

Texas Inspection  
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## PROPERTY INSPECTION REPORT

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Report # 23003

Prepared For: Mark Morales  
(Name of Client)

Concerning: 2225 River Valley Dr Columbia Lakes, TX 77486  
(Address or Other Identification of Inspected Property)

By: Kenny Boulton January 9, 2023  
TREC Professional Inspector Lic.# 698 (Date)

Real Estate Co. TBT Real Estate  
Agent Jade Shaunessy

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

#### PURPOSE OF INSPECTION

This 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 inspection was conducted. *It is important* that you carefully read All of the information. Ask the inspector to clarify any items or comments that are unclear.

#### RESPONSIBILITY OF THE INSPECTOR

The inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOP's), 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 is was inspected, not inspected, or not present;
- indicate and 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 SOP's; 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 furnishing or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify proper repairs have been made; or
- inspect system or component listed under the optional section of the SOP's (22TAC 535.233)

## RESPONSIBILITY OF CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate the 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 the report obsolete or invalid.

## REPORT LIMITATIONS

The report is provided for the benefit of the named client and based on observations made by the named inspector on the date of the inspection was as 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 CONTRACTURAL AGREEMENTS**

**Conditions may be present in your home that did not violate any building codes or common practices in effect when the home was constructed but are considered to be hazardous by today's standards. Such conditions there 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 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 (AFI) 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated 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 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES

NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF A CONTRATURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Note: Not all items listed under OBSERVATIONS are in need of repair and can be listed as additional information for the benefit of the client.**

**Present at the time of the inspection - Client  
Outside Temperature - 60°  
Weather Conditions - Clear**

**Front of occupied house most closely faces west.**

**Given the age of the house, various code changes have been made that did not exist or apply at the time of construction.**



NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

## Texas Inspection Inspection Agreement

- 1) This inspection of the subject property shall be performed by the Inspector for the Client named in this report in accordance with the Standards of Practice of the Texas Real Estate Commission Inspectors Standards of Practice. There will be no other liability to unnamed parties that may use this report.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Systems or items that are blocked, hidden, covered, underground, have restricted access due to clearances or otherwise inaccessible at the time of the inspection are not included. The following items are not in the scope of the inspection: Any area that is not exposed to view, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by TREC Standards as well as detached buildings, fences, gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, water treatment devices/systems, thermostatic or time clock controls, alarm systems, draperies, blinds, shutters and landscape lighting.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a warrantor, guarantor or insurer. Any losses will be limited to no more than the original inspection fee.
- 4) THE INSPECTION AND REPORT DOES NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE (EXCEPT IN NEW CONSTRUCTION) AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION AND ANY OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
- 7) Because of circumstances beyond the Inspector's control, the signing of a Pre-Inspection Agreement prior to the inspection is not always possible. Therefore this Inspection Agreement is considered to be accepted for any and all conditions. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of all or any part of this inspection report in the transaction of this property is the binding acceptance of this Inspection Agreement with its terms and conditions, whether signed or unsigned by the client.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item	

**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Type of Foundation:*

Slab on Grade

*Foundation Material:*

Poured Concrete

*Method of Inspection:*

Visual inspection of exterior and interior

*Comments (An opinion on performance is mandatory.):*

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**OBSERVATIONS**

**FOUNDATION**

The foundation is performing as intended with minor flaws as noted below:

Cracking was noted in the drywall at the master bedroom door opening with drywall seam cracking noted in the living room and stairway area walls. Cracking was noted in the drywall at the dining room door openings and dining room and laundry room window openings. Cracking was noted in the brick veneer below the kitchen window opening. Slight visible deflection was noted when sighting the length run of the left exterior wall. The amount of movement does not suggest a structural problem at this time. This should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.

**B. Grading & Drainage**

*Comments:*

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**OBSERVATIONS**

**GRADING AND DRAINAGE**

Ideally, a minimum of four (4) inches of clearance should be maintained between soil level and the bottom of the masonry and the finished grade should slope or fall away from the front of the house at a rate of one inch per foot for at least the first six (6) feet.



I	NI	NP	D	Inspection Item
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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Types of Roof Covering:*

Fiberglass Composition Shingles

Bituminous Roll Roofing

*Viewed From:*

Walked on Roof

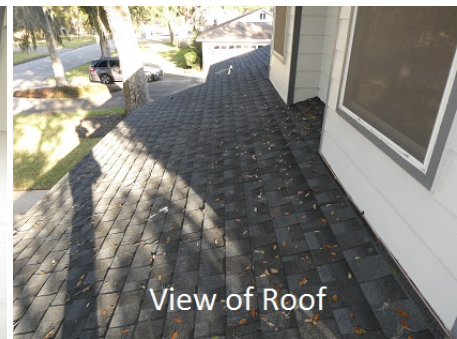
*Comments:*

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**OBSERVATIONS**

**SLOPED ROOFING**

The roofing is considered to be in relatively good overall condition, showing only minor signs of aging.



I	NI	NP	D	Inspection Item
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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

*Viewed From:*

Entered attics and performed a visual inspection

No access to the lower right rear attic space because of the lack of clearances

*Roof Structure:*

Rafters

Plywood Roof Sheathing

*Roof Ventilation:*

Soffit Vents

Ridge Vents

*Approximate Average Depth of Insulation:*

10" Average Blown-in

*Approximate Average Thickness of Vertical Insulation:*

3 1/2" Batts

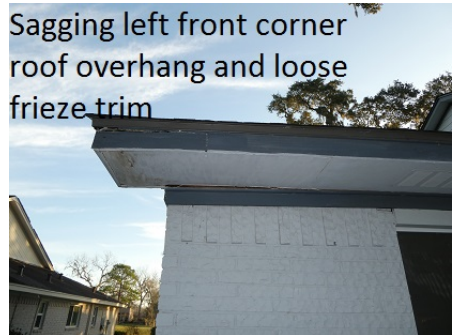
*Comments:*

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**OBSERVATIONS**

**ROOF STRUCTURE**

Sagging was noted in the breakfast room left front corner roof overhang with rot roof decking and loose frieze trim. Repairs are needed.



The attic stairs are marginally secured at the mount in the ceiling. The installation of addition 16p nails or 3" lag screws from the attic stairs frame into the rough-in openings is recommended.

**ATTIC INSULATION / VENTILATION**

Missing insulation on the upper sidewalls in both lower attics should be replaced.

I	NI	NP	D	Inspection Item
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Pulled back insulation in the lower left front attic should be evened out.



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

*Interior Wall Finishes:*

Drywall

Paneling

*Exterior Wall Finishes:*

Brick Veneer

Fibered Cement Board Siding

*Exterior Wall Structure:*

Wood Frame

*Comments:*



I	NI	NP	D	Inspection Item
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OBSERVATIONS

INTERIOR WALLS

Cracking was noted in the drywall at the master bedroom door opening with drywall seam cracking noted in the living room and stairway area walls.

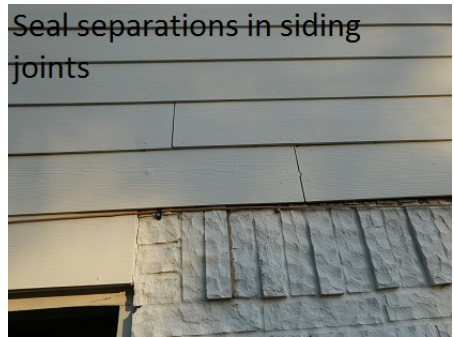
Typical drywall flaws were observed.

EXTERIOR WALLS

All brick window sills are now required to have a minimum slope of 15°.

Cracking was noted in the brick veneer below the kitchen window opening.

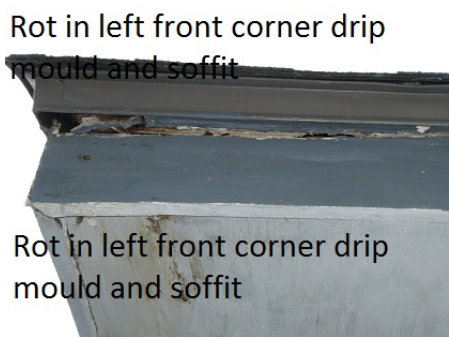
Separations in the siding joints should be sealed.



The siding manufacturer recommends a minimum siding clearance of one inch from the roofing to prevent moisture deterioration in the siding as seen in the lower edges of the siding above the breakfast room.



Rot was found in the following locations:



I	NI	NP	D	Inspection Item
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**LIMITATIONS**

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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**F. Ceilings & Floors**

*Ceiling Finishes:*

Drywall

*Floor Surfaces:*

Wood

Carpet

Tile

Vinyl

*Comments:*

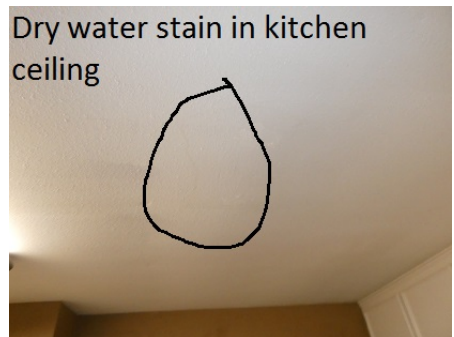
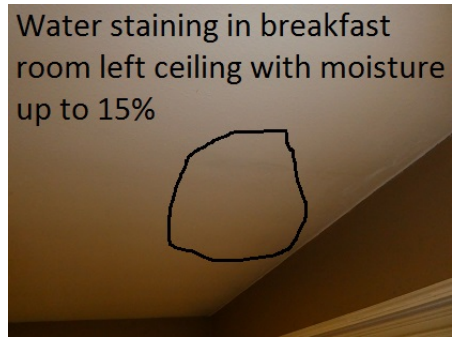
**OBSERVATIONS**

**CEILINGS**

Water damage was noted in the breakfast room ceiling above the desk with water staining in the breakfast room left ceiling, kitchen ceiling and living room ceiling to the right of the fireplace. These areas were tested with a Tramex MRH III moisture meter and found excessive moisture in the breakfast room up to 18% above the deck and up to 15% in the left ceiling. The kitchen and living room stains were dry. No readily apparent source was found for the moisture in the attic above the breakfast room. The sellers should be consulted as to any

I	NI	NP	D	Inspection Item
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previous leaks. This area should also be investigated further to determine the source for the elevated moisture levels.



Mildewing was noted in the master shower area ceiling. This usually caused by showering without using the exhaust fan.

I	NI	NP	D	Inspection Item
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**FLOORS**

One cracked tile was noted in the half bathroom floor.

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**LIMITATIONS**

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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**G. Doors (Interior & Exterior)**

*Door Types:*

- Metal
- Wood
- Storm
- Wood Product

*Comments:*

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**OBSERVATIONS**

**INTERIOR DOORS**

The left bedroom door binds in the frame. This appears to be from slight deflection floor joists in the clear span of the garage below.

Missing doorstops should be replaced.

**EXTERIOR DOORS**

Rot was found in the rear exterior door trim.



I	NI	NP	D	Inspection Item
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The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house. The doors between the two lower attics and the interior of the house should be fire rated, well sealed and the door inside the closet should be latching. Missing doorstops should be replaced.

**GARAGE DOOR**

Rot and water damage was found in the bottom panels of the garage door.



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**H. Windows (random sampling for operation)**

*Window Styles:*

Single Hung

Fixed Pane

*Glazing Type:*

Double Glazed

Garage - Single Pane

*Comments:*

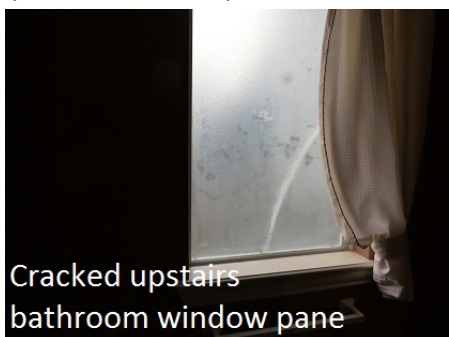
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**OBSERVATIONS**

**WINDOWS**

The master bedroom has a fixed pane window installed. Windows in bedrooms are required to have a minimum opening of 5.7 SF and should be no more than 44 inches above the floor for emergency egress.

The cracked glass panes in the master bedroom, upstairs bathroom and right bedroom right wall right window upper pane should be replaced.



I	NI	NP	D	Inspection Item
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**I. Stairways (Interior and Exterior)**

*Comments:*

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OBSERVATIONS

STAIRWAY



The 31 inch high stairway railings should be a minimum 34 inches high and maximum 36 inches high from the leading edge of the stairway steps.  
The opening in the stairway railings should be no greater than 4 inches.  
The stairway steps should be a maximum height of 7 3/4" with no more than 3/8" of variation between step heights.

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**J. Fireplace/Chimney**

*Fireplace:*

Masonry with Gas Logs

*Chimney:*

Masonry

*Comments:*

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OBSERVATIONS

FIREPLACE

I	NI	NP	D	Inspection Item
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The 11 ¼" wide hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. Hearth extensions shall extend at least 16 inches in front of the fireplace opening.

The small C clamp for the damper is missing. This small C clamp is required with the installation of gas logs to prevent the complete closure of the damper.

**CHIMNEY**

The cracking in the mortar cap of the masonry chimney should be sealed.



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**K. Porches, Balconies, Decks, Piers, Bulkheads, Boat House and Carports**

*Comments:*

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**OBSERVATIONS**

**DECK**

The deck has been built at against the house and at grade. This configuration is prone to rot and insect activity.

The two middle support posts at the house for the deck roof structure are installed on the middle span of the deck boards causing sag in the deck boards. Ideally, a footing should be installed properly supporting the posts and therefore the roof structure.

I	NI	NP	D	Inspection Item
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The loose left side deck railing baluster should be secured.

**L. Cabinets and Cabinet Doors**  
*Comments:*

**M. Other**  
*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**  
*Size of Electrical Service:*  
 200 Amp 120/240 Volt Single Phase Service  
*Service Entrance Wires Entrance and Type:*  
 Underground 2/0 THHN Copper Service Wires  
*Main Disconnect Type:*  
 200 Amp Breakers  
*Service Grounding Wire Type and Connection:*  
 Copper with Driven Ground Rod Connection Not Visible  
*Distribution Panel(s):*  
 Kohler main disconnect panel with GE main panel on the rear exterior wall and  
*Comments:*

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OBSERVATIONS

ELECTRICAL SERVICE



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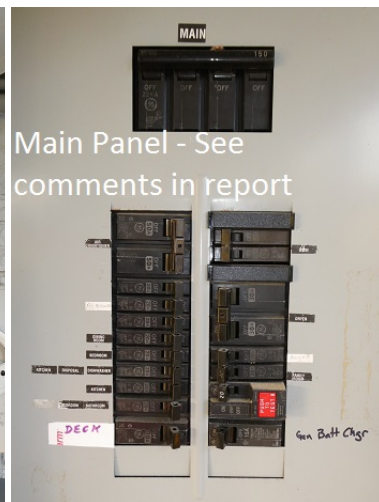


The ground wire to ground rod connection should be visible and accessible.

MAIN DISCONNECT PANEL



MAIN PANEL



I	NI	NP	D	Inspection Item
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All circuits should be properly identified. White wires used as line or hot wires should be identified as such by wrapping the wires with black or red electrical tape or marking the wires with marker at the breakers.

Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

The ground and neutral wires are improperly combined on the ground and neutral bus terminals and should be separated with isolated ground and neutral bus terminal connections.

The Arc Fault Interrupter (AFI) breakers are not present for the bedrooms and living areas. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

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**LIMITATIONS**

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

*Type of Branch Circuit Wiring:*

Copper

*Receptacles:*

Grounded

*Ground Fault Circuit Interrupters:*

Kitchen Counter Tops at Sink

Bathrooms

*Comments:*

I	NI	NP	D	Inspection Item
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**OBSERVATIONS**

**DISTRIBUTION WIRING**

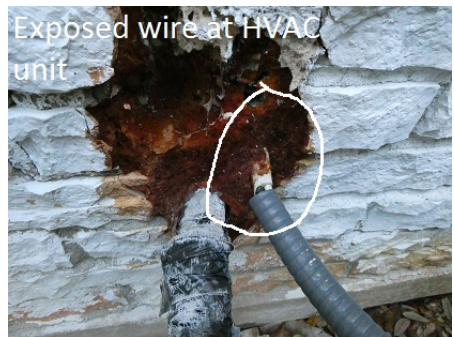
Improper electrical connections at and above the upper attic junction box and above the water heater should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



The loose upper attic junction box should be properly secured.

The junction box in the upper should be fitted with a cover plate, in order to protect the wire connections.

Exposed at the left exterior wall for the outdoor unit of the central air conditioning system should be installed in conduit.



Loose wiring in the lower left and upper attics should be secured within 12 inches of the boxes with no wire suspended more than 54 inches without support.



**OUTLETS**

The stairway closet outlet is loose and should be re-secured.

The installation of a ground fault circuit interrupter (GFCI) is now recommended for kitchen appliance circuits, all kitchen counter tops, outlet under the kitchen sink, all bathroom, all exterior and all garage wall and ceiling locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

I	NI	NP	D	Inspection Item
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The damaged summer kitchen exterior waterproof outlet cover plate should be replaced.

**FIXTURES**

Minor motor noise was noted in the master bedroom, left bedroom and left rear patio ceiling fans.

Considerable motor noise was noted in the stairway ceiling fan and should be repaired.

Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. The smoke alarms outside the bedrooms should be combination smoke and carbon monoxide detectors.

The use of bare bulb light fixtures in the interior living spaces such as pantries, closets, etc. is no longer allowed

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**LIMITATIONS**

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

Furniture and/or storage restricted access to some components.

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**C. Other**

*Comments:*

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**OBSERVATIONS**

**GENERATOR**



The generator was not a part of the inspection.

The seller should provide all generator documentation along with the service contract and maintenance records.

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

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**A. Heating Equipment**

*Type And Energy Source:*

*Type of Heating System:*

2000 Goodman 80,000 BTU Central Forced Air System

*Energy Source:*

I	NI	NP	D		Inspection Item
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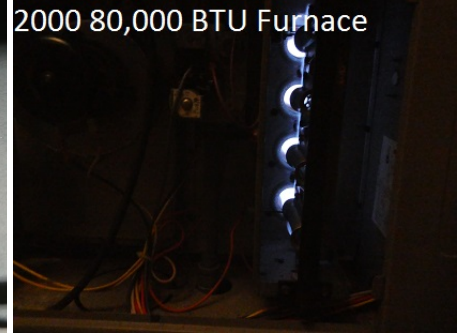
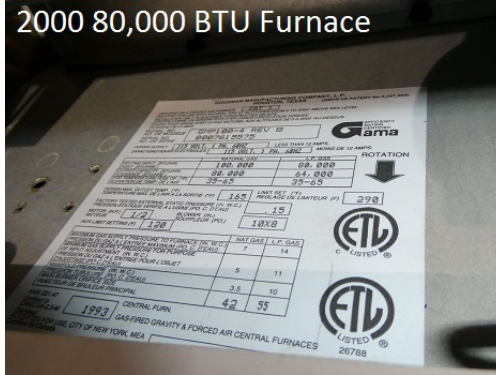
Gas

Comments:

**OBSERVATIONS**

**CENTRAL HEATING SYSTEM**

2000 80,000 BTU Furnace



The furnace is older but was found to working properly at the time of the inspection. It is difficult to predict the useful remaining life of this unit.

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**B. Cooling Equipment**

Type of System:

Type of Cooling System:

2008 Trane 48,000 BTU/4 Ton 48,000 BTU/4 Ton Central Forced Air System

Output Air: 54° – Input Air: 70° = 16° Temperature Differential

Energy Source:

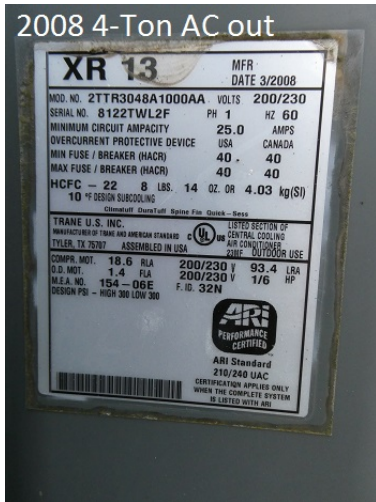
Electricity

Comments:

**OBSERVATIONS**

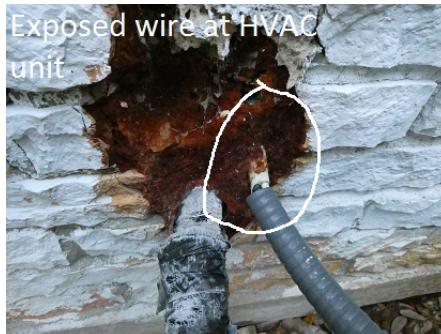
**CENTRAL AIR CONDITIONING**

I NI NP D Inspection Item



A minimum of the first ten feet of the primary condensate drain line should be insulated to prevent line sweating and dripping.

The exposed wiring at the exterior wall for the outdoor unit of the central air conditioning unit should be installed in conduit.



The damaged and patched thermostat wire at the outdoor unit of the central air conditioning unit should be repaired and protected from damage.

I	NI	NP	D	Inspection Item
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The outdoor unit of the central air conditioning system should be properly anchored to the pad.

An electrical disconnect should be provided for the outdoor unit of the central air conditioning system.

Oversized 50 amp breakers in the sub panel to the outdoor unit of the central air conditioning system should be replaced with breakers sized no larger than 40 amps as per the unit data plate specifications.

The air conditioning system primary condensate drain line terminates into the vent piping. This drain line is now required to terminate into the wet side of a p-trap at a lavatory or sink to assure periodic use of that fixture will retain water in the trap at all times.

The air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown.

Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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

*Comments:*

**OBSERVATIONS**

**SUPPLY AIR DUCTWORK**

The rigid ductwork is in less than ideal condition requires repairs at various places in the upper and lower left attics. The pulled apart duct in the upper attic should be reconnected with loose insulation at various places on the rigid ducts properly secured on the vent pipes.



The touching and improperly suspended flexible ducts at the plenum should be suspended so the ducts do not touch. This can create a moisture/condensation issue between the two ducts. Isolation insulation should be installed between

I	NI	NP	D	Inspection Item
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touching ducts or the ducts should be separated by re-configuration of the current ductwork suspension. The ducts should also be suspended every 4' – 5' with no more than 1/2" of sag per foot.



There is not a duct drop in the walk in master closet or half bathroom.

#### FURNACE VENT PIPE

The furnace vent pipe should have a minimum clearance of one inch from combustible roof decking materials.



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#### D. Other

Comments:

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#### OBSERVATIONS

##### THERMOSTAT

The loose thermostat should be secured to the wall.





I	NI	NP	D	Inspection Item
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#### IV. PLUMBING SYSTEM

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##### A. Water Supply System and Fixtures

*Location of water meter:*

Middle left front yard

*Location of main water supply valve:*

Left exterior wall

*Static Pressure Reading:*

64 PSI

*Water Supply Source:*

Public Water Supply

*Service Pipe to House:*

PVC

*Supply Piping:*

Schedule 80 CPVC

*Comments:*

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##### OBSERVATIONS

###### SUPPLY PLUMBING

Where visible and accessible, it appears all of the original water piping has been replaced with Schedule 80 CPVC water piping.

###### FIXTURES

Leakage in the drain of the upstairs lavatory should be repaired.

The loose upstairs hall tub faucet and spigot should be secured and the spigot sealed at the connection to the tile tub surround.

The loose master shower faucet should be secured.

The upstairs bathroom tub and lavatory drain stops are missing.

All three loose toilets should be properly secured to the floors.

There are no anti siphon devices on the hose bibs.

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##### LIMITATIONS

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

The water filtration system was not a part of the inspection.

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##### B. Drains, Wastes, Vents

*Waste System:*

Public Sewer System

*Drain / Waste / Vent Piping:*

PVC

*Comments:*

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##### OBSERVATIONS

I	NI	NP	D	Inspection Item
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**WASTE / VENT**

The open vent lines in the left lower attic to the right of the water heater and in the right lower attic above the kitchen sink should be properly vented through the roof with a roof jack.



No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.

**LIMITATIONS**

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

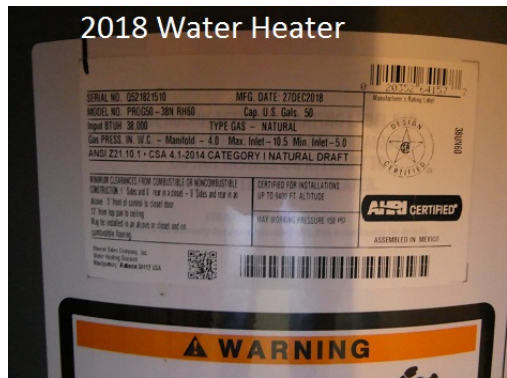
*Type, Capacity and Energy source:*

Right rear lower attic – 2018 Rheem 50 Gallon Gas Water Heater

*Comments:*

**OBSERVATIONS**

**WATER HEATER**

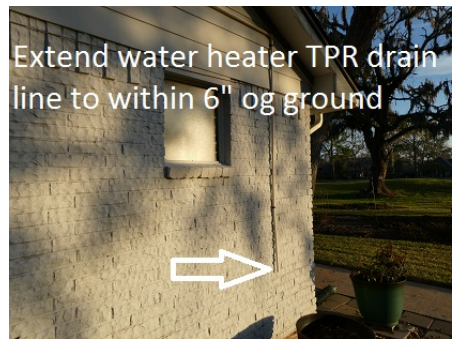


The water heater vent pipe should have a minimum clearance of one inch from combustible roof decking materials.

I	NI	NP	D	Inspection Item
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The drain line for the water heater Temperature and Pressure Relief (TPR) Valve should terminate within 6 inches of the ground instead of on the upper right rear sidewall.



The drain line for the water heater safety pan drain should terminate within 6 inches of the ground instead of into the plumbing vent line in the attic.

- 

**D. Hydro-Message Therapy Equipment**

*Comments:*

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**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*

Left side of house

*Type of gas distribution piping material:*

Galvanized Steel

*Comments:*

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**OBSERVATIONS**

**GAS LINES**

A "drip leg" is normally required for gas appliance connections. These drip legs trap moisture and debris before the gas enters the fixtures with none found.

Bonding/grounding is required for the main gas line with none found.

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**F. Other**

*Comments:*

I	NI	NP	D	Inspection Item
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**V. APPLIANCES**

**A. Dishwasher**  
*Comments:*

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OBSERVATIONS

DISHWASHER

The drain for the dishwasher lacks a high loop to prevent the back up of contaminated water. A high loop should be made in the existing drain line that loops past the bottom of the kitchen sink or an anti-siphon device should be installed.

**B. Food Waste Disposer**  
*Comments:*

**C. Range Hood**  
*Comments:*

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OBSERVATIONS

RANGE HOOD

The front louvers on the range hood should be blocked off to exhaust all of the air through the vent pipe and out through the roof.

**D. Ranges, Cook Tops and Ovens**  
*Comments:*

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OBSERVATIONS

ELECTRIC RANGE

An anti tip device should be installed on the range. Anti-tip devices are a safety feature that prevent the tipping or movement of the range and are standard equipment supplied with the unit.

The oven light is inoperative.

**E. Microwave Oven**  
*Comments:*

**F. Trash Compactor**  
*Comments:*

I	NI	NP	D	Inspection Item
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|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>G. Mechanical Exhaust Vents and Bathroom Heaters</b><br><i>Comments:</i> |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|

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OBSERVATIONS

BATHROOM EXHAUST FANS

The half bathroom exhaust fan should be vented to the building exterior instead of the attic space.

A bathroom exhaust fan should be installed in the upstairs bathroom and vented to the building exterior.

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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>H. Whole House Vacuum Systems</b><br><i>Comments:</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

- |                                     |                          |                          |                                     |  |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection.</b><br><i>Comments:</i> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

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OBSERVATIONS

GARAGE DOOR OPENER

The garage door opener is supplied from an extension cord. An outlet should be installed in the garage ceiling within 3 feet of the opener.



With the garage door opener installed garage door, the lock on the door should be disabled.

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|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>J. Doorbell and Chimes</b><br><i>Comments:</i> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|

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|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>K. Dryer Vents</b><br><i>Comments:</i> |
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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>L. Other</b><br><i>Comments:</i> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|

I	NI	NP	D	Inspection Item
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OBSERVATIONS

OTHER



The inoperative icemaker should be repaired or replaced as necessary.  
 The mini frig temperature at 50° at the time of the inspection.  
 The loose wine cooler handle should be repaired.  
 The wine cooler was at 58° at the time of the inspection.  
 The refrigerator, washer and dryer were not a part of the inspection.

**VI. OPTIONAL SYSTEMS**

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**A. Lawn Sprinklers**  
*Comments:*

- 

**B. Swimming Pool/Spa and Equipment**  
*Comments:*

- 

**C. Outbuildings**  
*Comments:*

- 

**D. Outdoor Cooking Equipment**  
*Comments:*

OBSERVATIONS

SUMMER KITCHEN

I	NI	NP	D	Inspection Item
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The refrigerator was unplugged and was not tested at the time of the inspection. The inoperative gas grill control knobs for the rear infrared burner and right grill burner should be repaired or replaced as necessary.

