PROPERTY INSPECTION REPORT

Inspect TEXAS
Professional Home Inspection

22430 Smokey Hill Dr. , Katy, TX 77450
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 10/8/2022 Time: 8:30 AM
Age of Home: 1977 Size: 1,812
Weather: Clear 75 Degs F
Structure Type: Structure is a wood framed structure on a concrete slab foundation.

Inspector: Steve McElwee
License # 21679
Phone: 281-702-3034
Email: steve@inspect-texas.com
www.Inspect-Texas.com

PROPERTY INSPECTION REPORT FORM

Matt Messer	10/8/2022
Name of Client	*Date of Inspection*
22430 Smokey Hill Dr. , Katy, TX 77450	
Address of Inspected Property	
Steve McElwee	License # 21679
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY 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

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ A. Foundations

Type of Foundation(s):
• Slab foundation
Comments:
• SLAB FOUNDATION
• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

☑ ☐ ☐ ☑ B. Grading and Drainage

Comments:
• IRC R404.1.6 Height Above Finished Grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.
Soil elevation that is at the height of brick weep holes and higher or at bottom of siding or higher is a conducive condition for termites to gain entrance to wall structure. It's like a welcome mat.
• The soil was noted to be too high on foundation in one or more locations.

High soil, back side of house.

High soil, back side of garage

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

I	NI	NP	D

High soil right side of garage

High soil left side of garage .

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

I	NI	NP	D

C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt composition shingles noted
Viewed From:
• Ground with 30' spectroscope equipped with camera. This allows the inspector to perform the roof inspection when the height, or pitch of the roof make it unsafe to physically walk the surface. If more information, or a 'walk on surface' evaluation of the roof covering is desired, a qualified roofing contractor should be consulted prior to closing.
Comments:
• The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgment, the inspector cannot safely reach and/or stay on the roof without harming him/herself, or causing significant damage to the roof covering materials. Only areas of the roof deemed safe to walk, are walked. It is essential that any recommendations that we may make for correction should be completed by a reputable roofing contractor before closing, because a qualified roofing contractor could reveal other problems or recommend repairs.
• The Inspector is not a professional roofer. Please feel free to hire one prior to your closing.

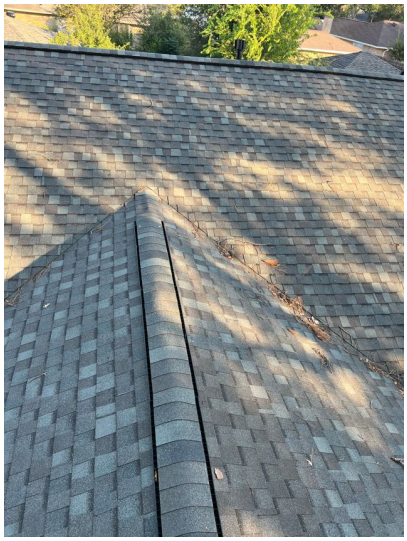
The Inspector will do his best to inspect the roof system within the time allotted. He will inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

It is virtually impossible to detect a leak except as it is occurring, or by specific water tests, which are beyond the scope of our inspection. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.

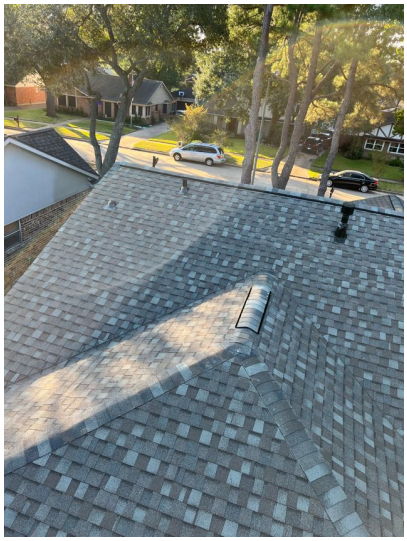
This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

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

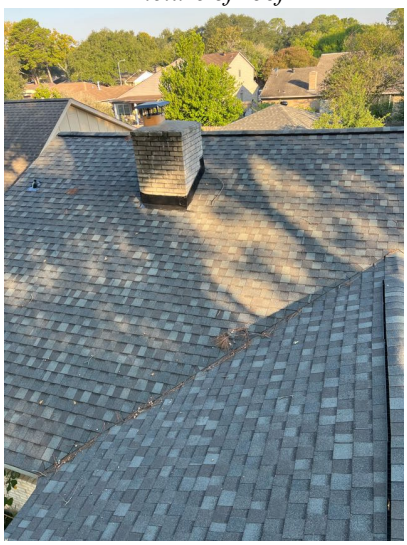
I	NI	NP	D



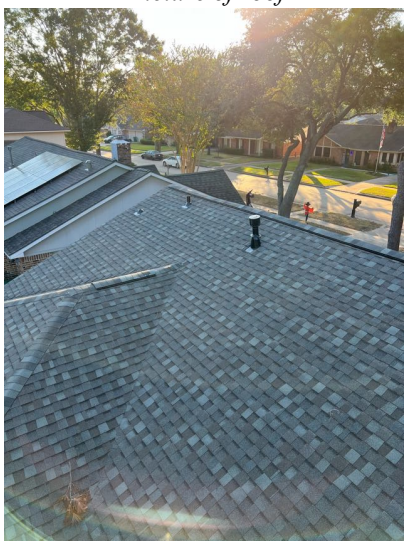
Picture of roof



Picture of roof



Picture of roof



Picture of roof

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I	NI	NP	D

Picture of roof

☑ ☐ ☐ ☑ D. Roof Structure and Attics

Viewed From:
• Note: The inspector did not enter the full attic and most of the inspection was performed from the platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation. The only areas of the attic space inspected was done so from the decking installed.

Approximate Average Depth of Insulation:
• Insulation is approximately 2-5 inches deep

Comments:
• The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
• There is no insulation installed on the attic access cover as required by current standards.

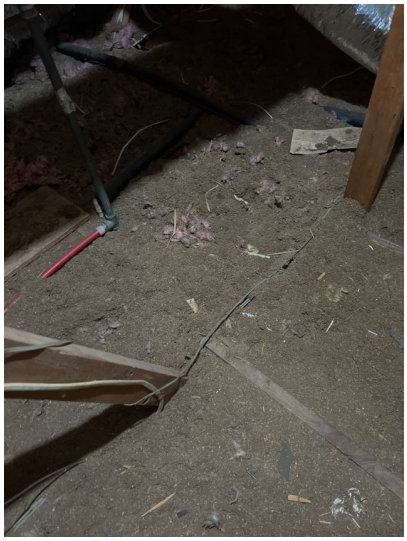
Attic access missing insulation.

Picture of attic space

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

I	NI	NP	D

Picture of attic space



Picture of attic space

☑ ☐ ☐ ☐ E. Walls (Interior and Exterior)

Wall Materials:
- Exterior brick veneer and/or structural walls noted
- Exterior wood lap siding noted
- Drywall walls noted on interior
- Partial paneling noted on interior walls

Comments:
- Interior - Home was partially / and or completely occupied at the time of the inspection. Stored personal belongings can affect the inspectors view of the entire wall system. Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungus.

Electric and gas dryer connections present.

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F. Ceilings and Floors

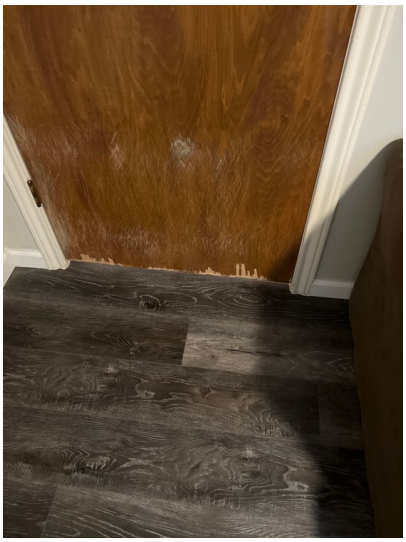
Ceiling and Floor Materials:
- Ceiling is made of drywall with texture finish
- Floors had tile and/or stone covering in one or more areas
- Floors had vinyl/linoleum covering in various locations

Comments:
- Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed.

Moisture stain on ceiling.

G. Doors (Interior and Exterior)

Comments:
- One or more interior doors noted with damage.



Damaged bedroom door

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

I	NI	NP	D

☑ ☐ ☐ ☑ H. Windows

Window Types:
• Windows are made of aluminum
Comments:
• One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.

Windows missing screens.

Windows missing screens.

☐ ☑ ☑ ☐ I. Stairways (Interior and Exterior)

Comments:

☑ ☐ ☐ ☐ J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the family room
Types:
• Fireplace appears to be wood burning
Comments:

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

I	NI	NP	D

Fireplace chimney

Fireplace chimney cap

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

Commets:

☐ ☑ ☑ ☐ **L. Other**

Materials:
Comments:

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D
✔			✔

A. Service Entrance and Panels

Panel Locations:
- The electrical service panel is located on the exterior back side of house.

Materials and Amp Rating:
- Copper wiring
- 125 amp

Comments:
- The Inspector is not a licensed electrician. Please feel free to hire a licensed electrical contractor prior to putting the home on the market and or the end of your option period.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices for obvious visual problems. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

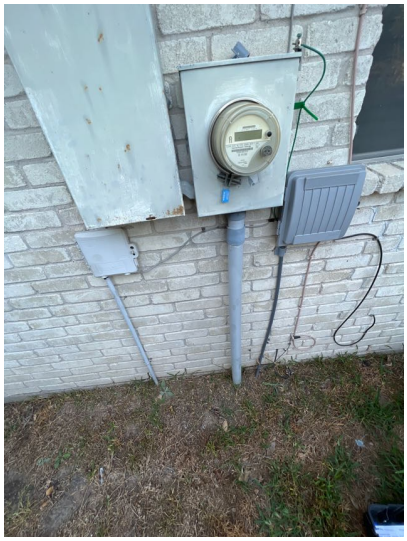
Therefore, it is essential that any recommendations that we may make for correction should be completed before the end of the warranty period, or before closing, because an electrician could reveal other problems or recommend other repairs not noted in this report.

- Service entrance wiring is underground
- The aluminum service conductors in electrical panel missing anti-oxidant grease.
- One or more of the electrical panels were observed to be Federal Pacific Panels. These panels are obsolete, known to be hazardous and should be replaced. FPE electric panels' circuit breakers fail to trip when they should (when there's a short circuit or circuit overload). This problem has lead to thousands of fires across the United States. There are also many reports that FPE circuits in the off position still send power to the circuit. This can cause electrocution when working on a circuit you believe to be off.
- Having a licensed and reputable electrical contractor correct issues noted in this report and, while on site, check for any other electrical related issues is recommended.

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

I	NI	NP	D

Electric meter.



Electric meter.

Picture of electrical service panel.

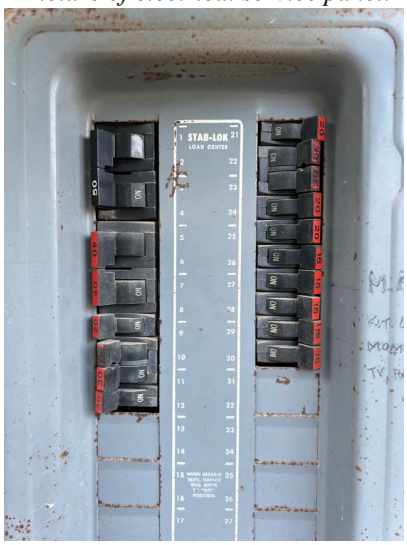
Electrical service panel brand name.
Federal pacific

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

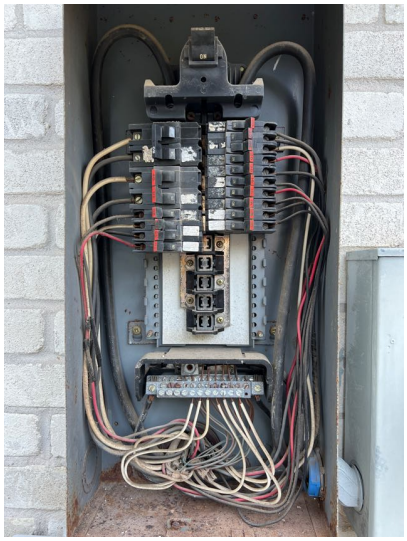
I	NI	NP	D

Picture of electrical service panel.

Main breaker.



Picture of breakers

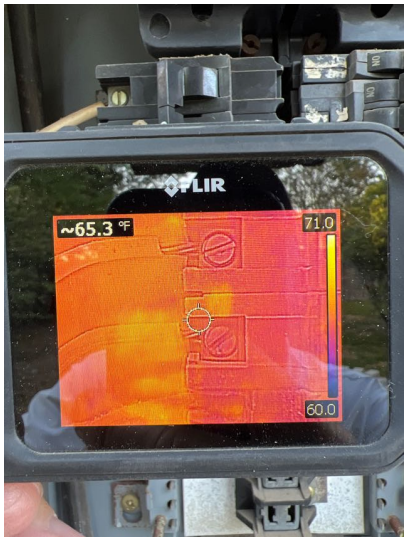


Picture of electrical service panel.

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

I	NI	NP	D

Aluminum service conductors missing anti-oxident grease.

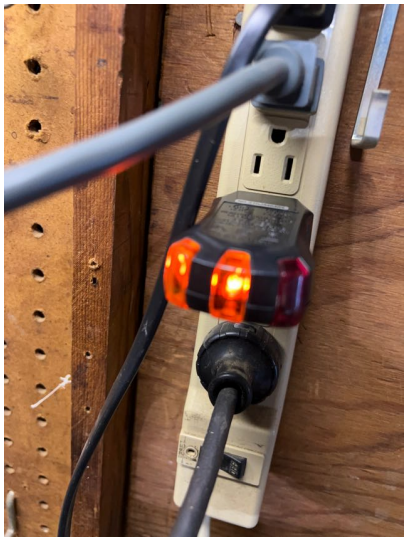


Thermal imaging camera used to detect over heating electrical components. No issues.

☑ ☐ ☐ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring

Comments:
• NOTE: GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge.
• One or more exterior electrical receptacles noted without GFCI protection.
• One or more garage electrical receptacles noted without GFCI protection.
• One or more bathroom electrical receptacles noted without GFCI protection.
• One or more kitchen electrical receptacles noted without GFCI protection.



Garage electrical receptacle not GFCI protected.

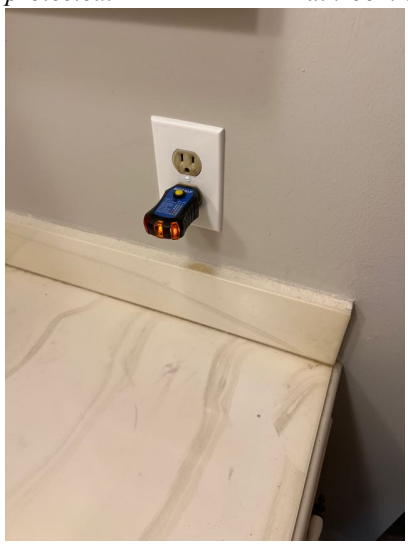
Exterior electrical receptacle not GFCI protected.

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

I	NI	NP	D

Kitchen electrical receptacle not GFCI protected.

Bathroom electrical receptacle not GFCI protected.



Bathroom electrical receptacle not GFCI protected.

☐ ☑ ☑ ☐ **C. Other**

Comments:

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

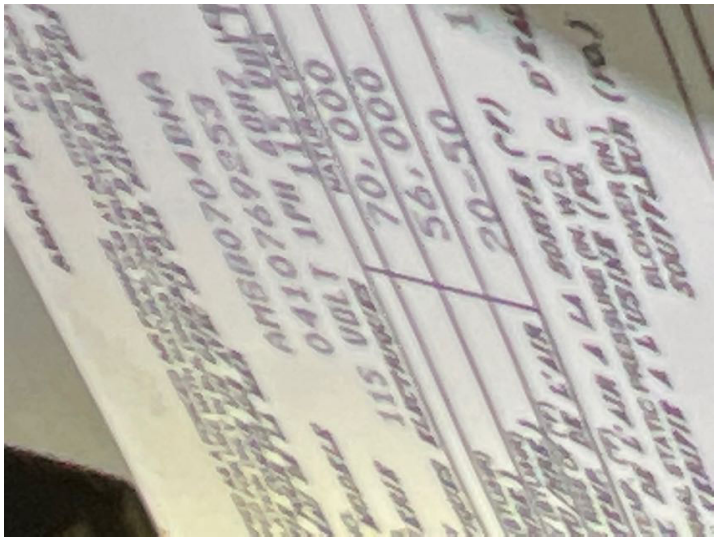
Type of Systems:
• Gas fired forced hot air
Energy Sources:
• The furnace is gas powered
Comments:
• Number of Heating Units (1)
• Brand name: GOODMAN
• Manufacture Date 2004
• A gas connector is a flexible pipe / tubing, usually Yellow or Grey color, that connects the hard gas pipe to the furnace. . This flexible gas connector can not be installed through walls, floors, or furnace cabinets. If installed through a furnace cabinet, sharp edges of cabinet and vibration of furnace running can cause damage to the gas connector. If the damaged gas connector leaks natural gas into attic space a fire / explosion could occur. Black rigid gas pipe is required to be installed to the furnace gas valve controller inside furnace cabinet and run outside the furnace cabinet. The gas connector can then be connected to the rigid pipe outside the furnace cabinet.
• The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected.
• The flexible gas appliance connector has been installed through furnace cabinet. This is a safety concern.

Picture of Furnace

Furnace brand name

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

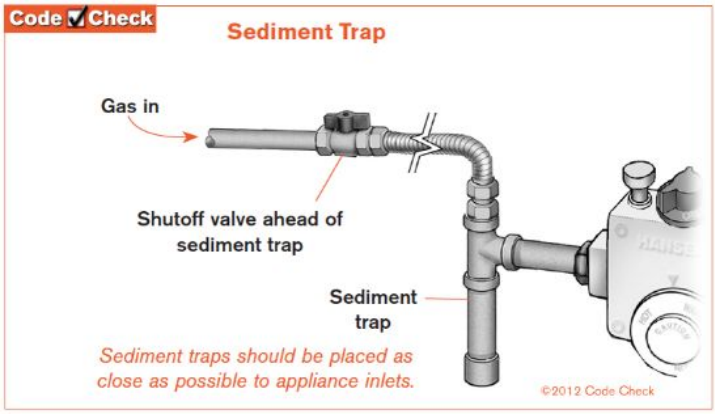
I	NI	NP	D



Furnace Data Tag

Furnace exhaust pipe

Gas connector has been installed through furnace cabinet.



☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems:
Comments:

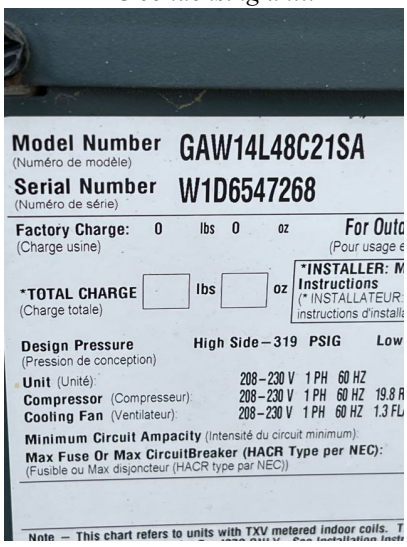
- Number of AC Units : 1
- AC Unit #1 Brand Name: Evcon
- AC Unit #1 Manufacture Date: 1995
- The temperature difference between Return Air and Supply Air is 21.4 degs. F.
- Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.

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

I	NI	NP	D

AC condensing unit.

AC Condensing unit brand name



AC condensing unit data tag.

Damaged insulation on freon line at AC condensing unit.

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

I	NI	NP	D

Air temperature measured at return air vent.

Air temperature measured at supply air vent.

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

Comments:

☐ ☑ ☑ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Location of Water Meter:
• Front yard Left side close to street
Location of Main Water Supply Valve:
• Left side of house towards the front.
Comments:
• Type of Supply Piping Material: Galvanized Steel, PEX
• One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
• One or more toilets noted loose where attached to floor.

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

I	NI	NP	D

Hosebib missing anti-siphon device.

Hosebib missing anti-siphon device.

Master bathroom toilet loose where attached to floor

Hall bathroom toilet loose where attached to floor

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

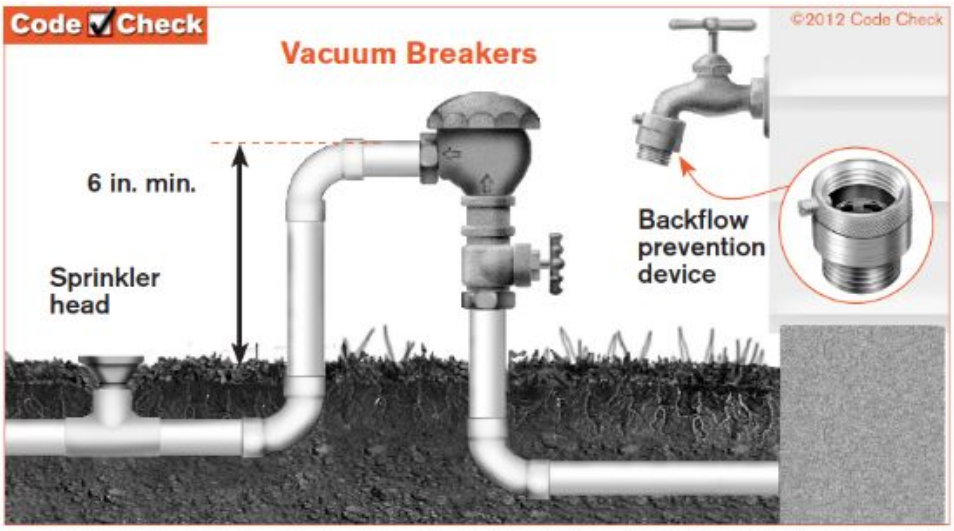
I	NI	NP	D

Water shut off valve

Galvanize steel water piping and PEX water piping

Water pressure.

Water meter.



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

I	NI	NP	D

B. Drains, Wastes, and Vents

Comments:
- Type of Drain Piping Material: Unknown
- Drain stoppers were either damaged, or non-functional at one or more sinks in the home

Hall bathroom vanity noted with missing drain stop

C. Water Heating Equipment

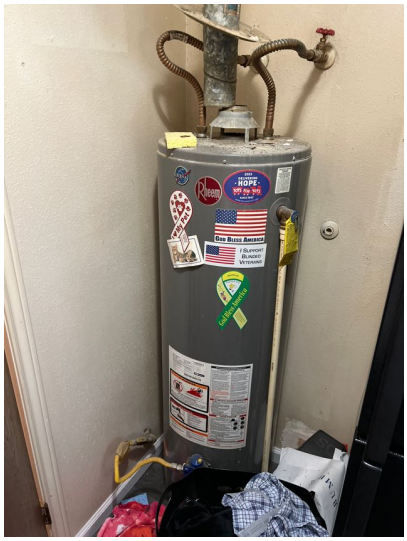
Energy Source:
- Water heater is located in the laundry room

Capacity:
- Unit is 40 gallons

Comments:
- Water heater #1 Brand name: RHEEM
- Water heater #1 manufacturer date: 2013
- The TPR valve relieves pressure inside the water heater tank if the pressure grows to high. This valve has a lever that will open the valve and let water flow through it. This lever is what is used to test the valve. If the valve lever is hard to open (stuck or seized), the inspector should stop and note the valve defective. Calcium build-up from water on the inside of valve causes it to seize. Forcing this valve open runs the risk of it not re-sealing and causing a constant water leak. The water heater TPR valve can be changed out instead of replacing the entire water heater. This is a decision to be based on the age and condition of water heater as a whole.
- The water heater is missing a drain pan and discharge piping to the exterior. A drain pan under the tank is designed to prevent or minimize damage from a water leak.
- The Temperature & Pressure Relief Valve appears to be defective.
- The water heater gas piping noted with missing sediment trap.
- Improper flue pipe venting was noted and further evaluation is recommended

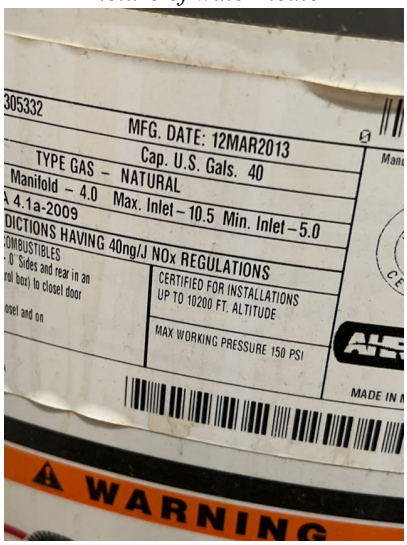
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Picture of water heater

Water heater brand name



Water heater data tag

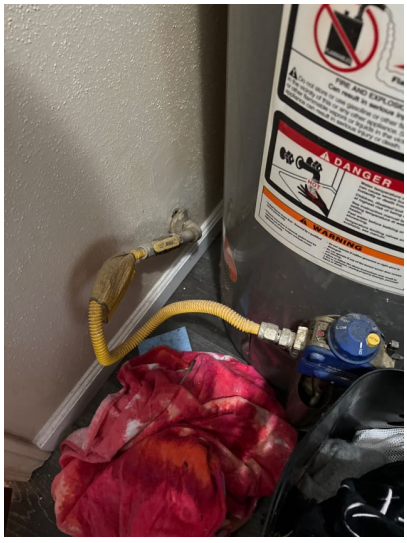
Water heater exhaust pipe

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

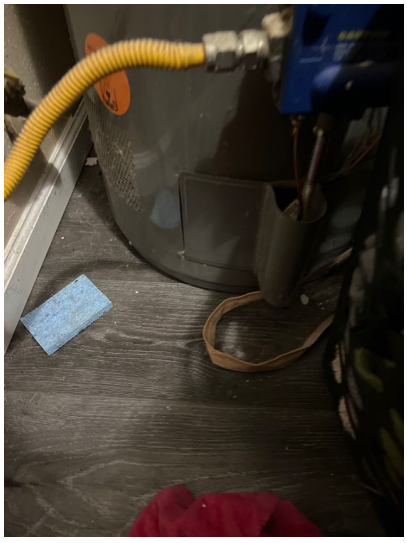
I	NI	NP	D

Improper flue pipe venting was noted and further evaluation is recommended

Water heater temperature and pressure relief valve is damaged.



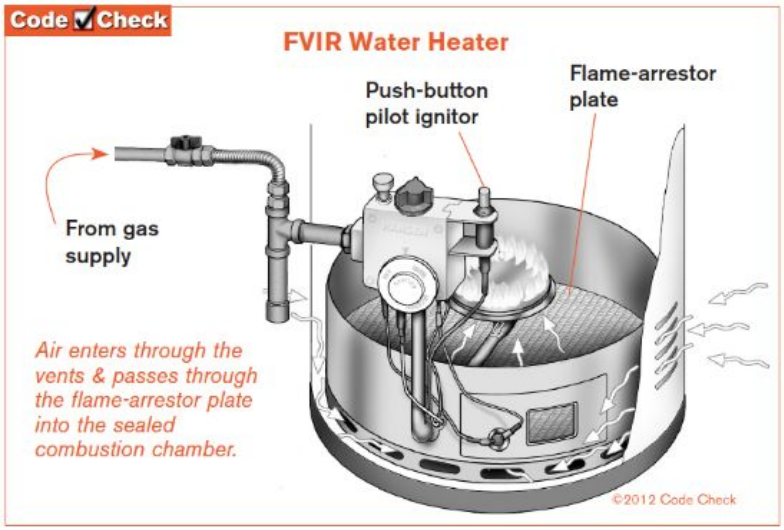
Water heater gas piping missing sediment trap.



Water heater missing required drain pan and discharge piping.

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

I	NI	NP	D



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Type of Gas Distribution Piping Material:
• Black Carbon Steel Pipe
Location of Gas Meter:
• Right Side of House
Comments:

Gas meter

F. Other

Materials:
Comments:

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

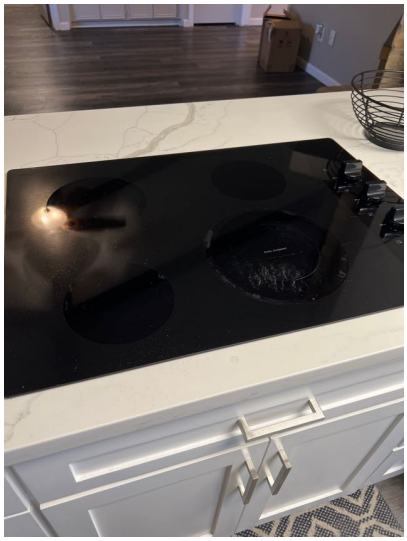
Comments:
• Operational and functional at the time of the inspection

☐ ☑ ☑ ☐ **C. Range Hood and Exhaust Systems**

Comments:

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

Comments:
• Oven(s): Electric



Electric cooktop

Oven

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

I	NI	NP	D

Oven used for storage

☑ ☐ ☐ ☐ E. Microwave Ovens

Comments:

☑ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
- Termination of the exhaust fan vent pipe could not be determined.

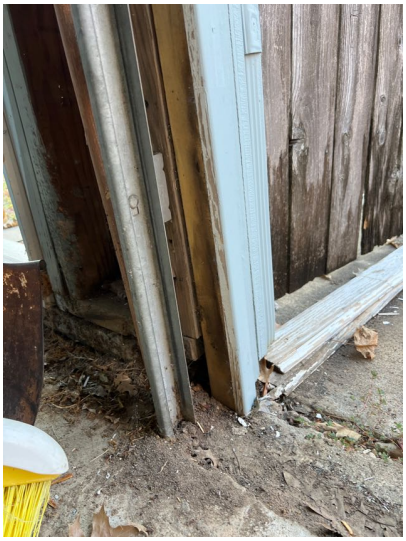
☑ ☐ ☐ ☑ G. Garage Door Operators

Door Type:
- One {16'} steel panel door

Comments:
- The garage door did NOT automatically reverse when tested.
- The garage door opener auto reverse sensors were missing at time of inspection.

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

I	NI	NP	D



The garage door opener auto reverse sensors were missing at time of inspection.

☑ ☐ ☐ ☐ H. Dryer Exhaust Systems

Comments:

Dryer vent

☐ ☑ ☑ ☐ I. Other

Observations:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Comments:

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

Type of Construction:
Comments:

☐ ☑ ☑ ☐ **C. Outbuildings**

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☑ ☑ ☐ **E. Private Sewage Disposal Systems**

Type of System:
Location of Drain Field:
Comments:

☐ ☑ ☑ ☐ **F. Other**

Comments:

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: B	Grading and Drainage	• The soil was noted to be too high on foundation in one or more locations.
Page 8 Item: D	Roof Structure and Attics	• There is no insulation installed on the attic access cover as required by current standards.
Page 10 Item: F	Ceilings and Floors	• Moisture stains were noted ceiling. The cause and remedy should be further evaluated and corrected as needed.
Page 10 Item: G	Doors (Interior and Exterior)	• One or more interior doors noted with damage.
Page 11 Item: H	Windows	• One or more of the window screens were observed to be damaged and/or missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	• The aluminum service conductors in electrical panel missing anti-oxidant grease. • One or more of the electrical panels were observed to be Federal Pacific Panels. These panels are obsolete, known to be hazardous and should be replaced. FPE electric panels' circuit breakers fail to trip when they should (when there's a short circuit or circuit overload). This problem has lead to thousands of fires across the United States. There are also many reports that FPE circuits in the off position still send power to the circuit. This can cause electrocution when working on a circuit you believe to be off. • Having a licensed and reputable electrical contractor correct issues noted in this report and, while on site, check for any other electrical related issues is recommended.
Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	• One or more exterior electrical receptacles noted without GFCI protection. • One or more garage electrical receptacles noted without GFCI protection. • One or more bathroom electrical receptacles noted without GFCI protection. • One or more kitchen electrical receptacles noted without GFCI protection.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 18 Item: A	Heating Equipment	• The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected. • The flexible gas appliance connector has been installed through furnace cabinet. This is a safety concern.

Page 19 Item: B	Cooling Equipment	• Refrigerant lines noted with damaged / missing insulation at the Condensing Unit.
PLUMBING SYSTEMS		
Page 21 Item: A	Plumbing Supply, Distribution System and Fixtures	• One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system • One or more toilets noted loose where attached to floor.
Page 24 Item: B	Drains, Wastes, and Vents	• Drain stoppers were either damaged, or non-functional at one or more sinks in the home
Page 24 Item: C	Water Heating Equipment	• The water heater is missing a drain pan and discharge piping to the exterior. A drain pan under the tank is designed to prevent or minimize damage from a water leak. • The Temperature & Pressure Relief Valve appears to be defective. • The water heater gas piping noted with missing sediment trap. • Improper flue pipe venting was noted and further evaluation is recommended
APPLIANCES		
Page 29 Item: G	Garage Door Operators	• The garage door did NOT automatically reverse when tested. • The garage door opener auto reverse sensors were missing at time of inspection.