



SUMMARY
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Katherine French
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2.1.1 A. Foundations

SLAB - FOUNDATION CRACKS

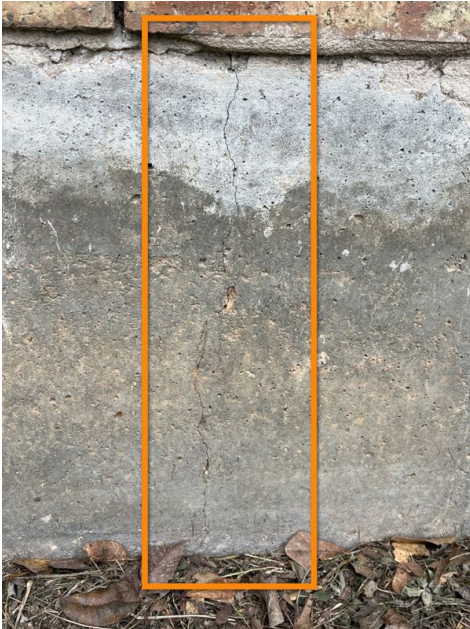
 Recommendation

Cracking noted on the foundation wall. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a foundation company evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



Left Side of Home



Left Side of Home



Left Side of Home



Left Side of Home



Left Side of Home



Right Side of Home



Right Side of Home



Right Side of Home

2.1.3 A. Foundations

FOUNDATION- FURTHER EVALUATION NEEDED



Foundation Needs Further Evaluation

The foundation appears to have had some type of movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

In my opinion, this foundation is showing signs of movement that exceeds normal tolerances.

- The changes in the floor elevation of the house were greater than would normally be expected
- Deflection cracks were observed in the exterior veneer.
- Misalignment of interior doors due to foundation movement.
- Interior door(s) stick and/or not closing due to foundation movement.
- Separations of the exterior veneer and window frames were observed.
- Frieze board separations were observed.
- Cracks were observed in the floor of the foundation.
- Floor slopes and/or unlevelness were observed.
- Stress crack(s) were observed in the exterior foundation perimeter beam.
- Interior sheetrock cracks and/or stress indicators.



Front right corner

Recommendation

Contact a qualified structural engineer.

2.2.2 B. Grading and Drainage

GRADING- NEGATIVE GRADING



Grading is sloping towards the structure(s) in some areas. This could lead to water intrusion into the wall cavity or the crawlspace (if applicable) and potentially cause foundation issues over time. We recommend a qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Right Side of Home



Rear of Home

2.3.2 C. Roof Covering Materials

LIFTED SHINGLES

Shingles appears lifted at various areas of the roof. Repairs are needed.

Recommendation

Contact a qualified professional.



Recommendation



Multiple Areas

2.3.4 C. Roof Covering Materials

DAMAGED COVERINGS

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



Multiple Areas



Front of Home



Front of Home



Rear of Home



Rear of Home



Multiple Areas

2.3.5 C. Roof Covering Materials **TREES- IMPINGING ROOF LINE**

 Recommendation

Tree branches impinging roof line can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

Recommendation
Contact a qualified tree service company.



2.3.7 C. Roof Covering Materials

LOW SLOPE- ROOF SHINGLE SHOULD NOT BE INSTALLED
 Recommendation

There are shingles installed on the portion of this home that has a low sloped roof. Shingles should not be installed on sections of roof with a pitch lower than 3/12. The issue with this is that water will stand on this portion of the roof covering and have potential for leaks over time plus it will deteriorate the roof covering at a faster rate than the portion of the roof that has a proper slope.

Recommendation

Contact a qualified roofing professional.



Rear of Home

2.3.8 C. Roof Covering Materials

SEALANT IMPROVEMENTS NEEDED
 Recommendation

Sealant or caulking is needed in areas of the roof covering. Sealants should only be used as a secondary protection however due to weathering or missing caulking, these areas are in need of repairs.

Recommendation

Contact a qualified professional.



Mast pole at roof

2.3.9 C. Roof Covering Materials

IMPROPERLY INSTALLED ROOF COVERING
 Recommendation

Roof covering appears to be improperly installed in areas. I recommend having a qualified roofing contractor inspect and repair as needed.

Recommendation

Contact a qualified professional.



Multiple Areas

2.3.10 C. Roof Covering Materials
PLUMBING VENTS NOT PAINTED

Vents are not painted. I recommend having a contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.

 Recommendation



Multiple Areas

2.3.11 C. Roof Covering Materials
END OF LIFE ROOF

The roof covering appears to show signs of excessive granule loss on multiple areas of the roofing surface. This may indicate that the roof covering may be at or towards the end of its life expectancy. It is recommended to have a qualified roofing contractor further evaluate the roof covering and make any necessary repairs.

Recommendation
Contact a qualified roofing professional.

 Recommendation



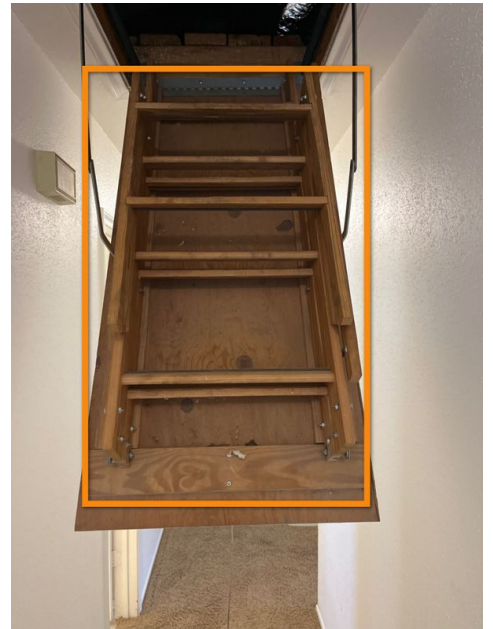
2.4.2 D. Roof Structures and Attics

ACCESS- PULL DOWN STAIRS NOT INSULATED

The attic opening or the pull down stairs was not properly insulated. This can affect the energy efficiency and "comfort" level of the home. I recommend adding an insulated cover over the access.

Recommendation

Contact a handyman or DIY project



2.4.3 D. Roof Structures and Attics

PULL DOWN STAIRS NOT SECURED

Attic pull down stairs do not appear to be properly secured at hinge areas. This is a safety issue. I recommend repairs as needed by a contractor.

Recommendation

Contact a qualified professional.





2.4.4 D. Roof Structures and Attics **SIGNS OF SEPARATION**

 Recommendation

Rafters in the attic space appears to show sings of separation from ridge beam. This could be due to sub standard contractor work. Further evaluation by a qualified contractor is recommended.

Recommendation
Contact a qualified professional.



Various Areas

2.4.6 D. Roof Structures and Attics **VENTILATION- MARGINAL**

 Recommendation

The roof structure attic space ventilation appears to be marginal at the time of this inspection. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area.

Recommendation
Contact a qualified professional.



2.4.7 D. Roof Structures and Attics
MISSING BAFFLE PLATES

The baffle plates did not appear to be installed. This can cause various issues. I recommend having a qualified contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.

 Recommendation



Perimeter of Home

2.4.8 D. Roof Structures and Attics
PULL DOWN STAIRS NOT CLOSING

Pull down attic ladder stairs do not appear to close properly and adjustments may be needed.

Recommendation
Contact a qualified professional.

 Recommendation



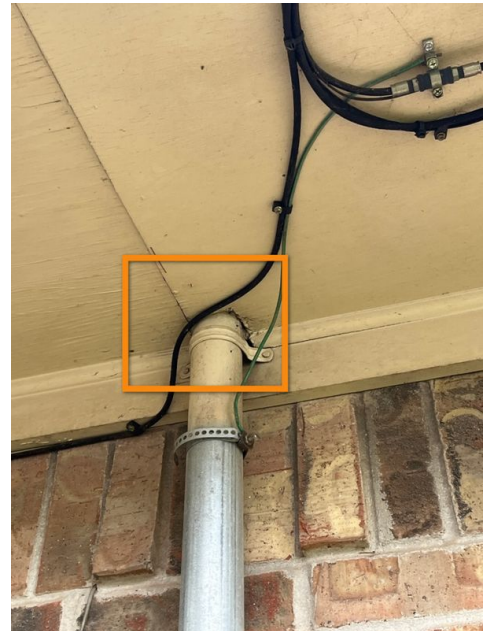
2.5.1 E. Walls (Interior and Exterior)

WALL PENETRATIONS

Anywhere where electrical, plumbing and piping penetrate through the walls should be sealed to prevent possible damage. I recommend repairs by a qualified contractor.

Recommendation
Contact a qualified professional.

 Recommendation



Left Side of Home

2.5.2 E. Walls (Interior and Exterior)

GAPS AT EXTERIOR

All exterior gaps should be sealed to prevent moisture or pest intrusion.

Recommendation
Contact a qualified professional.

 Recommendation



Various Areas



Multiple Areas

2.5.3 E. Walls (Interior and Exterior)
EXTERIOR SIDING IS DAMAGED.

 Recommendation

Exterior siding in areas is damaged or deteriorated. I recommend repairs by a qualified contractor.

Recommendation
Contact a qualified siding specialist.



Roof Line Areas



Various Areas



Right Side of Home

2.5.7 E. Walls (Interior and Exterior)
PEELING OR MISSING PAINT IN AREAS

 Recommendation

The exterior paint is peeling or missing in areas. This is a cosmetic issue. I recommend having a qualified contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.



Roof Line Areas

2.5.9 E. Walls (Interior and Exterior)

CRACKS - CRACKS (DRYWALL SETTLEMENT)

 Recommendation

Settlement cracking observed in drywall. These area (s) may need further evaluation by a structural engineer.

Recommendation
Contact a qualified professional.



Kitchen



Laundry Room



Laundry Room garage door



Dining Room



Den



Master Bedroom



Master Bath



Front bedroom



Kitchen

2.6.2 F. Ceilings and Floors

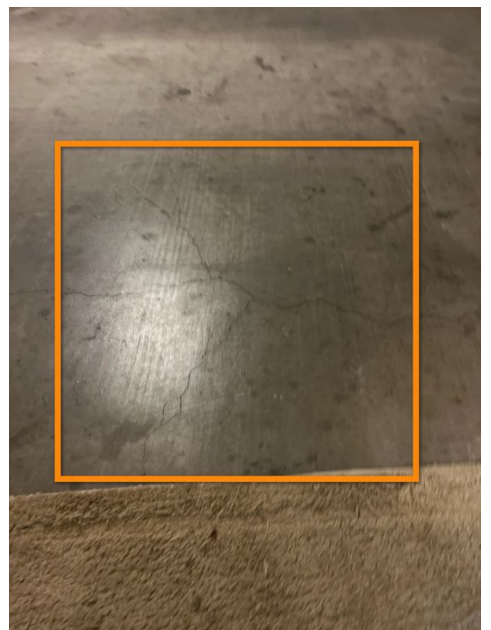
GARAGE FLOOR CRACKS (SHRINKAGE)

 Recommendation

There are shrinkage cracks in the garage floor. These cracks are typical, however we do recommend that you seal and monitor these cracks for further movement over time.

Recommendation

Contact a qualified professional.



Garage areas

2.6.4 F. Ceilings and Floors

CARPET DAMAGED OR STAINED

 Recommendation

There are areas where the carpet is damaged or stained in areas. This is cosmetic and should be repaired as needed.

Recommendation
Contact a qualified professional.



Various Areas

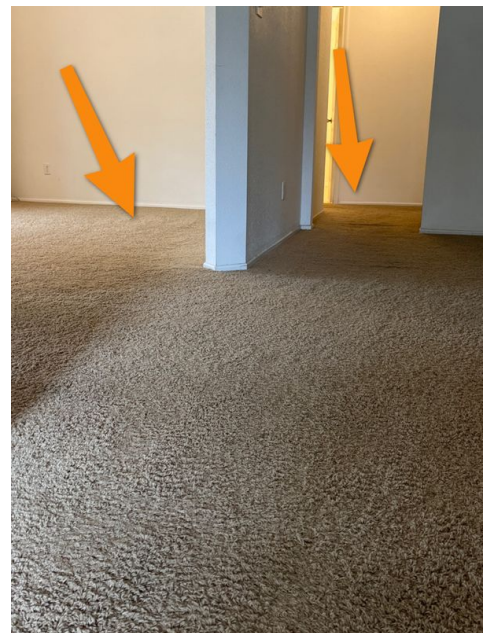
2.6.5 F. Ceilings and Floors

CARPET IN NEED OF STRETCHING

 Recommendation

There are one or more areas throughout the home where the carpet could use stretching so that it does not become a trip hazard.

Recommendation
Contact a qualified professional.



Multiple Areas

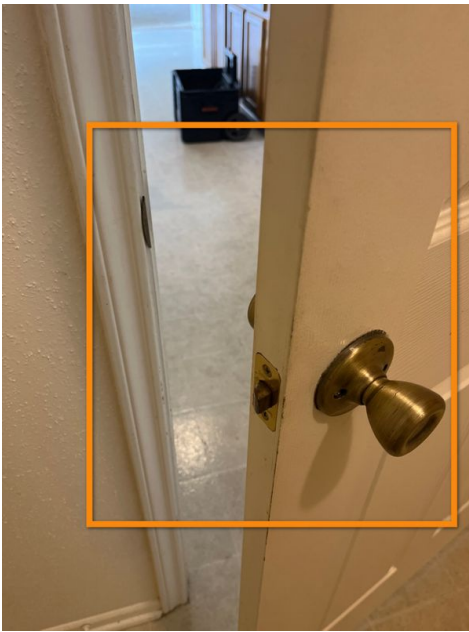
2.7.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH

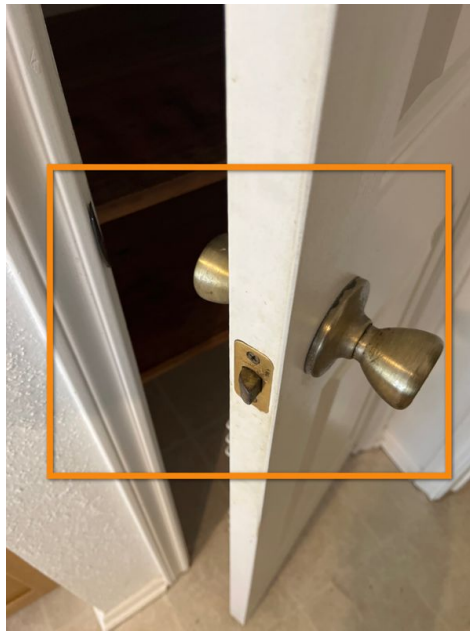
 Recommendation

Door doesn't latch properly. This can be a sign of settlement or improper installation. We Recommend handyman [repair](#) latch or strike plate.

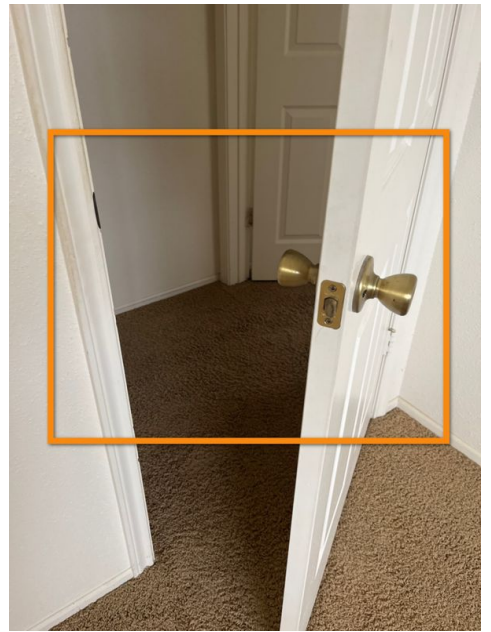
Recommendation
Contact a qualified handyman.



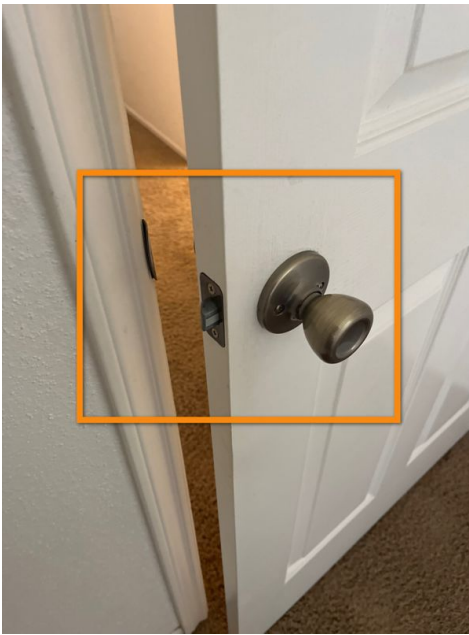
Laundry Room



Pantry



Middle bedroom



Master Bedroom

2.7.2 G. Doors (Interior and Exterior)

GARAGE DOOR (SELF CLOSING HINGE)



Interior doors leading into an attached garage are recommended to be equipped with self closing hinges per today's standards.

Recommendation
Contact a qualified professional.



2.7.3 G. Doors (Interior and Exterior)

DAMAGED DOORS

 Recommendation

There are one or more doors that are damaged in this home. These doors will need repair if possible and possibly replacement.

Recommendation

Contact a qualified professional.



Garage door

2.7.4 G. Doors (Interior and Exterior)

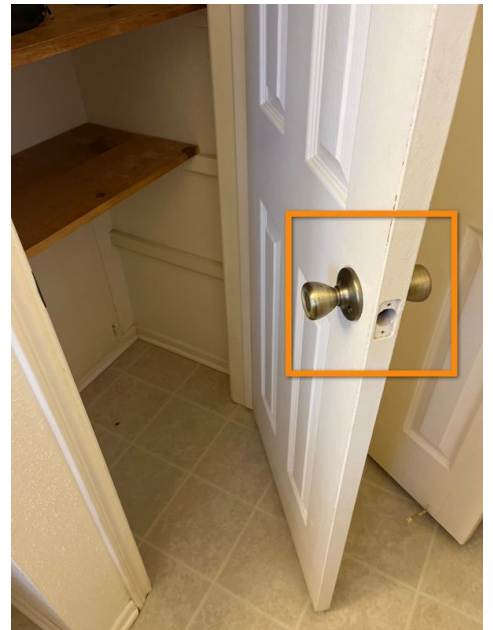
DOORS MISSING HARDWARE/LOOSE

 Recommendation

One or more doors have missing or loose hardware. We recommend repairs or replacement as necessary.

Recommendation

Contact a qualified professional.



Guest Bath Closet

2.7.5 G. Doors (Interior and Exterior)

HARDWARE - STRIKER PLATES NEED REPAIR.

 Recommendation

There are one or more striker plates in the door jambs that are in need of repair/adjustments.

The screws on the garage door strikerplate are loose and the holes in the frame are wallowed out so that the screws will not tighten.

This door also will not operate both directions due to the strikerplate being loose.

Recommendation

Contact a handyman or DIY project



Garage

2.8.1 H. Windows

CAULKING AROUND WINDOW MISSING OR WEATHERED



Recommendation

Caulking around window at the interior/exterior in areas is missing or weathered and needs repairs.

Recommendation

Contact a qualified professional.



Multiple Areas

2.8.3 H. Windows

DAMAGED



Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Front of Home

2.10.1 J. Fireplaces and Chimneys

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney contractor.



Recommendation



2.10.2 J. Fireplaces and Chimneys

NO DAMPER CLAMP

There is not a damper clamp installed on the chimney flue. We recommend that as a safety upgrade that a damper clamp be installed on the damper to keep it open a little so that if the gas were to accidentally be turned on it could have somewhere to go.

Recommendation

Contact a handyman or DIY project



Recommendation



2.10.3 J. Fireplaces and Chimneys
FIRE BOX IS IN NEED OF CLEANING

Fireplace firebox needs to be cleaned.

Recommendation
Recommended DIY Project



2.10.4 J. Fireplaces and Chimneys
BURN AREA NOT SEALED

Burn area is not properly sealed.

Recommendation
Contact a qualified professional.





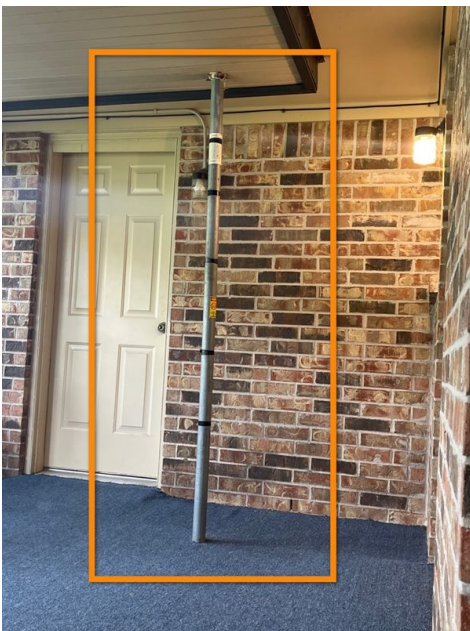
2.11.2 K. Porches, Balconies, Decks, and Carports

SUPPORT COLUMN

 Recommendation

Support column does not appear to be properly installed. The pole is leaning. I recommend having a qualified contractor or structural engineer inspect and repair as needed.

Recommendation
Contact a qualified professional.



Enclosed rear patio

2.11.3 K. Porches, Balconies, Decks, and Carports

ENCLOSED PATIO (NOT SEALED)

 Recommendation

The patio enclosure does not appear to be properly sealed at floor. This can cause various issues. I recommend having a qualified contractor inspect and make all necessary repairs.

Recommendation
Contact a qualified professional.



Perimeter of enclosure

2.12.1 L. Other

CAULKING/GROUT MISSING



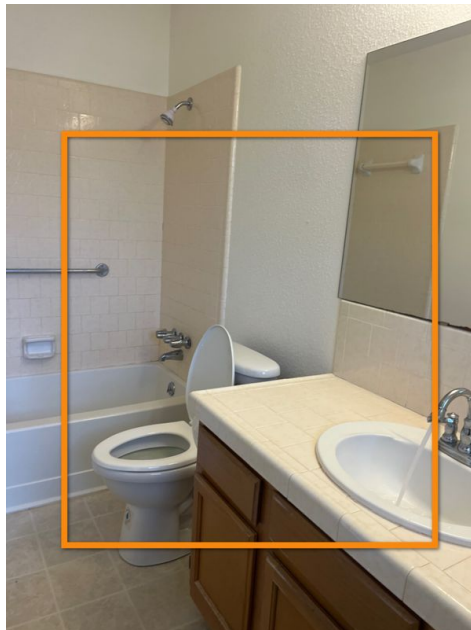
Caulking/grout is missing in one or more areas of the home.

Recommendation

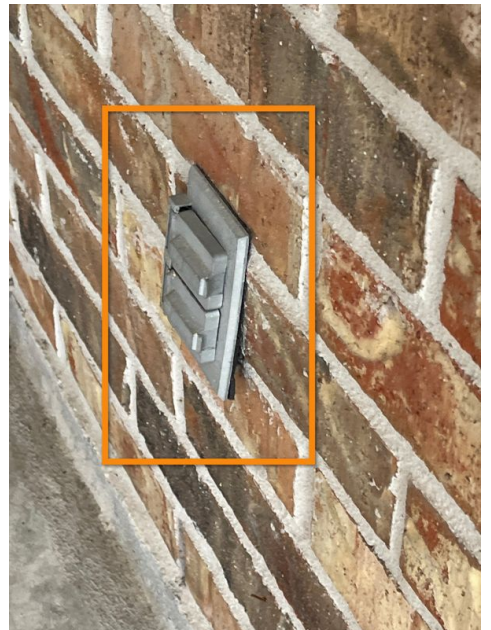
Contact a qualified professional.



Guest Bath areas



Master Bath areas



multiple areas exterior outlets lighting or service panels

2.12.2 L. Other

CRACKS IN DRIVEWAY



There are cracks or pitted areas in the driveway of this home that are in need of sealing or repairs. Some appear to be pitted. I recommend having a qualified contractor repair as needed.

Recommendation

Contact a qualified concrete contractor.



Various Areas

2.12.3 L. Other

EVIDENCE OF MOISTURE UNDER SINKS

 Recommendation

There were areas under sinks that had evidence of past moisture. Although there were no visible leaks at the time of inspection, we recommend that these areas be monitored for leaks in the future since there has been a problem in the past and if a leak occurs it is important that it is repaired as soon as possible to prevent damage to the home.

Recommendation
Contact a qualified professional.



Kitchen sink



Guest Bath



Master Bath

3.1.2 A. Service Entrance and Panels

SURGE PROTECTOR MISSING

 Recommendation

House does not have whole home surge protector present. I recommend further evaluation by a qualified electrician as needed.

Recommendation
Contact a qualified professional.



3.1.3 A. Service Entrance and Panels

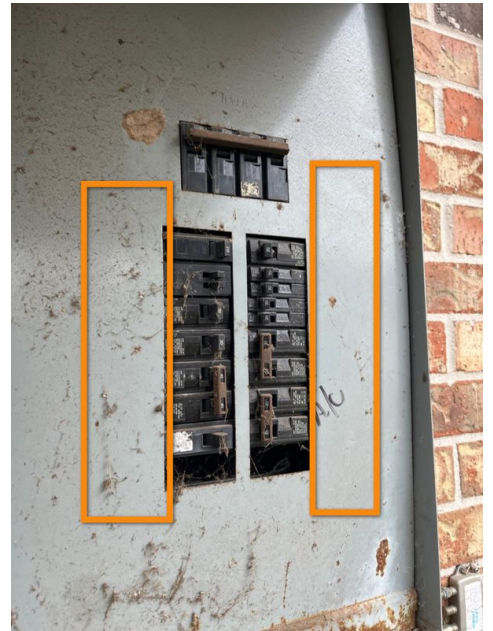
PANEL MISSING LABELS/ NOT LEGIBLE

 Recommendation

Electrical panel does not have all circuits labeled and/or these circuits are not legible. Recommend a qualified electrician test and properly label all switches.

Recommendation

Contact a qualified electrical contractor.



3.1.4 A. Service Entrance and Panels

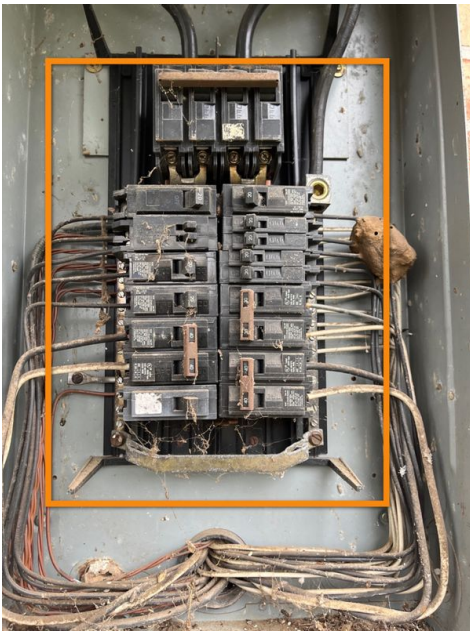
UNABLE TO VERIFY BONDING

 Recommendation

Unable to verify if electrical system is properly bonded. All panel boxes appear to have bonding screw installed. I recommend having a licensed electrician inspect and repair as needed.

Recommendation

Contact a qualified electrical contractor.



3.1.5 A. Service Entrance and Panels

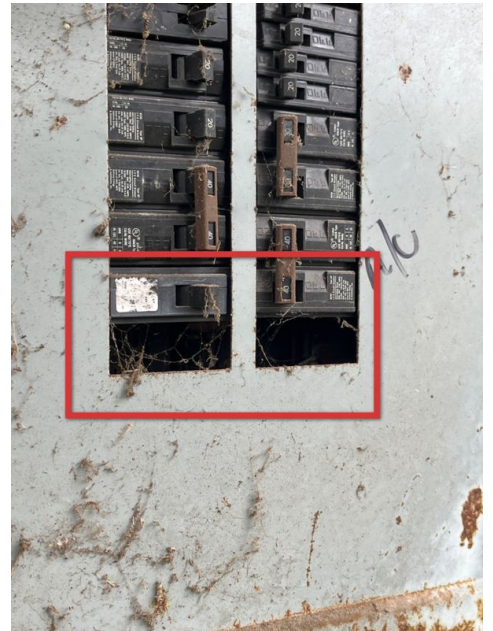
MISSING BLANKS

Blanks or covers are missing at electrical panel.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



3.1.6 A. Service Entrance and Panels

PANEL RUSTED

The panel appears to show signs of rust and deterioration. Repairs may be needed.

Recommendation

Contact a qualified professional.

 Recommendation



3.1.7 A. Service Entrance and Panels
UNABLE TO LOCATE GROUNDING CLAMP

I was unable to locate a grounding clamp or rod to ensure panel is properly grounded. I recommend having a qualified electrician further evaluate.

Recommendation
Contact a qualified electrical contractor.

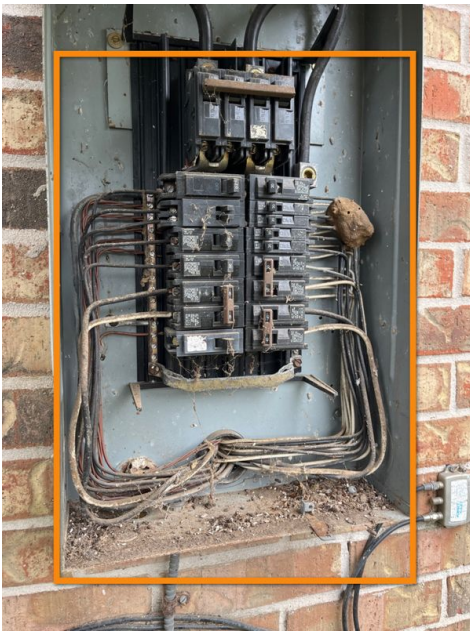


3.1.8 A. Service Entrance and Panels
DEBRIS IN PANEL

Debris inside panel or not properly sealed . This can be a safety issue. I recommend having a qualified electrician inspect and repair as needed.

Recommendation
Contact a qualified professional.





3.1.9 A. Service Entrance and Panels

SERVICE WIRES LOW FROM GROUND

 Safety Hazard

The electrical service conductors clearance (outside) from the ground is lower than 12 feet, and needs correcting for safety.

Recommendation
Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

ATTIC LIGHT COVER MISSING

 Recommendation

Attic space is missing recommend light cover. Recommend repairs as needed.

Recommendation
Contact a qualified professional.



Attic

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

GFCI PROTECTION MISSING

 Recommendation

No GFCI protection present in multiple locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



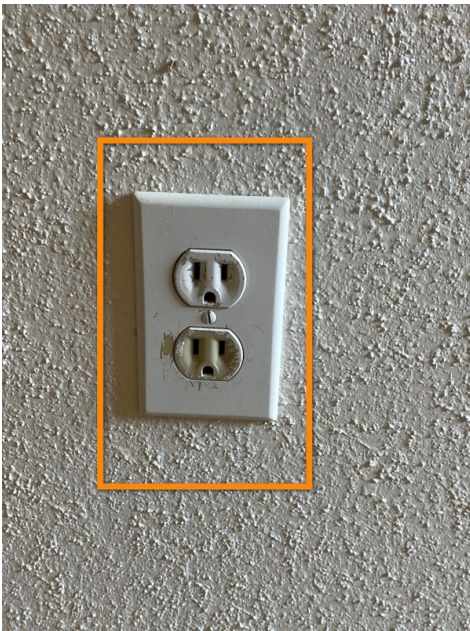
Kitchen x4



Laundry Room



Garage x5



Master Bedroom by bathroom

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

NO AFCI BREAKERS INSTALLED

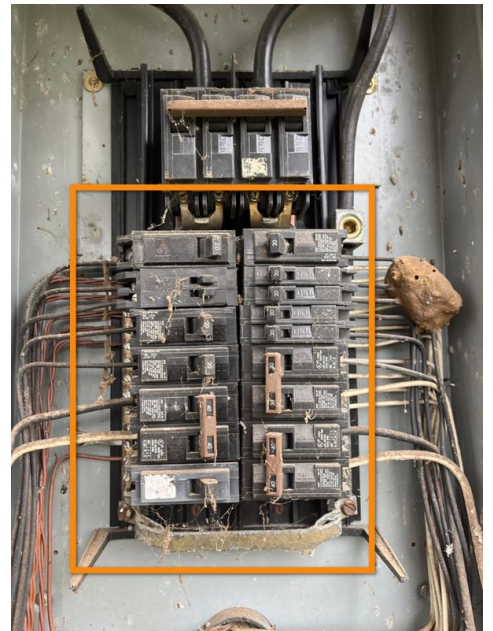
This home did / did not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an as-built condition, and was not required when this home was built. Some items reported as Deficient may be considered upgrades to the property.

For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

Recommendation

Contact a qualified electrical contractor.



3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

WHITE WIRES REQUIRE PROPER RE-IDENTIFICATION

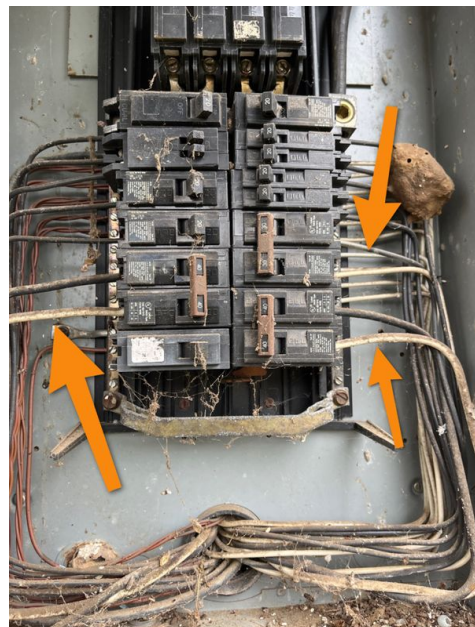
There were white wires used as hot wire. Insulation on ungrounded conductors should be a continuous color other than white gray or green. There are exceptions that allow white or gray conductors which are part of the cable to be permanently re-identified with electrical tape or a black or red marker as a non grounded conductor at the termination and at each location where the conductor is visible and accessible

[NEC 200.7](#)

This is a "newer" requirement however it is a good safety upgrade that should be considered.



Recommendation
Contact a qualified professional.



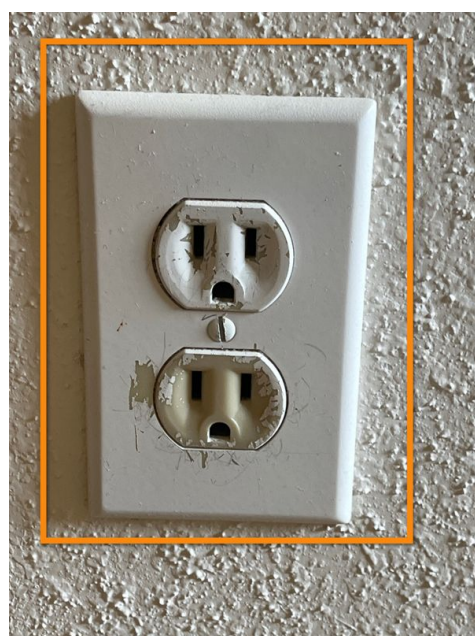
3.2.6 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

TAMPER RESISTANT OUTLETS

Home is missing tamper resistant outlets in areas. I recommend consulting a qualified electrician.

Recommendation
Contact a qualified professional.



Throughout home

3.2.7 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

EXPOSED ELECTRICAL WIRING

There are areas around the home that have exposed electrical wiring. Wiring should not be exposed where someone can touch or where wiring can be damaged.

Recommendation
Contact a qualified electrical contractor.



Rear patio

3.2.8 B. Branch Circuits, Connected Devices, and Fixtures

RECEPTACLE LOOSE

Receptacle or light switch is loose in wall and is not properly secured. I recommend having a licensed electrician inspect and repair as needed.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Various Areas

3.2.9 B. Branch Circuits, Connected Devices, and Fixtures

PANEL BRAND MISMATCHED

One or more breakers inside the electrical panel appears to be different brands than the panel manufacturer. This is not considered today's standard.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



3.2.10 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

DRYER 3 PRONG OUTLET

The dryer has a 3 prong outlet. This is not considered today's standard. I recommend having a qualified electrician inspect and repair as needed.

Recommendation
Contact a qualified professional.



Laundry Room

3.2.13 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

PULL STRING OPERATED FIXTURE (ONLY)

The fixture is only pull string operated. This is not considered today's standard. I recommend having a licensed electrician inspect and repair as needed.

Recommendation
Contact a qualified professional.



Front bedroom closets

3.2.14 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

GFCI WILL NOT TRIP

GFCI will not trip. This is a safety issue. I recommend having a licensed electrician inspect and repair as needed.

Recommendation
Contact a qualified professional.



Master Bath

3.3.1 C. Other

SMOKE ALARMS ARE MISSING

 Safety Hazard

Smoke alarms are missing in required/recommend areas.

Recommendation
Contact a qualified electrical contractor.



All required areas

4.1.2 A. Heating Equipment
NEEDS SERVICING/CLEANING

 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

4.1.3 A. Heating Equipment
THERMOSTAT NOT OPERATIONAL

 Recommendation

The thermostat was not operational at time of inspection. The u it was not function tested. I recommend having a licensed HVAC contractor inspect and repair as needed.

Recommendation

Contact a qualified professional.



4.2.1 B. Cooling Equipment
NO PAN SWITCH

 Recommendation

Unit did not appear to have a pan switch. U it is located in the attic. I recommend having a qualified hvac contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.



4.2.2 B. Cooling Equipment

UNIT NOT LEVEL

 Recommendation

The condensing unit(s) were not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. I recommend that the units are leveled as needed by an HVAC contractor or other qualified person.

Recommendation
Contact a qualified HVAC professional.



4.2.3 B. Cooling Equipment

THERMOSTAT NOT OPERATIONAL

 Recommendation

The thermostat was not operational at time of inspection. The u it was not function tested. I recommend having a licensed HVAC contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.



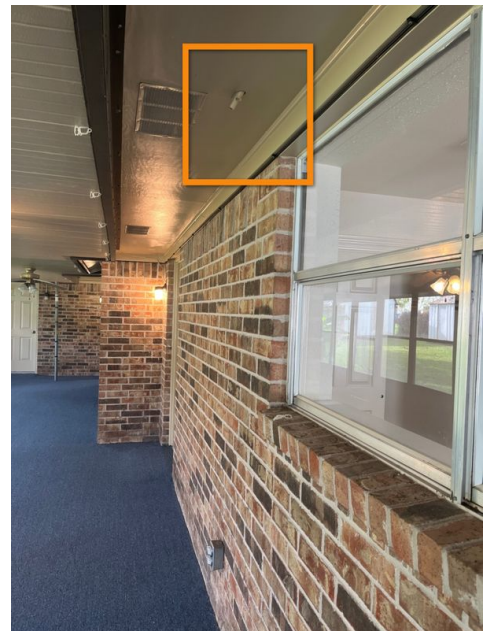
4.2.4 B. Cooling Equipment

SECONDARY DRAIN LINE IMPROPER LOCATION



The secondary drain line is in an improper location. The drain line will drip into enclosed patio. This can cause moisture issues. I recommend having a licensed HVAC contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.



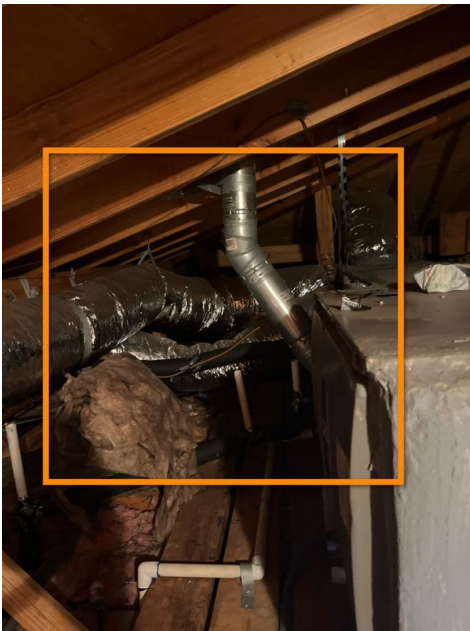
4.3.1 C. Duct Systems, Chases, and Vents

DUCT TOUCHING EACH OTHER



Duct piping inside the attic space appear to be in contact with each other in multiple areas. This is not considered today's standard and could create condensation.

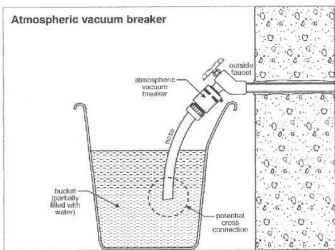
Recommendation
Contact a qualified HVAC professional.



Multiple Areas

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures
NO ANTI-SIPHON

 Recommendation



Water hose bib's (spigots) on the exterior of the home should have anti-siphon/ back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters. In some cases hose bibs may have a built in antisiphon but it is difficult to tell unless the tag is left on the hose bib.

Recommendation
Contact a handyman or DIY project



Multiple Areas

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures
WEAK OR RESTRICTED FLOW

 Recommendation

There is low pressure at some fixtures at the time of inspection. It would be a good idea to replace the faucets in this home if this does not remedy the pressure fluctuation then there is an issue in the line at some point and it will need to be assessed by a licensed plumber.

Recommendation
Contact a qualified plumbing contractor.



Kitchen sink (no pressure fittings are in open position)

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

GALVANIZED PIPING

The supply piping in this home is galvanized steel piping. The galvanized piping can corrode and leak. This can be an issue with most older homes.

In the process of purchasing this home there needs to be the knowledge that galvanized piping is going to have to be replaced at some point in the future if you start seeing rusty water or lack of water pressure at the faucets it is getting close to time for galvanized piping to be replaced.

Also know that rusty water may be seen if a particular fixture is not regularly operated and may not mean that piping necessarily needs replacement right then but it is something to take into account when purchasing an older home.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Throughout home

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

CORROSION ON PLUMBING FITTINGS

Corrosion was noted on one or more plumbing fittings or supply lines. These areas will need repair/replacement in the future. We recommend that you monitor these areas for leaks and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Example of areas most if not all areas

Various Areas

5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

NO WATER

Fixture did not have pressure at time of inspection. I recommend having a qualified plumber inspect and repair as needed.

Recommendation
Contact a qualified professional.

 Recommendation



Guest Bath shower

5.2.2 B. Drains, Wastes, and Vents

IMPROPER DRAIN PIPING MATERIAL

There appears to be improper drain line material present for sink. Drain line appears to be rigid flexible piping which is not recommended to use. Inner walls of piping should be a smooth surface.

Recommendation
Contact a qualified plumbing contractor.

 Recommendation



Kitchen sink

5.2.3 B. Drains, Wastes, and Vents **OLDER DRAIN PIPING**

Older drain piping is present in multiple areas. This piping appears to be at the end of life. Some areas were not able to be properly function tested for various reasons. These areas should all be inspected by a licensed plumber.

Recommendation
Contact a qualified professional.

 Recommendation



5.3.3 C. Water Heating Equipment **CODE FOR WATER HEATER PAN**

 Recommendation

International Residential Code for One & Two-Family Dwellings

P2801.5 Required pan.

Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gauge (0.016 inches) (0.4 mm) or other pans for such use. Listed pans shall comply with CSA LC3.

P2801.5.1 Pan size and drain.

The pan shall be not less than 1 1/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2904.5.

P2801.5.2 Pan drain termination.

The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

Recommendation

Contact a qualified plumbing contractor.

5.3.4 C. Water Heating Equipment

CODE FOR DISCHARGE PIPE



International Residential Code for One & Two-Family Dwellings

P2803.6.1 Requirements for discharge pipe.

The discharge piping serving a pressure-relief valve, temperature relief valve or combination valve shall:

Not be directly connected to the drainage system.

Discharge through an air gap located in the same room as the water heater.

Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.

Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.

Discharge in a manner that does not cause personal injury or structural damage.

Discharge to a termination point that is readily observable by the building occupants.

Not be trapped.

Be installed to flow by gravity.

Not terminate more than 6 inches (152 mm) above the floor or waste receptor.

Not have a threaded connection at the end of the piping.

Not have valves or tee fittings.

Be constructed of those materials listed in Section P2904.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

Recommendation

Contact a qualified plumbing contractor.

5.3.5 C. Water Heating Equipment

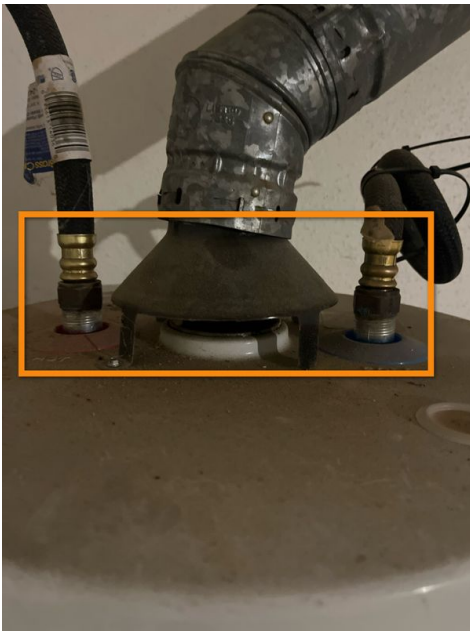
CORROSION



Corrosion is present at water heater fittings. This a maintenance issue. I recommend having a plumber inspect and repair as needed.

Recommendation

Contact a qualified professional.



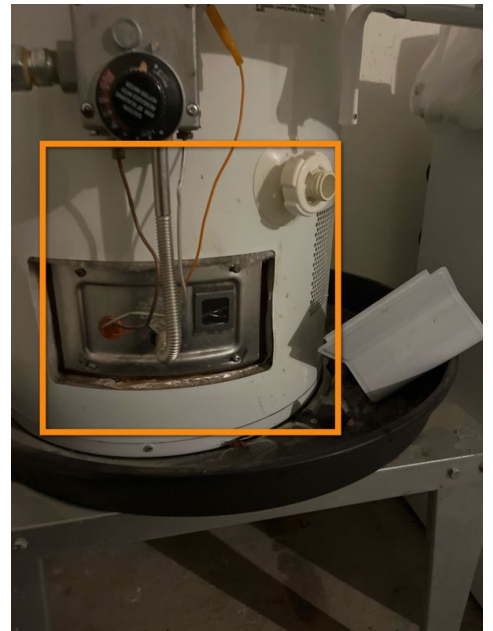
Various Areas

5.3.6 C. Water Heating Equipment
MISSING COMPONENTS

 Recommendation

Water heaters have missing/not installed cover plates.

Recommendation
Contact a qualified professional.



5.3.7 C. Water Heating Equipment
SECONDARY DRAIN PAN LINE TO EXTERIOR

 Recommendation

The secondary drain pan line is not plumbed to exterior.
Recommend having a plumber further evaluate.

Recommendation
Contact a qualified professional.

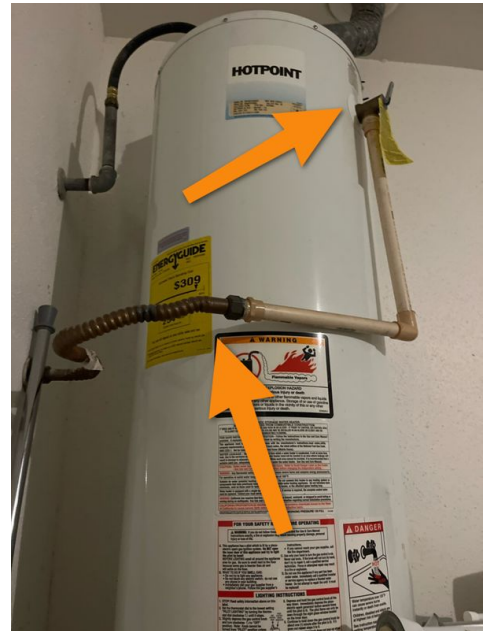


5.3.8 C. Water Heating Equipment
TPR CONFIGURATION

 Recommendation

The TPR does not appear to be installed in a proper configuration. I recommend having a qualified plumber inspect and repair as needed.

Recommendation
Contact a qualified professional.



5.3.9 C. Water Heating Equipment
**WATER HEATER SIGHT GLASS
DAMAGED**

 Recommendation

The water heater sight glass is damaged. This is a safety issue. I recommend having a licensed plumbing contractor inspect and repair or replace as needed.

Recommendation
Contact a qualified professional.



5.5.2 E. Gas Distribution System and Gas Appliances **IMPROPER BONDING WIRES ON GAS SYSTEM**



The gas supply system does not appear to be properly bonded to the electrical system.

To ensure a proper bond, all wiring, clamps, and piping must be bare metal. The pipe the bond clamp is connected to should have di-electric grease to ensure a proper bond and to prevent rusting.

It is recommended to have this system checked for proper bonding by a licensed and qualified electrician and repaired as recommended.

G2411.1 (310.1) Pipe and tubing other than CSST. Each above-ground portion of a gas piping system other than corrugated stainless steel tubing (CSST) that is likely to become energized shall be electrically continuous and bonded to an effective ground-fault current path. Gas piping other than CSST shall be considered to be bonded where it is connected to appliances that are connected to the equipment grounding conductor of the circuit supplying that appliance.

Recommendation
Contact a qualified electrical contractor.



GALVANIZED GAS PIPE

Galvanized piping should not be used for gas because of the galvanized coating. Over time pieces of the galvanized steel will flake off and clog your gas regulators and burner units. Never mix galvanized and black iron or where they touch corrosion will be accelerated.

Recommendation
Contact a qualified professional.



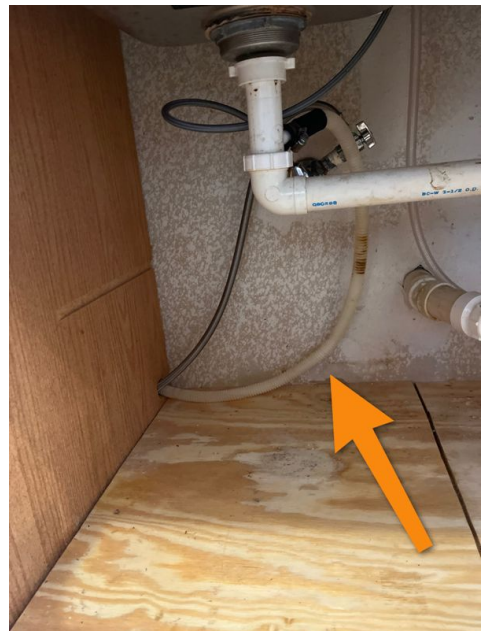
6.2.1 A. Dishwashers

HIGH LOOP MISSING

DISHWASHER HIGH LOOP MISSING

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation
Contact a handyman or DIY project



6.5.1 D. Ranges, Cooktops, and Ovens

ANTI TIP BRACKET MISSING

ANTI-TIP BRACKET MISSING

An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars and the installation of this bracket is highly recommended.

<http://www.sears.com/search=anti%20tip%20bracket%20for%20oven>

Recommendation
Contact a qualified appliance repair professional.



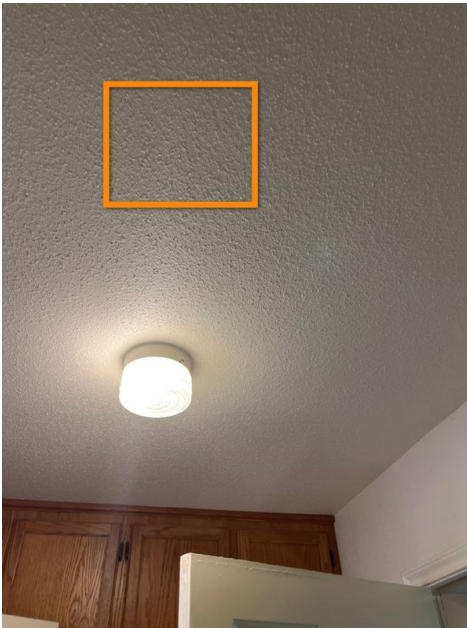
6.7.1 F. Mechanical Exhaust Vents and Bathroom Heaters

MISSING EXHAUST FAN

 Recommendation

The area has a missing exhaust fan. This is not considered today's standard. I recommend having a qualified contractor inspect and make all necessary repairs.

Recommendation
Contact a qualified professional.



Laundry Room



Guest Bath



Master Bath

6.8.1 G. Garage Door Operators

NOT WORKING PROPERLY

 Recommendation

Garage door had power but was not operational at time of inspection. I recommend having a qualified contractor inspect and repair as needed.

Recommendation
Contact a qualified professional.



6.9.1 H. Dryer Exhaust Systems

IMPROPER VENTING

Dryer vent is not terminating to the exterior, which can cause inefficient venting and/or a fire hazard. Recommend a qualified HVAC contractor or handyman vent to exterior.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



Rear patio (closed in)