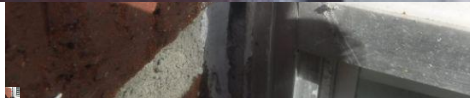
Move



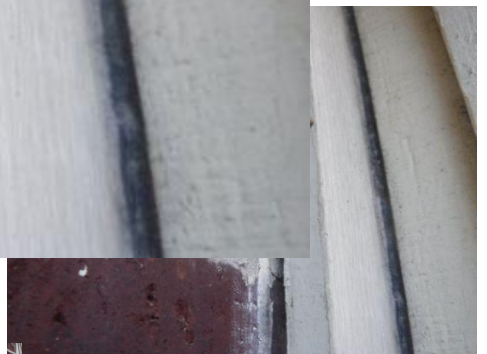
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Settlement/movement crack



Exterior wall movement crack/opening



Exterior wall movement crack/opening

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I	NI	NP	D
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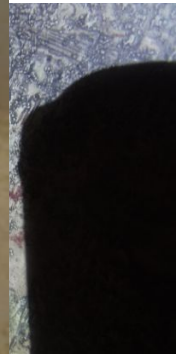
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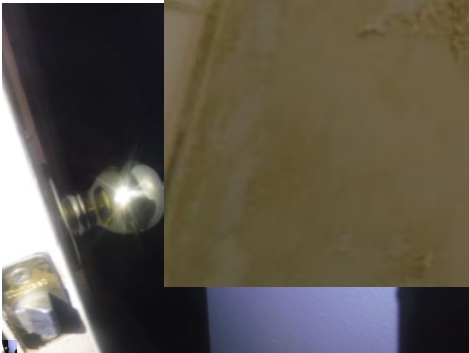
wall



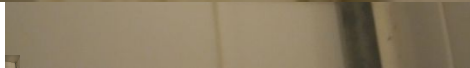
Se



wall



Damaged wall



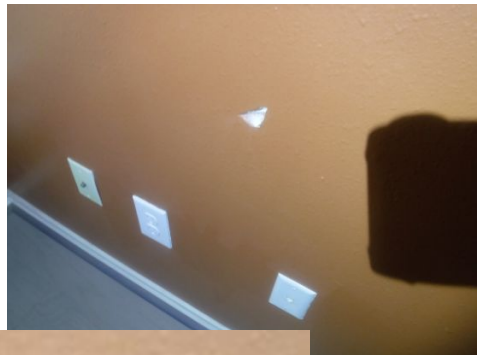
Settlement crack



Damaged wall

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I	NI	NP	D
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Interior area
the

living room

X		
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normal
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below.

- Tile grout is not completely filled. Recommend clean finish. Refer to the picture below.
- The tile floor is cracked and should be repaired. Refer to the picture below.
- Stains were noted on the carpet. Recommend cleaning. Refer to the picture below.
- Nail popping was observed in the ceiling area of the rooms. Recommend repairs with fresh putty and paint touch up. Refer to the picture below.
- Sinking/raised driveway/walkway or cracks noted. Recommend repair or filling the crack with silicone to prevent future damage. See the picture below.
- Due to the uncontrolled climate area of the garage, loose tape and float were noted. This is a common issue. Recommend repair as desired.

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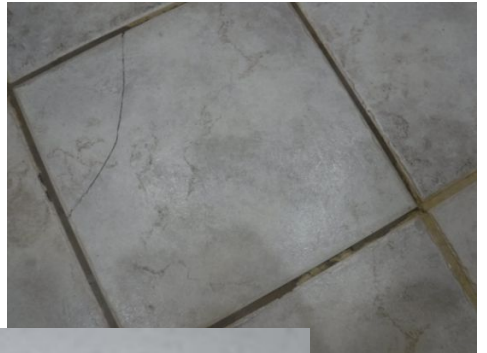
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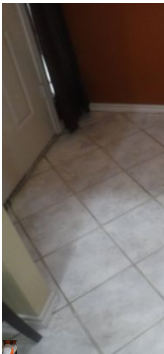
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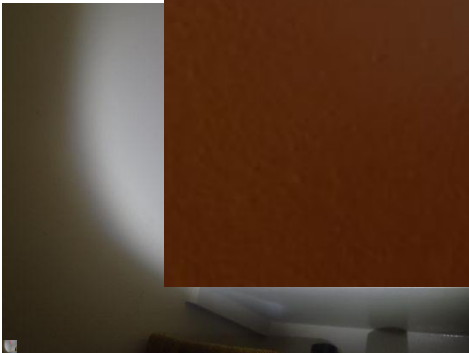
itchen area



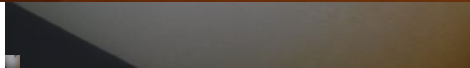
Slope pre
front of



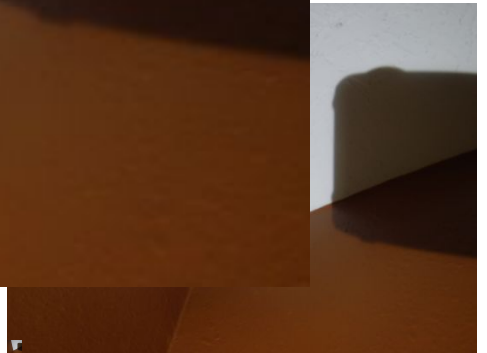
arpet



Nail pop



Damaged ceiling



Damaged ceiling in the living
room

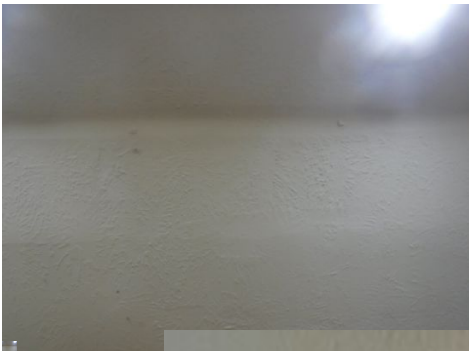
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I	NI	NP	D
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Nail pop



the garage
water/check
ning



X		
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repaired.
or replaced.

- Missing door knob noted. Recommend installing them. See the picture below.
- Weatherstrip is broken/damaged on the exit door. Recommend installing a new/repair one to prevent water and bugs from entering. Refer to the picture below.
- Door lock don't latch. Recommend adjusting them for proper operation.
- Missing door stopper noted. Recommend the installation of missing door stoppers. Refer to the picture below.

I=Inspected

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D=Deficient

I	NI	NP	D
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Damaged

in its frame



oor

X		
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the picture

The damaged screens were found on the window should be repaired or replaced. Refer to the picture below.

- Replace window screens where missing. The owner/builder should be consulted regarding any screens that may be in storage. Refer to the picture below.



Missing screen



Damaged window



Damaged screens

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

I	NI	NP	D
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		X		I. Stairways (Interior and Exterior)
--	--	---	--	--------------------------------------

	X			J. Fireplaces and Chimneys
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Locations:

- Fireplace is located in the living room

Types:

- Fireplace is a natural gas operated chamber



Cracked chimney

too many blocking the

		X	
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II. ELECT

X			
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- Electrical panel is located on the south side of the building
- The Sub panel is located in the garage

Materials and Amp Rating:

- 100 amp

Comments:

- It is recommended to have one return wire per lug nut. Doubling it can cause overheat and fire hazards. Consult an electrician for fixing the issue. Refer to the picture below.
- The grounding of the electrical service is ineffective. The service should be grounded to the main water supply and/or driven grounding rods and clamps should be properly tightened as required. Shock hazard. Refer to the picture below.

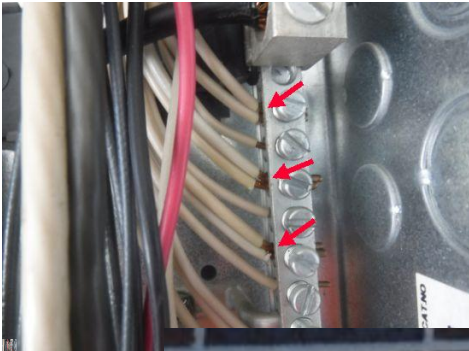
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I	NI	NP	D
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One return



Image

X		
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and the

- Missing light cover. Recommend installing a cover for safety. Refer to the picture below.
- A ceiling fan is inoperative and should be repaired or replaced if broken. Refer to the picture below.
- A smoke detector is inoperative. This item should be repaired as it poses a potential safety hazard.

I=Inspected

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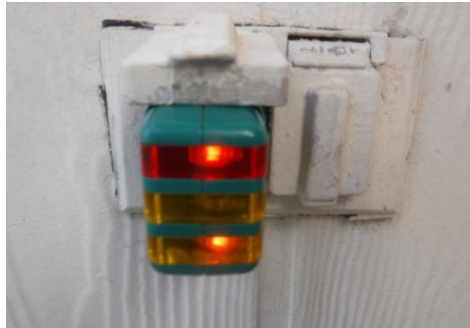
NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged



Living room wall is hot and has ineffective grounding



re/missing



Damaged



Inoperative ceiling fan in the living room



fixture



Inoperative light



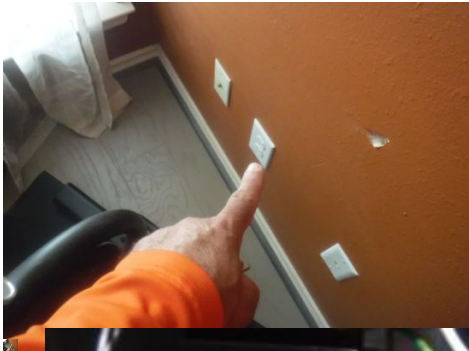
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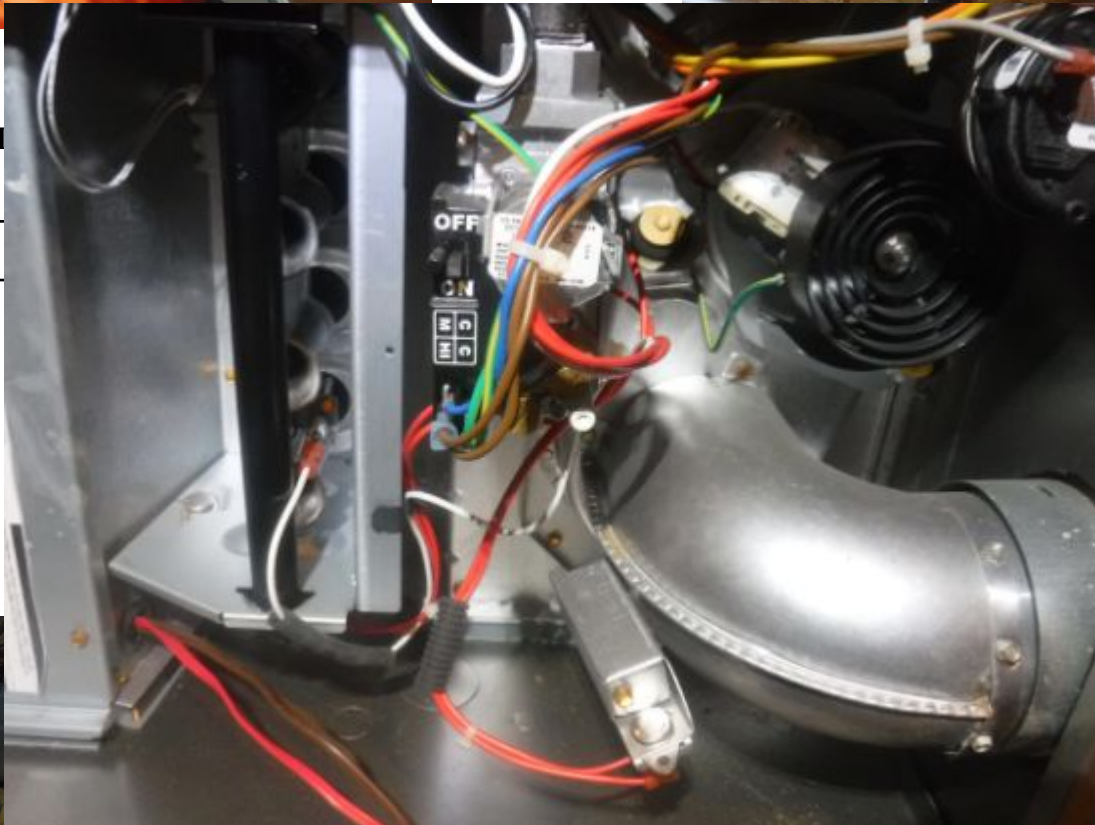
I	NI	NP	D
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attic area

III. HEATING

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be outside
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Missing sediment T trap



Image of furnace

X		
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B. Cooling Equipment

Type of Systems:

- Central Forced Air System

Comments:

- The cooling of air is up to standard.

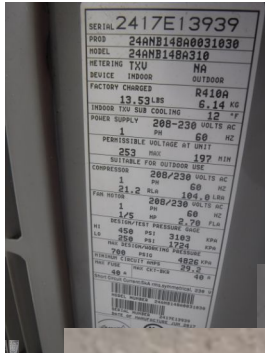
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4

temperature



X		
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Rust on the AC vent in the master

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

X			X	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Within 5-feet of Front Curb

Location of Main Water Supply Valve:

- North exterior wall of the house

Comments:

- Static Water Pressure Reading: 55 psi
- Type of Supply Piping Material: **PVC**, Copper
- The plumbing fixtures shows wear and tear/old. Recommend repair or replacing with the new one as desired.
- The hot and cold faucet connection is reversed and should be repaired. See the picture below.
- The mineral build-up was observed at faucets. This may suggest "hard" water. The continued build-up at faucets and within pipes could affect the performance of the supply plumbing system. Water conditioning equipment could be considered. This situation should be monitored.
- The drain stopper for the sink is missing and should be repaired.
- The toilet is loose and should be re-secured. Maybe requires a new VAX seal. Recommend contacting a plumber.
- The flush mechanism needs adjustment to flush properly with on touch. Recommend repair.
- The toilet is inoperative and should be repaired or replaced.
- The toilet runs on after flushing. Improvement of the tank mechanism is likely to be needed.
- Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- The shower stall door is defective and should be repaired or replaced as necessary.
- Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be repaired or replaced.
- The bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- The drain stopper for the bathtub is missing and should be replaced.
- The hose bib is leaking and should be repaired.
- Missing Anti-siphon device on the hose-bib outside. Recommend adding to each hose bib(s).

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I	NI	NP	D
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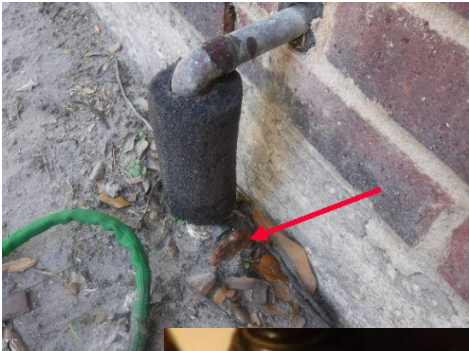
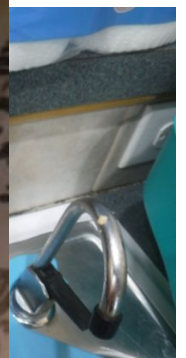


Image of

pressure



Leak



kitchen sink



Hot and cold water reversed/old faucet

Faucet needs new aerator

Loose toilet

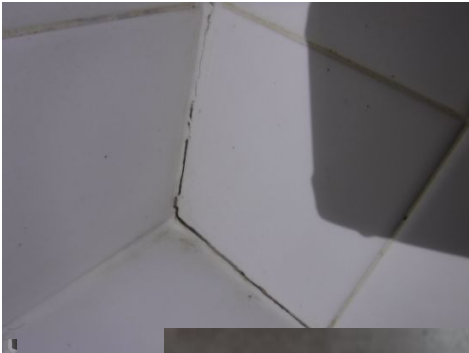
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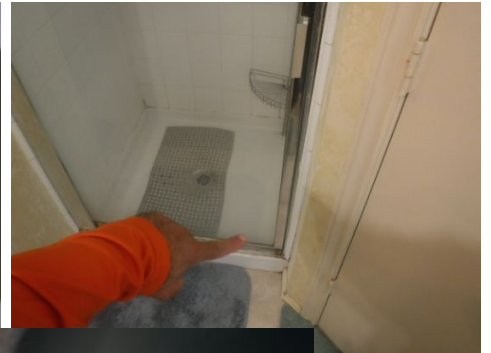
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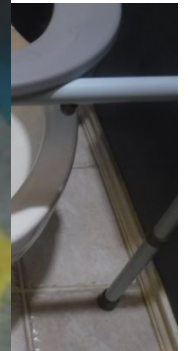
Missing or damaged grout/needs



Shower door/rubs



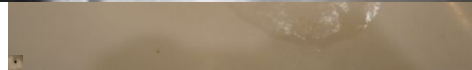
Damaged toilet



toilet



Loose handle/inoperative toilet handle



Missing drain stopper in the sink



Kitchen faucet keeps dripping

X			
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B. Drains, Wastes, and Vents

Comments:

- Drain Piping Material is PVC

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

I	NI	NP	D
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X			X	C. Water Heating Equipment
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Energy Source:

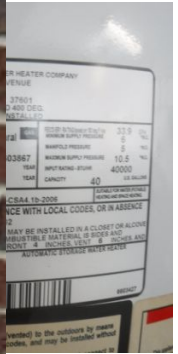
- Gas

Capacity:

- 40 Gallons

Comments:

- It is re [redacted] e to loud bubbling and crackin [redacted]



Needs S
Crackin

		X
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X		
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Steel

- Type [redacted] pipe



Image of Gas meter

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

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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• The bathroom exhaust fan exhibits excessive vibration when running. This condition should be repaired.



Fan is vibrating

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

I	NI	NP	D
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X			X	G. Garage Door Operators
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Door Type:

- One{16"} steel door

Comments:

- The electronic sensor for the garage door opener was found to be installed at an improper height (should be 6" or below) from the garage floor. This should be repaired as it poses a safety concern.



X		
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VI. OPTIO

		X
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due to fire

Glossary

Term	Definition
Anti Siphon device	Prevents outside water from siphoning through an outside faucet. This prevents drinking water contamination. To be used outdoors with cold water only.
Black iron steel pipe	Black iron pipe is used to transport natural and propane gas in residential applications. Black steel pipe is manufactured as seamless which makes it a better type for gas transportation and fire sprinkler systems since it can prevent fire better than galvanized pipe.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Substantial foundation cracking was observed. This implies that the structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction. • Cracks were observed on the exterior walls of the house. This implies that some structural movement of the building has occurred. Recommend filling and monitoring for future movement. • Cracks were observed on the interior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. • Post tension cable ends were observed exposed on the exterior of the foundation. This should be repaired to prevent corrosion. Recommend patching with cement mix.
Page 6 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • No SOD noted in the area around the house. See the picture below.
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • The congested roof drains should be cleared and maintained free of debris. • The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. • Loose or damaged downspouts should be repaired promptly. Refer the picture below. • The roof covering is in need of repairs, a certified roofing company should be consulted. • The satellite dish bolted to the roof through the shingles. Decking might be damaged underneath. Recommend contacting roofing company for detail check as desired. Refer to the picture below. • Noticed missing shingles with chance of water penetration. Refer to the picture below. • Damaged shingle noted. Refer to the picture below. Recommend repair or replace damaged panels. • Nail head is exposed. They should be sealed to reduce the risk of water leaks. Refer to the picture below. • The flashing is raised/loose and should be re-secured to avoid leaks. Refer to the picture below. • Rotting of wood fascia trim noted. Recommend fix or replace it. See the picture below. • Voids in the gravel were observed on the roof covering. This usually leads to a shortened life expectancy and increases the potential for ultraviolet / water damage to the roofing. Missing gravel/shingles should be replaced or repaired as necessary.

Page 9 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Missing insulation noted. Recommend installing for better energy efficiency. Refer to the picture below. • Uneven insulation noted in the attic area. Recommend even it out for better efficiency. Refer to the picture.. • Compressed insulation should be rearranged. Refer to the picture below. • Attic access hatch should be insulated with Therma BLOC/fire blocker. Recommend installing one. Refer to the picture below. • Access hatch ladder is damaged. Recommend repair or replacement. See the picture below.
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Damage to the interior finish was observed and should be repaired. Refer to the picture below. • Damage to the exterior finish was observed and should be repaired. Refer to the picture below. • Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary. • All exterior penetrations/opening as shown in pictures or electrical panels, electrical disconnect, light fixtures, etc and openings, Expansion Joints, windows, door thresholds, should be sealed with an approved material/caulking to prevent water penetration and damaged. Properly sealed exterior veneers help provide a barrier against the weather, and insects. Refer to the picture below. • Voids in caulking noted in the interior Section of the house. Recommend adding caulking for durability and to reduce water damage. • Cracked caulking between the expansion joint. Recommend refilling the joint. Refer to the picture below. • Cracked or missing caulking around the exterior window frame was noted. Recommend fixing by installing fresh caulking. Refer to the picture below.

Page 13 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Water damage was noted. Recommend fixing the damage and replacing the insulation as necessary. Refer to the picture below. • Damage to the interior finish was observed and should be repaired. Refer to the picture below. • Larger than typical cracks were noted. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary. Refer to the picture below. • Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary. Refer to the picture below. • Tiles are installed unevenly. Repair as desired. Refer to the picture below. • Tile grout is not completely filled. Recommend clean finish. Refer to the picture below. • The tile floor is cracked and should be repaired. Refer to the picture below. • Stains were noted on the carpet. Recommend cleaning. Refer to the picture below. • Nail popping was observed in the ceiling area of the rooms. Recommend repairs with fresh putty and paint touch up. Refer to the picture below. • Sinking/raised driveway/walkway or cracks noted. Recommend repair or filling the crack with silicone to prevent future damage. See the picture below. • Due to the uncontrolled climate area of the garage, loose tape and float were noted. This is a common issue. Recommend repair as desired.
Page 15 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Damaged/non-functional or out of square doors should be adjusted or repaired. Refer to the picture below. • Water damage was observed to the door. Refer to the picture below. • The screen for the exterior door is damaged and should be repaired or replaced. Refer to the picture below. • Missing door knob noted. Recommend installing them. See the picture below. • Weatherstrip is broken/damaged on the exit door. Recommend installing a new/repair one to prevent water and bugs from entering. Refer to the picture below. • Door lock don't latch. Recommend adjusting them for proper operation. • Missing door stopper noted. Recommend the installation of missing door stoppers. Refer to the picture below.
Page 16 Item: H	Windows	<ul style="list-style-type: none"> • The window pane (glass) is cracked and should be repaired. Refer to the picture below. • The damaged screens were found on the window should be repaired or replaced. Refer to the picture below. • Replace window screens where missing. The owner/builder should be consulted regarding any screens that may be in storage. Refer to the picture below.

ELECTRICAL SYSTEMS

Page 17 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • It is recommended to have one return wire per lug nut. Doubling it can cause overheat and fire hazards. Consult an electrician for fixing the issue. Refer to the picture below. • The grounding of the electrical service is ineffective. The service should be grounded to the main water supply and/or driven grounding rods and clamps should be properly tightened as required. Shock hazard. Refer to the picture below.
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Outlet is loose and should be re-secured. Refer to the picture below. • An outlet has reversed polarity (i.e. it is wired backward). This outlet and the circuit should be investigated and improved as necessary. • The damaged light fixture should be repaired or replaced. • Missing light cover. Recommend installing a cover for safety. Refer to the picture below. • A ceiling fan is inoperative and should be repaired or replaced if broken. Refer to the picture below. • A smoke detector is inoperative. This item should be repaired as it poses a potential safety hazard.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 20 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Missing gas sediment trap " T " at the connection. Recommend contacting a certified plumber to fix the issue according to the current code.
Page 21 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Vent cover needs cleaning. Refer to the picture.

PLUMBING SYSTEM

Page 22 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The plumbing fixtures shows wear and tear/old. Recommend repair or replacing with the new one as desired. • The hot and cold faucet connection is reversed and should be repaired. See the picture below. • The mineral build-up was observed at faucets. This may suggest "hard" water. The continued build-up at faucets and within pipes could affect the performance of the supply plumbing system. Water conditioning equipment could be considered. This situation should be monitored. • The drain stopper for the sink is missing and should be repaired. • The toilet is loose and should be re-secured. Maybe requires a new VAX seal. Recommend contacting a plumber. • The flush mechanism needs adjustment to flush properly with on touch. Recommend repair. • The toilet is inoperative and should be repaired or replaced. • The toilet runs on after flushing. Improvement of the tank mechanism is likely to be needed. • Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced. • The shower stall door is defective and should be repaired or replaced as necessary. • Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be repaired or replaced. • The bathtub was observed to drain slowly, suggesting that an obstruction may exist. • The drain stopper for the bathtub is missing and should be replaced. • The hose bib is leaking and should be repaired. • Missing Anti-siphon device on the hose-bib outside. Recommend adding to each hose bib(s).
Page 25 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • It is recommended that the water heater be serviced due to loud bubbling and cracking sound coming during operation. • Water heater sediment trap " T " at the connection. Recommend contacting a certified plumber to fix the issue according to the current code.

APPLIANCES

Page 26 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • A control knob on the gas range is inoperative and should be repaired.
Page 26 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • The bathroom exhaust fan exhibits excessive vibration when running. This condition should be repaired.
Page 27 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The electronic sensor for the garage door opener was found to be installed at an improper height (should be 6" or below) from the garage floor. This should be repaired as it poses a safety concern.