

# Home Inspection Report



3610 Ave Q, Galveston , TX 77550

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**Inspection Date:**

Monday January 25, 2021

**Prepared For:**

Nate McDermott

**Prepared By:**

Michael Anderson  
9446 Jamaica Beach  
Galveston, TX 77554  
(409) 996-9979  
firetrand@yahoo.com

**Report Number:**

012521a

**Inspector:**

Michael Anderson

**License/Certification #:**

TX--23486

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "Michael Anderson", written over a horizontal line.



Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as Deficient when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been grandfathered because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER ADDITIONAL INFORMATION PROVIDED BY INSPECTOR , OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

The home is inspected following the Standards of Practice set forth by the Texas Real Estate Commission. There are certain components that may not have been code during the time of the original build however the Standards of Practice require the inspector to mark deficient some of these older components. Any and all of the repairs that are completed are recommended to be done by qualified or certified professionals. Any warranty information should be obtained from the seller. The locations are referenced as the front door facing South. The inspector cannot predict nor be held responsible for any future foundation movement and or settlement that may occur.

DEMO

# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

## Main Entrance Faces

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South

## State of Occupancy

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Unoccupied but furnished

## Weather Conditions

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Cloudy

## Recent Rain

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Yes

## Ground Cover

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Damp

## Approximate Age

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61yrs old

# Receipt/Invoice

**Michael Anderson**  
**9446 Jamaica Beach**  
**Galveston, TX 77554**  
**(409) 996-9979**

Date: Jan 25, 2021

Inspected By: Michael Anderson

Client: Nate McDermott

**Property Address**  
**3610 Ave Q**  
**Galveston , TX 77550**

Inspection Number: 012521a

Payment Method: Not Paid

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$500.00
Home Inspection discount	(\$50.00)
<b>Total</b>	<b>\$450.00</b>

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundations(s):* Pier and beam

*The Foundation is:* Performing as intended. No significant problems were observed

*Comments:* The foundation is made of 6x6" wooden piers on concrete footings which breaks the ground contact prolonging the lifespan of the piers. The beams are wooden beams sitting on top of the wood piers.

As is typical with older homes that are elevated there has been minor settlement that has occurred in the home. This is typically not a cause for concern unless the doors and or windows become out of square or difficult to open and close. These can be indicators that there has been excessive settling. Horizontal drywall cracks and cracks that are greater than 1/4" are another indicator that the foundation should be further evaluated by a qualified specialist.

The soil in the area is known for expansion/contraction and has a heavy sand content which could possibly cause movement or settlement in the future.

The foundation was viewed from the crawlspace .

### B. Grading and Drainage

*Comments:* The grading and drainage were functioning properly on the day of the inspection. The grading should at like an umbrella and drain storm water away from the home and its foundation. The addition of gutters would also be beneficial over the longterm ownership of the home as they will help flow storm water away from the home and its foundation.

### C. Roof Covering Materials

*Types of Roof Covering:* Composition Roofing Material  
Modified Bitumen Roofing Material

*Viewed From:* Walked On Roof

*Comments:* The Texas department of Insurance website states that the roof was re- roofed in 2002 and properly certified with a WPI8. There was wear of the roofing materials consistent with the age. There was granule loss occurring mainly at the ridges. There was also minor damage at the west side of the material from tree limbs overhanging the roof. The flat roof over the rear appears to be nearing the end of its expected lifespan and is recommended to be further evaluated by a qualified roofer for replacement. The pitched roof likely has approximately 5yrs of expected life remaining.

*Photos:*



West side had minor damage or wear from the tree limbs, you can also see the granule wear



Flat roof has excessive granule loss

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D. Roof Structures and Attics

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: No Insulation in place

Comments: There was no insulation present in the attic. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

The chimney appeared to have minor leaks when viewed from the interior of the attic, recommend that the flashing be resealed at the penetration of the roof.

There was minor deterioration of the north side fascia board over the flat roof, recommend that the board be repaired.

Photos:



Moisture stains at the penetration of the roof from the chimney



Fascia board over the north side of the flat roof is deteriorating

E. Walls (Interior and Exterior)

Comments: TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

**INTERIOR:**

There are multiple cracks in the dry wall or interior walls around the headers of the doorways and window frames which indicates that there has been settlement of the structure. It is recommended that these areas be patched and monitored for further movement.

Information only some of the older baseboards appear that they might have lead based paint however they also have been encapsulated by multiple layers of paint which is an accepted practice.

**EXTERIOR:**

The wood siding exterior wall coverings were in pretty good shape, there was an area at the back northwest corner that had damage and was in need of proper repair. There was deterioration at the exterior window frame of the north wall east window, recommend that the window frame be repaired by a qualified contractor.

As a preventive maintenance and to help prolong the wood sidings lifespan it is recommended that the seams be kept sealed, edges and the bottoms of the siding be kept sealed with a very good coat of paint.

Photos:



I=Inspected

NI=Not Inspected

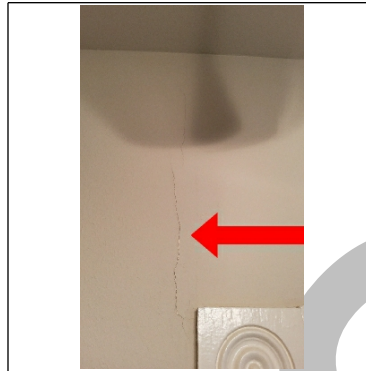
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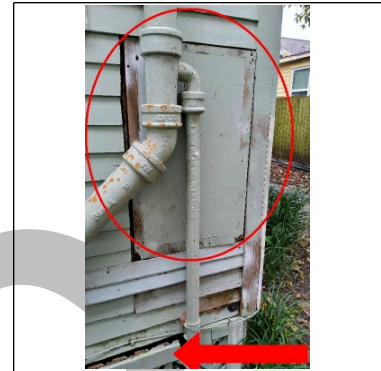
I NI NP D



Example of cracks near windows.



Example of crack above doorway header



Exterior wall at the northwest corner of the home needs properly repaired



Northeast exterior window frame is deteriorating

F. Ceilings and Floors

*Comments:* TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

**CEILING:**

The ceilings throughout the home were in pretty good shape, there were a few minor cracks that are typical in pier and beam homes. The age of the home is another factor in the cracks of the ceiling, recommend that they be repaired by a qualified contractor.

Info only the northwest bedroom ceiling is made of plywood.

**FLOORS:**

The flooring in the home is likely the original wood floors and has the normal wear and tear for a flooring of this age. As previously discussed in the foundation section of the report there has been settlement of the home which has caused minor floor sloping. The front door dragging the ground is an example of the settlement.

There was moisture damage under the bathroom floor that was viewed from the crawlspace, recommend that the areas be repaired.

*Photos:*

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Moisture damage under bathroom viewed from the crawlspace

G. Doors (Interior and Exterior)

*Comments:*The interior and exterior doors were functioning properly with the exception of a few issues. The front door as previously discussed rubs on the ground due to minor settlement and the closet door in the dining room area needs adjustment. Recommend that a qualified contractor repair the doors so they function correctly.

H. Windows

*Comments:*The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. All of the windows in the front southeast room did not function with the exception of the east window, it is recommended that the windows be repaired so they functioned properly. All of the windows in the northwest bedroom function with the exception of the north window, recommend that the window be properly repaired.

I. Stairways (Interior and Exterior)

*Comments:*The front stairway had the proper headroom, tread depth, riser height, handrail, spindle with and exterior lighting for safety. The rear stairs are recommended to have a grippable 2" handrail for safety.

J. Fireplaces and Chimneys

*Comments:*The chimney had moisture stains observed from inside of the attic and it appeared that the step flashing was also lifted at the exterior roof coverings. It is recommended that the flashing be resealed to prevent moisture from gaining entry.  
\*The chimney was only in use to vent the water heater\*

*Photos:*

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Moisture stains observed from inside the attic



Flashing at the roof likely needs resealed

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

*Comments:* The front deck appeared to be in good shape and functioning properly on the day of the inspection. It had secure railing with the proper spacing between the pickets as to not allow an object or sphere 4" or greater to fit between.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:* The electrical service lines are run from an overhead weatherhead to a **70amp** main breaker located next to the meter at the northwest corner of the rear garage apartment. The lines then run to a **70amp** subpanel box with all the branch circuit breakers for the front home at the northeast exterior corner. (70amps may not be sufficient enough to supply power to the home) There is a double tapped breaker (two power wires on one breaker) at the right hand side of the box, recommend that each power line be own its own circuit breaker.  
\*there is still old cloth wiring going in the box\*

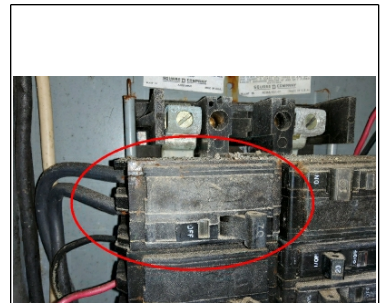
*Photos:*



70amp main breaker for front home is located at the rear garage apt in the northwest corner



Breaker box is rusted



70amp main for the whole house

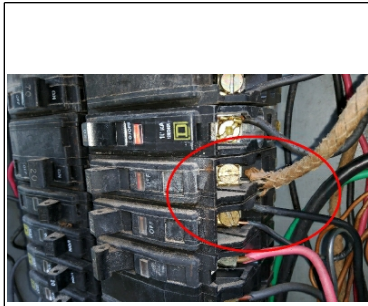
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Old cloth wiring and a double tapped breaker

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: All of the electrical outlets in the front southeast room are ungrounded, recommend that an electrician properly ground all of the outlets or place them on GFCI's. There were multiple outlets throughout the home that were not grounded, recommend that a qualified electrician properly ground the outlets or place them on GFCI's.

The bathroom outlets, kitchen countertop outlets and exterior outlets are in wet locations therefore they are recommended to be under the protection of GFCI's.

\*the majority of the wiring in the home was knob and tube or cloth wiring, it is highly recommended that the wiring be updated as this wiring is unsafe\*

Photos:



Old knob and tube wiring in the attic was still in use

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

A. Heating Equipment

Type of Systems: Gas Wall Heaters x 2

Energy Sources: Gas

Comments: The old floor heaters were still present however they were not functional. There were two natural gas stand alone wall/floor units. The gas supply line was shut off to both of the units. The northwest bedroom's unit would not lite when the gas was turned on. Recommend that the heaters be maintained by a qualified professional.

B. Cooling Equipment

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**B. Cooling Equipment cont.**

Type of Systems: cont.

Type of Systems: Window Unit x 2

Comments: There were two windows present in the home on the day of the inspection. The unit in the kitchen area was functioning properly on the day of the inspection and had a temperature reading from the supply of 36°.

The dining room window unit was not functioning properly on the day of the inspection and only had a temperature reading from the supply of 59°. It is recommended that the dining room window unit be repaired/replaced.

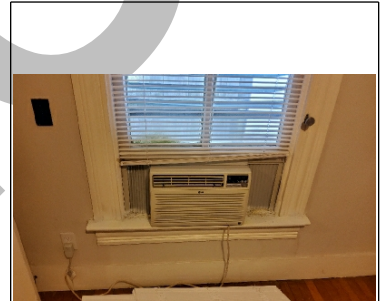
Photos:



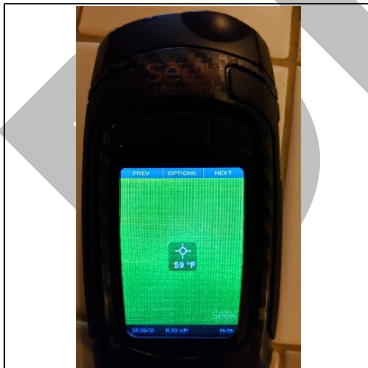
Kitchen window unit functioned properly



Kitchen window unit had a 36° temperature reading from the unit



Dining room window unit did not function properly



Dining room window unit only had a 59° temperature reading

C. Duct Systems, Chases, and Vents

Comments:

**IV. PLUMBING SYSTEM**

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: The water meter is located in the front yard near the street.

Location of main water supply valve: The main water supply line is under the front porch

Static water pressure reading: 64psi

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I NI NP D

**A. Plumbing Supply, Distribution, Systems, and Fixtures cont.**

*Comments: cont.*

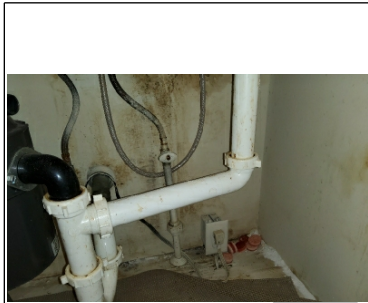
Comments: There is previous moisture damage and mild fungal growth under the kitchen sink, recommend that the area be repaired and cleared of the growth. The tile around the bathtub had multiple cracks, recommend that it be repaired. There was a leak observed while in the crawlspace at the water distribution line for the bathtub, recommend that the lines be repaired by a qualified professional.

The plumbing lines are still a mixture of galvanized and pvc lines. The galvanized lines have a typical life expectancy of ~50yrs as they corrode or rust from the inside out. It is recommended that it be budgeted to replace the galvanized lines in the near future.

There were areas of the gas distribution lines that had significant rust and should be further evaluated for repair or replacement.

The home had good functional flow meaning that 3 or more water fixtures were run simultaneously and there was little to no drop in pressure or flow of water.

*Photos:*



Moisture stains and mild fungal growth under kitchen sink

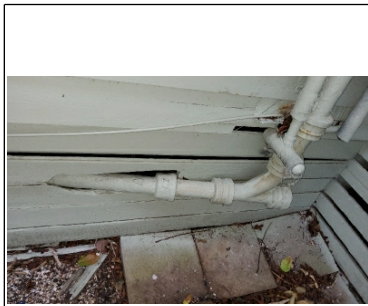


There was a leak in the distribution lines for the bathtub

**B. Drains, Wastes, and Vents**

*Comments:* The majority of the drain lines are the older cast iron or steel lines. These lines have about a 50 year life expectancy and the smaller lines typically need replaced sooner. It is recommended that a qualified plumber evaluate the drain waste lines for repair/replacement. The bathroom sink was missing a drain stop, recommend that it be replaced.

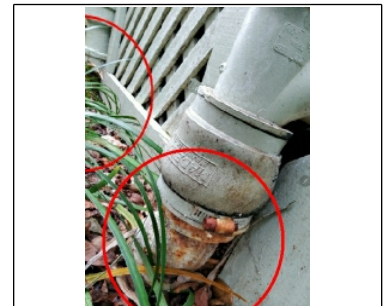
*Photos:*



Older cast iron or steel drain waste lines



Crack in old cast iron or steel drain waste line



Old cast iron or steel drain line

**C. Water Heating Equipment**

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I NI NP D

**C. Water Heating Equipment cont.**

*Energy Sources: cont.*

Energy Sources: Gas

Capacity:40 Gallons

*Comments:*Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range (9yrs old). One cannot predict with certainty when replacement will become necessary. No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.

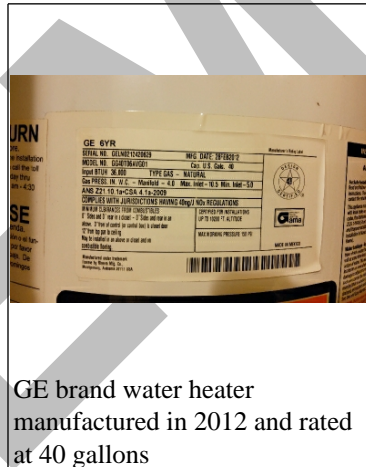
The cold water distribution line under the water heater was significantly rusted, it is recommended that the line be repaired by a qualified professional.

It is recommended that 10-15 gallons be drained from the water heater annually to remove sediment from the tank which will help prolong its useful lifespan.

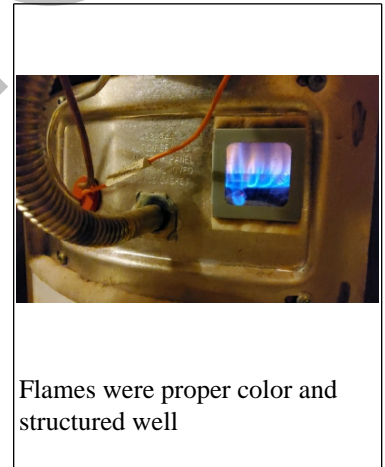
*Photos:*



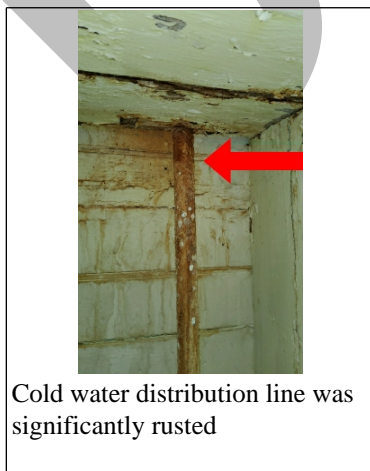
No drain pan



GE brand water heater manufactured in 2012 and rated at 40 gallons



Flames were proper color and structured well



Cold water distribution line was significantly rusted

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

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I NI NP D

A. Dishwashers

*Comments:* The Amana brand dishwasher was functioning properly on the day of the inspection when run on the "normal" wash setting. The plumbing for the dishwasher was tied into a drain waste line from under the home, it is recommended that the dishwasher drain line be run to the disposal or the drain waste line prior to the trap.

*Photos:*



B. Food Waste Disposers

*Comments:* The Badger brand food waste disposer was not functioning on the day of the inspection. Upon arrival the switch was already in the on position which likely burned up the motor in the disposal.

*Photos:*



Dishwasher drain line is recommended to be tied in to the disposal

C. Range Hood and Exhaust Systems

*Comments:*

D. Ranges, Cooktops, and Ovens

*Comments:*

E. Microwave Ovens

*Comments:*



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I  NI  NP  D

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* There was a functional window in the bathroom to remove any of the humid air to prevent fungal growth.

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:* The home's water is supplied through the city.

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:* The home is on the city's sewer system.

**F. Other:**

*Comments:*

# Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

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## STRUCTURAL SYSTEMS

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### Foundations:

### Grading and Drainage:

### Roof Covering Materials:

The Texas department of Insurance website states that the roof was re-roofed in 2002 and properly certified with a WPI8. There was wear of the roofing materials consistent with the age. There was granule loss occurring mainly at the ridges. There was also minor damage at the west side of the material from tree limbs overhanging the roof. The flat roof over the rear appears to be nearing the end of its expected lifespan and is recommended to be further evaluated by a qualified roofer for replacement. The pitched roof likely has approximately 5yrs of expected life remaining.

### Roof Structures and Attics:

There was no insulation present in the attic. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

The chimney appeared to have minor leaks when viewed from the interior of the attic, recommend that the flashing be resealed at the penetration of the roof.

There was minor deterioration of the north side fascia board over the flat roof, recommend that the board be repaired.

### Walls (Interior and Exterior):

There are multiple cracks in the dry wall or interior walls around the headers of the doorways and window frames which indicates that there has been settlement of the structure. It is recommended that these areas be patched and monitored for further movement.

The wood siding exterior wall coverings were in pretty good shape, there was an area at the back northwest corner that had damage and was in need of proper repair. There was deterioration at the exterior window frame of the north wall east window, recommend that the window frame be repaired by a qualified contractor.

### Ceilings and Floors:

There was moisture damage under the bathroom floor that was viewed from the crawlspace, recommend that the areas be repaired.

# Summary Page

## Doors (Interior and Exterior):

### Windows:

The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

All of the windows in the front southeast room did not function with the exception of the east window, it is recommended that the windows be repaired so they functioned properly.

All of the windows in the northwest bedroom function with the exception of the north window, recommend that the window be properly repaired.

### Stairways (Interior and Exterior):

The rear stairs are recommended to have a grippable 2" handrail for safety

### Fireplaces and Chimneys:

The chimney had moisture stains observed from inside of the attic and it appeared that the step flashing was also lifted at the exterior roof coverings. It is recommended that the flashing be resealed to prevent moisture from gaining entry.

### Porches, Balconies, Decks, and Carports:

### Other:

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## ELECTRICAL SYSTEMS

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### Service Entrance and Panels:

The electrical service lines are run from an overhead weatherhead to a **70amp** main breaker located next to the meter at the northwest corner of the rear garage apartment. The lines then run to a **70amp** subpanel box with all the branch circuit breakers for the front home at the northeast exterior corner. (70amps may not be sufficient enough to run multiple appliances)

There is a double tapped breaker (two power wires on one breaker) at the right hand side of the box, recommend that each power line be own its own circuit breaker.

\*there is still old cloth wiring going in the box\*

### Branch Circuits, Connected Devices, and Fixtures:

All of the electrical outlets in the front southeast room are ungrounded, recommend that an electrician properly ground all of

# Summary Page

## Branch Circuits, Connected Devices, and Fixtures

the outlets or place them on GFCI's. There were multiple outlets throughout the home that were not grounded, recommend that a qualified electrician properly ground the outlets or place them on GFCI's.

The bathroom outlets, kitchen countertop outlets and exterior outlets are in wet locations therefore they are recommended to be under the protection of GFCI's.

\*the majority of the wiring in the home was knob and tube or cloth wiring, it is highly recommended that the wiring be updated\*

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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### Heating Equipment:

### Cooling Equipment:

### Duct Systems, Chases, and Vents:

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## PLUMBING SYSTEM

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### Plumbing Supply, Distribution, Systems, and Fixtures:

There is previous moisture damage and mild fungal growth under the kitchen sink, recommend that the area be repaired and cleared of the growth.

The plumbing lines are still a mixture of galvanized and pvc lines. The galvanized lines have a typical life expectancy of ~50yrs as they corrode or rust from the inside out. It is recommended that it be budgeted to replace the galvanized lines in the near future.

There were areas of the gas distribution lines that had significant rust and should be further evaluated for repair or replacement.

The tile around the bathtub had multiple cracks, recommend that it be repaired. There was a leak observed while in the crawlspace at the water distribution line for the bathtub, recommend that the lines be repaired by a qualified professional.

### Drains, Wastes, and Vents:

The majority of the drain lines are the older cast iron or steel lines. These lines have about a 50 year life expectancy and the smaller lines typically need replaced sooner.

It is recommended that a qualified plumber evaluate the drain waste lines for repair/replacement.

### Water Heating Equipment:

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range (9yrs old). One cannot predict with certainty when replacement will become necessary.

No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a

# Summary Page

## Water Heating Equipment

qualified professional.

The cold water distribution line under the water heater was significantly rusted, it is recommended that the line be repaired by a qualified professional.

It is recommended that 10-15 gallons be drained from the water heater annually to remove sediment from the tank which will help prolong its useful lifespan.

## Hydro-Massage Therapy Equipment:

Other:

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## APPLIANCES

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Dishwashers:

Food Waste Disposers:

Range Hood and Exhaust Systems:

Ranges, Cooktops, and Ovens:

Microwave Ovens:

Mechanical Exhaust Vents and Bathroom Heaters:

Garage Door Operators:

Dryer Exhaust Systems:

Other:

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## OPTIONAL SYSTEMS

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# Summary Page

**Landscape Irrigation (Sprinkler) Systems:**

**Swimming Pools, Spas, Hot Tubs, and Equipment:**

**Outbuildings:**

**Private Water Wells (A coliform analysis is recommended.):**

**Private Sewage Disposal (Septic) Systems:**

**Other:**

DEMO