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## **Property Inspection Report**

**18726 Haughland Dr, Cypress, TX, 77433**

*Inspector: Melvin Field*

*TREC License: 24803*

*Agent: Son Pham*

*Property Size: 1286*

*Property Age: 1983*

*Inspection Date: 5/31/2024*

*Inspection Time: 1:30 PM*

*Prepared For: Son Pham*

*Order ID: 29942*

**Residential  
Inspections**

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**Clientcare@1stRateInspections.com**  
**9630 Cannock Chase Dr., Houston, TX 77065**

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## PROPERTY INSPECTION REPORT FORM

<u>Son Pham</u>	<u>5/31/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>18726 Haughland Dr, Cypress, TX 77433</u>	
<i>Address of Inspected Property</i>	
<u>Melvin Field</u>	<u>24803</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure. Inspection may be limited by vegetation and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed. **This report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. **Appliances 10 years of age and older have a limited life and could fail at any time.** If there are concerns about appliances, we recommend that you have them checked by a specialist for the condition and possible life expectancy of the appliance.

**Exterior Notes:** Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected and should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soil than from most natural disasters. There should be gutters and downspouts with splash blocks installed that discharge water away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or "hairline" cracks in driveways, walkways or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Tripping hazards may occur from uneven surfaces or gaps in pavement and should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal.

Note that although most roofs are walked by the inspector, some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed with the aid of a drone, from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continuous moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

**Interior Notes:** Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

**Electrical Notes:** Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

**Heating / Air Conditioning Notes:** The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioning system using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

**Plumbing Notes:** Bathrooms can consist of many features from hydrotherapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40-gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

**Optional Devices Notes:** Sprinkler controls are tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested. Pool equipment is checked in manual mode only. A pools shell should be considered a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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I=Inspected

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

A.1. There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for evaluation and/or possible repairs. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.



There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for evaluation and/or possible repairs. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - left, front

B.2. Poor drainage is noted at the fence line between the homes. Due to the construction methods being used today homes are being built so close to each other, there is often not enough room for proper drainage. Recommend proper sloping or adding proper drainage to help remove excess water more rapidly and keep this area dryer during wet weather and help extend the life of the fences. Mainly at - right

B.3. There is poor drainage in some areas around the perimeter of the foundation. This should be corrected to help minimize future foundation problems. As a rule of thumb water should not sit against the foundation for more than 48 hours. Mainly at - rear

B.4. The yard is ponding and although this may not cause foundation issues if not against the slab, you may want to add drainage or adjust the grading to help remove excess water. Mainly at - rear

B.5. Fill dirt is needed along the foundation or in the yard. Mainly at - rear



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There is poor drainage in some areas around the perimeter of the foundation. This should be corrected to help minimize future foundation problems. As a rule of thumb water should not sit against the foundation for more than 48 hours.  
Mainly at - rear



Poor drainage is noted at the fence line between the homes. Due to the construction methods being used today homes are being built so close to each other, there is often not enough room for proper drainage. Recommend proper sloping or adding proper drainage to help remove excess water more rapidly and keep this area dryer during wet weather and help extend the life of the fences. Mainly at - right

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

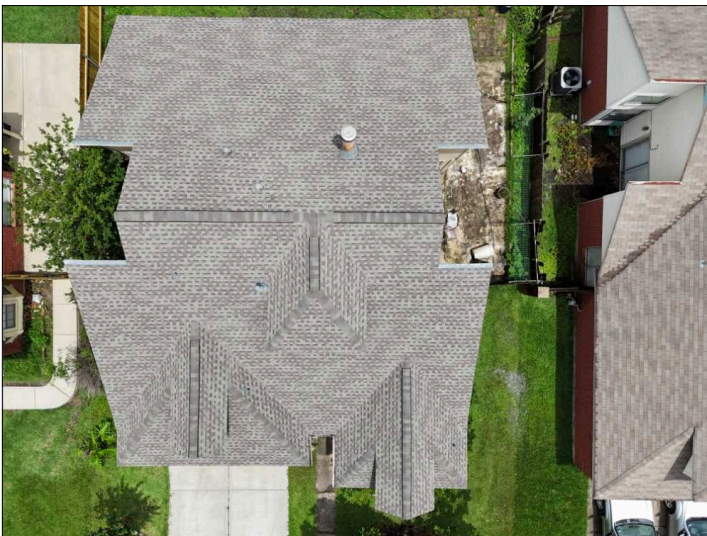
- The roof was observed with pictures or video from a drone due to conditions existing which could be dangerous to the inspector, such as too high, or too steep of a roofing pitch. Rain water or condensation could make the surfaces of the roof too slippery to walk on safely. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. The accessible and visible portions of the underside of the roof decking in the attic is also inspected. Multiple layers of shingles or soft decking may not be visible with a drone. Water can enter through very small areas and may not be found until heavy rain storms occur. Wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.

C.2. There is no gutter system or flashing installed at the roofs edge to prevent water from shedding directly on to the Condenser as recommended by most manufacturers. Recommend installation of gutters or flashing materials to deflect shedding water away from the Condenser to help prevent premature failure.

C.3. The downspout on the gutter was loose from the wall. Mainly at - front



Overview of Roof.



Overview of Roof.

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Overview of Roof.



Overview of Roof.



Overview of Roof.



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Overview of Roof.



Overview of Roof.



Overview of Roof.



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Overview of Roof.



Overview of Roof.



Overview of Chimney.



The downspout on the gutter was loose from the wall. Mainly at - front

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There is no gutter system or flashing installed at the roofs edge to prevent water from shedding directly on to the Condenser as recommended by most manufacturers. Recommend installation of gutters or flashing materials to deflect shedding water away from the Condenser to help prevent premature failure.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attic
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Viewed From:

- The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

- The type of roof system is conventional.
- The type of attic ventilation is ridge vents, eave vents.

Approximate Average Depth of Insulation:

- The ceiling insulation is fiberglass batts, rock wool.
- Ceiling insulation is approximately 6-8 inches in depth.
- Vertical insulation is fiberglass batts.
- Insulation is approximately 4-6 inches in depth.

Comments:

D.1. The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency.

D.2. Insulation has fallen from vertical surfaces or been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency.

D.3. Insulation is not up to today's standards, recommend upgrading to R-30 value to improve energy efficiency.

D.4. There are broken or split headers in the attic, recommend repairs to the header usually done by sistering the rafter with another next to it or by adding metal bracing for proper support. Mainly at - primary bedroom

D.5. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent/pest infestation.

D.6. The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.

D.7. There is old equipment/personal belongings in the attic that has not been removed.

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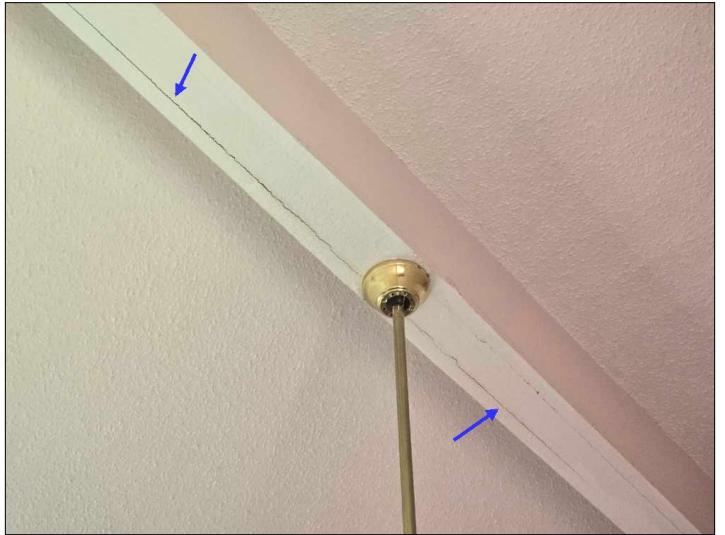
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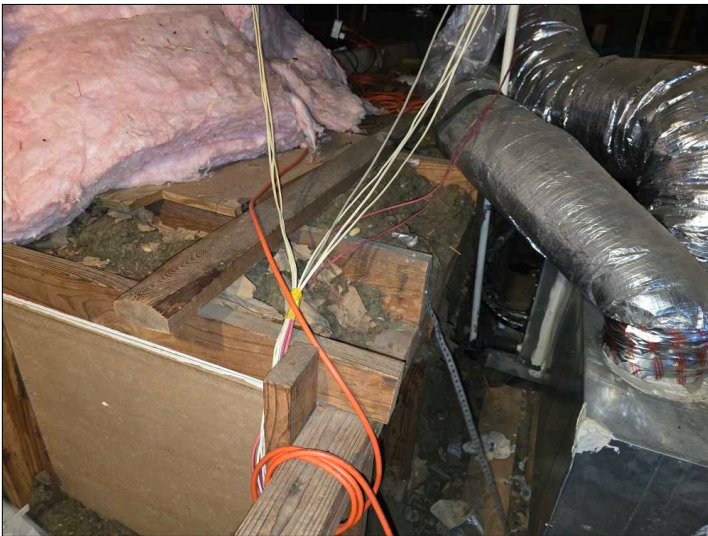
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The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.



There are broken or split headers in the attic, recommend repairs to the header usually done by sistering the rafter with another next to it or by adding metal bracing for proper support. Mainly at - primary bedroom



Overview of Attic.



Overview of Attic.



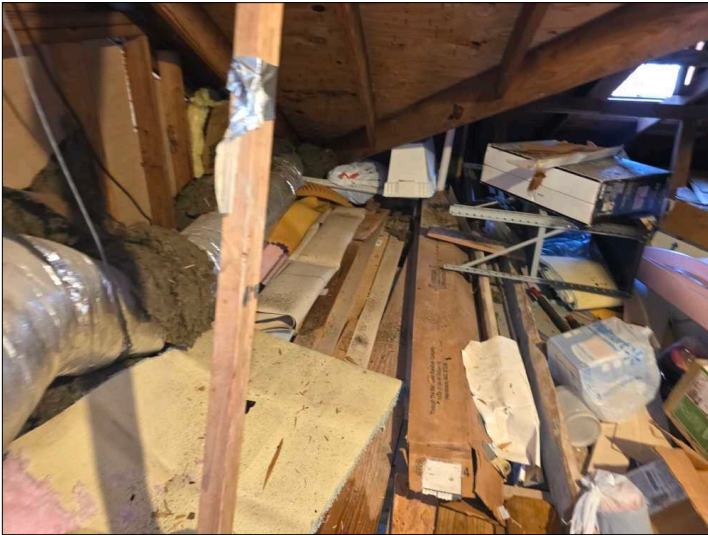
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Overview of Attic.



Overview of Attic.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Exterior)
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Wall Materials:

- Prevalent exterior siding is made of brick, fibered wood siding, vinyl siding.

Comments:

E.1. Indications are that the vinyl siding has been installed over the previously installed or existing exterior cladding materials. Vinyl siding is not considered to be a premium cladding of choice. Vinyl is, not always but often used to cover unsightly problems or defects of the systems beneath it. Any condition that exists beneath the Vinyl siding must be considered a limitation of the Inspector.

E.2. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

E.3. Settlement cracks were noted in the brickwork. Mainly at - front

E.4. The header is showing signs of sagging over the garage. This is often caused by improper support over the garage door. If this is minor settlement and home is older this may have settled and is likely not to be a major problem in the future, however if there is substantial movement it is recommended that this be looked at by a contractor or structural engineer for further evaluation and repairs as needed.

E.5. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - various locations

E.6. Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - various locations

E.7. There is some damage to the exterior trim, recommend repairs to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations

E.8. There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - various locations

E.9. The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.

E.10. Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations

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E.11. There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations

E.12. There is loose siding on the home, recommend securing all loose siding to help prevent damaged and water penetration. Mainly at - various locations



Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

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Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left



Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left

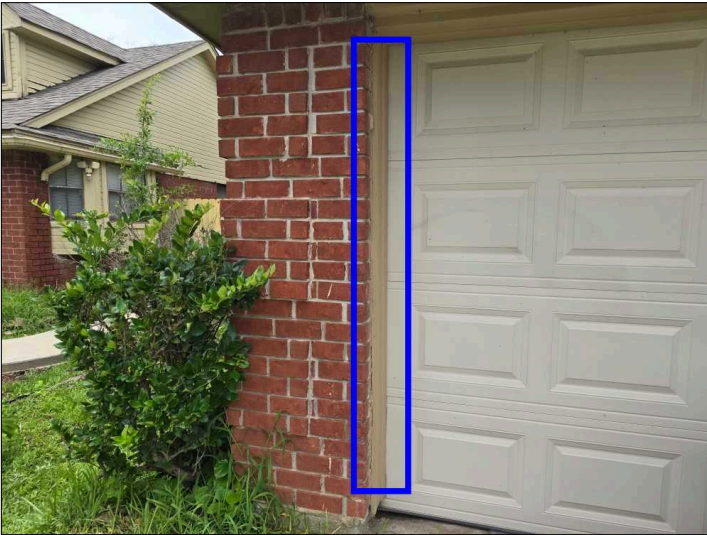
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Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front



Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - front



The header is showing signs of sagging over the garage. This is often caused by improper support over the garage door. If this is minor settlement and home is older this may have settled and is likely not to be a major problem in the future, however if there is substantial movement it is recommended that this be looked at by a contractor or structural engineer for further evaluation and repairs as needed.



There is some damage to the exterior trim, recommend repairs to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - front

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I	NI	NP	D
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Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - front



The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.



Settlement cracks were noted in the brickwork. Mainly at - front



Settlement cracks were noted in the brickwork. Mainly at - front

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Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - front



Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - front



The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.

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Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - front



Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - right



Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - right



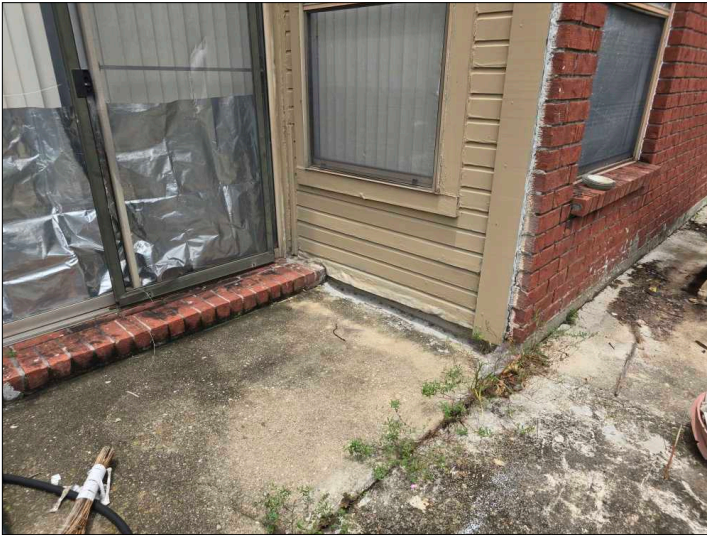
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I	NI	NP	D
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Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - right



Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - right



There is loose siding on the home, recommend securing all loose siding to help prevent damaged and water penetration. Mainly at - rear



Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - left

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Walls (Interior)
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Comments:

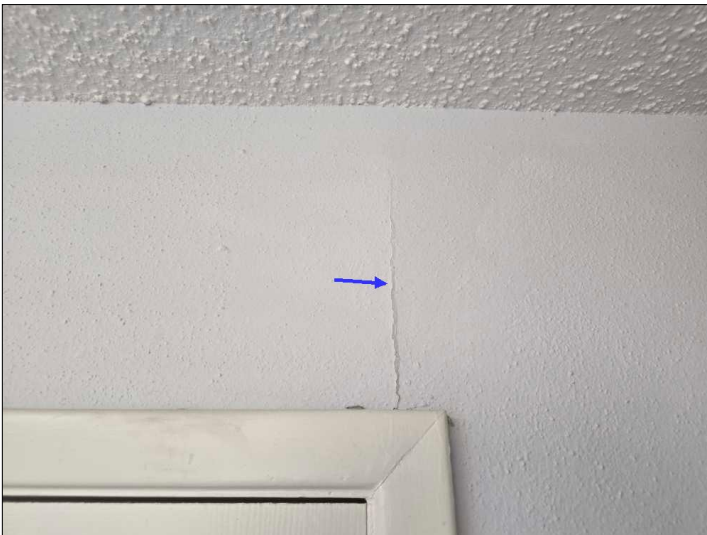
F.1. There is damage to the drywall, recommend repairs as needed. Mainly at - garage

F.2. Settlement cracks were noted in the drywall. Mainly at - various locations

F.3. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - primary bathroom

F.4. Moisture damage was noted on the window sill. This is usually caused by condensation from the windows. Recommend monitoring moisture levels and re-sealing the window sills to help prevent further deterioration. Mainly at - various locations

F.5. The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - various locations



Settlement cracks were noted in the drywall. Mainly at - right rear bedroom



Settlement cracks were noted in the drywall. Mainly at - right rear bedroom

I=Inspected

NI=Not Inspected

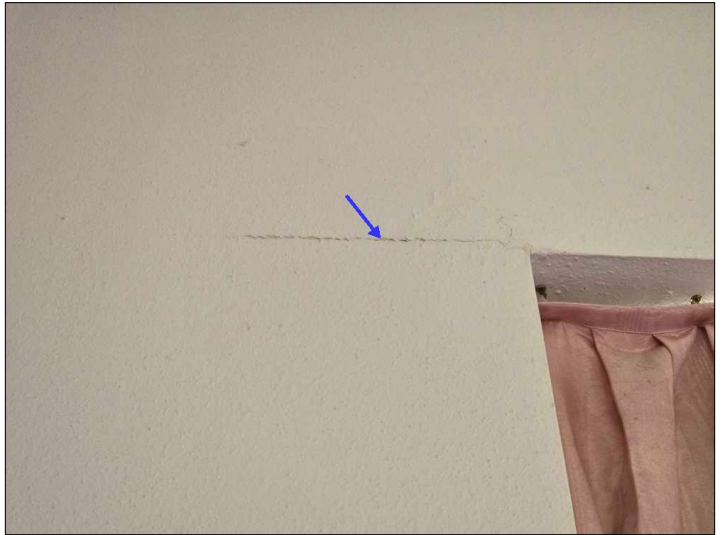
NP=Not Present

D=Deficient

I	NI	NP	D
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Settlement cracks were noted in the drywall. Mainly at - primary bedroom



Settlement cracks were noted in the drywall. Mainly at - primary bedroom



There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - primary bathroom

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Ceilings
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Comments:

G.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - various locations

G.2. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage, kitchen

G.3. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - garage, living room



Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage



There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - garage

I=Inspected

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D=Deficient

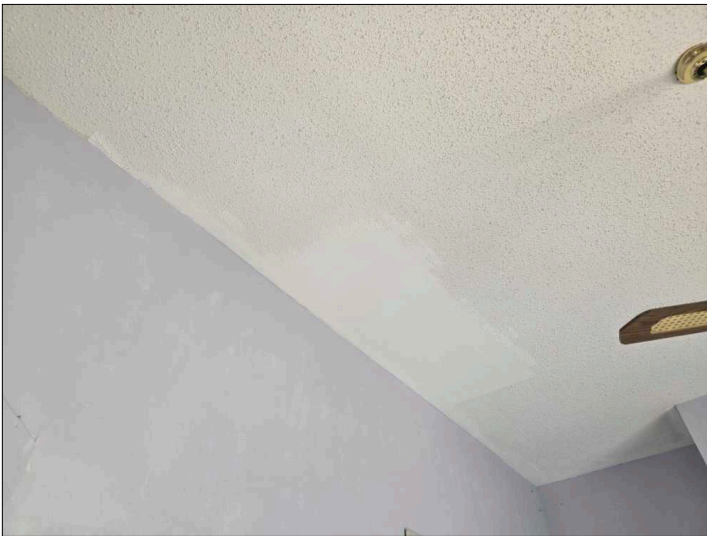
I	NI	NP	D
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There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information.  
Mainly at - garage



Settlement cracks were noted at the tape joint in the drywall. Mainly at - kitchen



There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information.  
Mainly at - living room



Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - right rear bedroom

I=Inspected

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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Floors
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Comments:

H.1. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - driveway, sidewalk

H.2. Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway, sidewalk

H.3. The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - kitchen

H.4. The carpet is damaged or heavily worn in some areas. Recommend repairs to help prevent further damage and tripping hazards. Mainly at - various locations

H.5. The carpet is stained. Mainly at - various locations

H.6. To minimize the opportunity for mold growth and structural damage, carpet should not be installed in rooms where floors are likely to get wet, such as bathrooms, kitchens, entry ways, laundry rooms, or utility rooms. Instead, water-resistant hard-surface flooring should be installed in these areas.



Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - driveway



Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - sidewalk

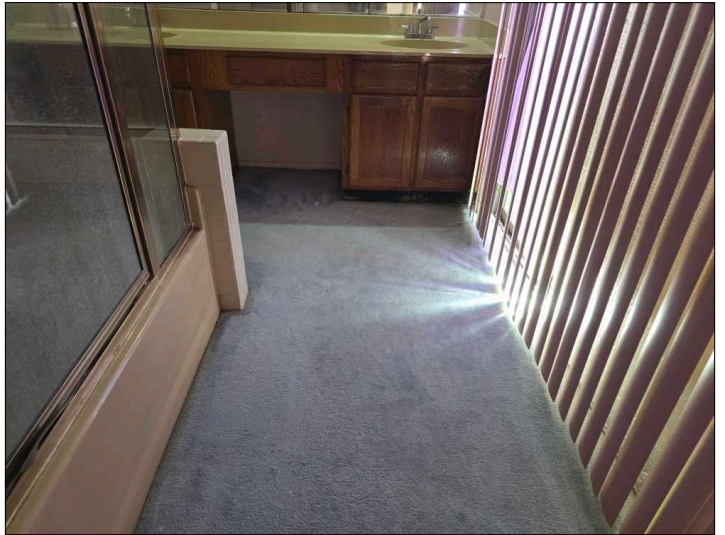
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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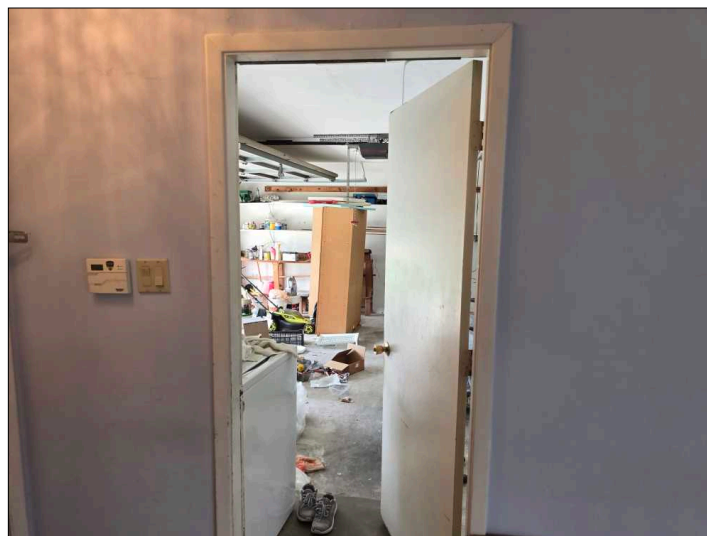
Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - sidewalk

To minimize the opportunity for mold growth and structural damage, carpet should not be installed in rooms where floors are likely to get wet, such as bathrooms, kitchens, entry ways, laundry rooms, or utility rooms. Instead, water-resistant hard-surface flooring should be installed in these areas.

I. Doors (Interior and Exterior)

Comments:

I.1. The garage door self-closing hinges are not installed.



The garage door self-closing hinges are not installed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Windows
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Window Types:

- Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.

Comments:

J.1. Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.

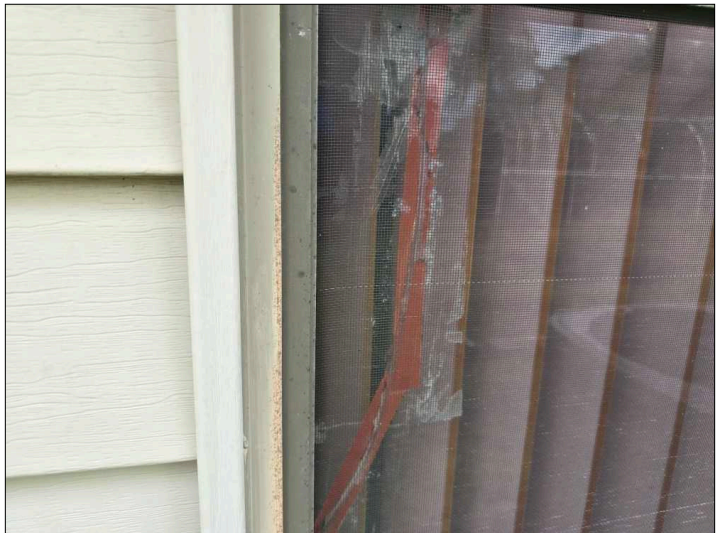
J.2. Glazing bead is loose,damaged or deteriorated. Recommend replacing or sealing damaged glazing bead to help prevent moisture penetration.

J.3. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - various locations

J.4. Cracked windowpane(s) were noted. Mainly at - rear

J.5. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - various locations

J.6. The window frame is damaged. Mainly at - various locations



The window frame is damaged. Mainly at - right

Cracked windowpane(s) were noted. Mainly at - rear

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Stairways (Interior and Exterior)
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I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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L. Fireplace and Chimney

Locations:

- Fireplace is located in the living room.

Fireplace Type and Fuel Type:

- The Fireplace is Prefabricated Metal box and Flue and is set up for the following fuel type: Natural Gas.

Comments:

L.1. The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

L.2. The fireplace damper is rusting out.



Overview of fireplace



The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. Porches, Balconies, Decks, and Carports
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Comments:

M.1. Minor settlement cracks are noted on the patio.

M.2. The deck is installed against the house. Recommend all decks be separated from the structure to help prevent conducive conditions for wood destroying insects.

M.3. The deck is weathered, recommend sealing to help prevent deterioration.

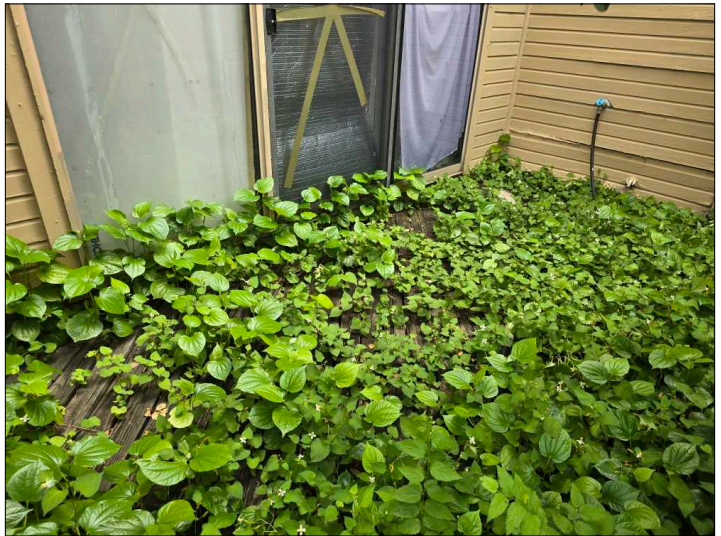
M.4. The deck is damaged, recommend repairs.

M.5. The deck is showing signs of deterioration, recommend repair or replacement.

M.6. The porch post are showing signs of deterioration, recommend repairs or replacement to prevent further deterioration.



The porch post are showing signs of deterioration, recommend repairs or replacement to prevent further deterioration.



The deck is damaged, recommend repairs.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N. Other
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Comments:

N.1. Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - various window sills

N.2. There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - kitchen

N.3. Checked water stain on the walls with a moisture meter and found to be at higher than normal moisture level. Unable to determine condition of the underlying materials. Mainly at - various locations

N.4. Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - rear middle bedroom

N.5. There are signs of water damage in the cabinet under sink. Mainly at - all sinks

N.6. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.

N.7. Although cabinets are not inspected it was noted that they all have damage. Recommend repair or replacement.

N.8. It appears that the baseboards throughout the house have sustained water damage. It is advised to either replace or rectify these issues in order to prevent further deterioration.

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D=Deficient

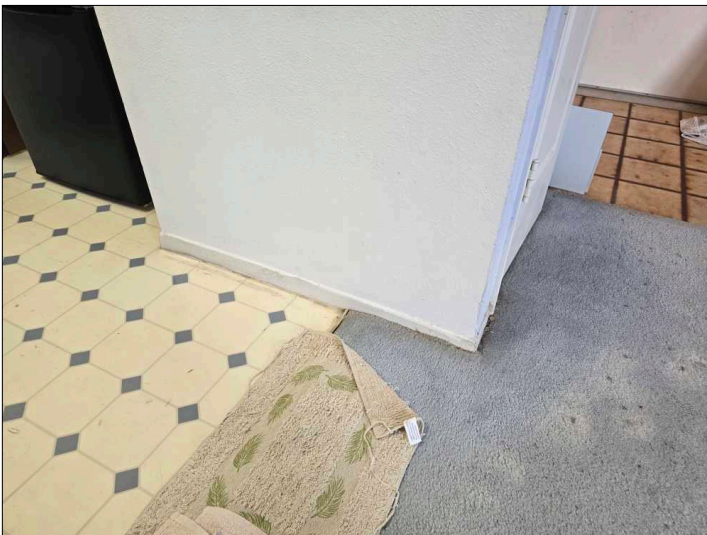
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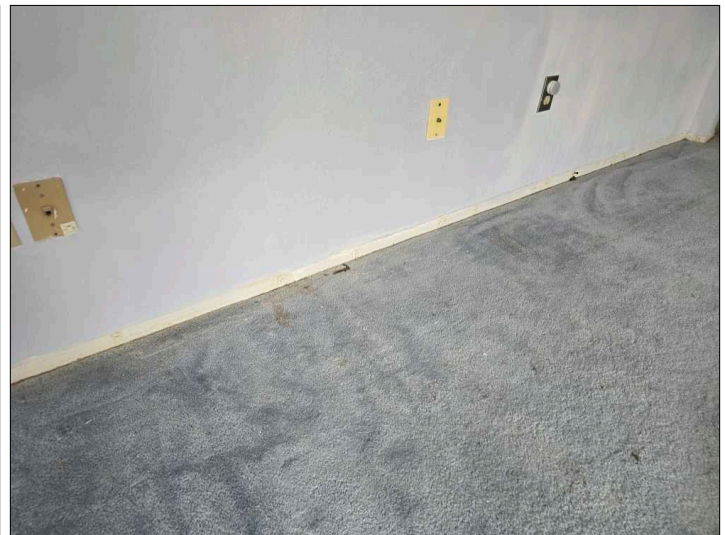
Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.



Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.



It appears that the baseboards throughout the house have sustained water damage. It is advised to either replace or rectify these issues in order to prevent further deterioration.



It appears that the baseboards throughout the house have sustained water damage. It is advised to either replace or rectify these issues in order to prevent further deterioration.

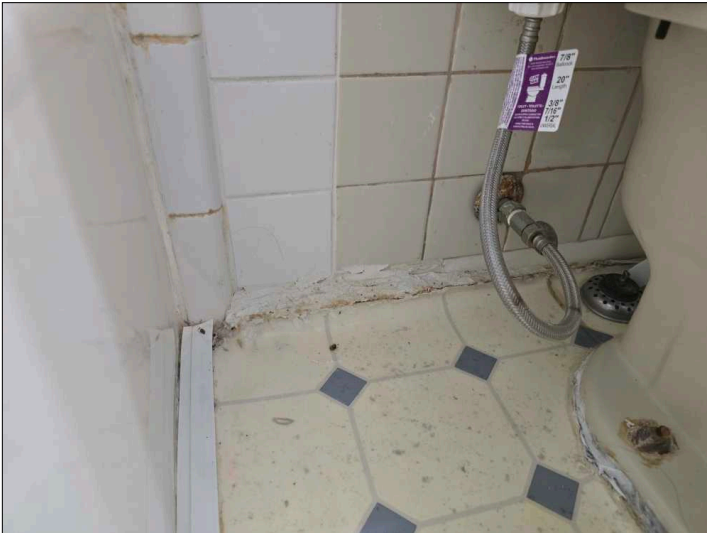
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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It appears that the baseboards throughout the house have sustained water damage. It is advised to either replace or rectify these issues in order to prevent further deterioration.

There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - kitchen



Checked water stain on the walls with a moisture meter and found to be at higher than normal moisture level. Unable to determine condition of the underlying materials. Mainly at - living room

Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - rear middle bedroom

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Checked water stain on the walls with a moisture meter and found to be at higher than normal moisture level. Unable to determine condition of the underlying materials. Mainly at - primary bedroom



Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - primary bathroom

I=Inspected

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D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS



### A. Service Entrance and Panels

Panel Locations:

- Main electrical panel is on the rear exterior.
- Unable to inspect underground services.

Materials, Amp Rating & Brand:

- Main Panel is a 100 Amp Bryant panel fed by aluminum wiring.

Comments:

A.1. The breakers in the main electrical panel are not labeled.

A.2. White wires being used as hot conductors should be marked as hot.

A.3. There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.4. There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

A.5. Panel is missing it's interior cover.

A.6. There is rust present in the panel.

A.7. The Back-fed main breaker is not properly secured inside the panel. The back-fed main should be mechanically "fixed" to the panel and the breaker should be clearly labeled as the MAIN BREAKER. One additional requirement for a back-fed main breaker is that the "maximum amps per stab" does not exceed what the manufacturer allows. This maximum is listed in the data plate. If you back-feed a panel with a 100-amp service breaker, and the maximum allowed by the manufacturer is 125 amps per stab, then the max you can install on the other side of the stab is 20 amps.

A.8. There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.

A.9. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.

A.10. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.11. Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.



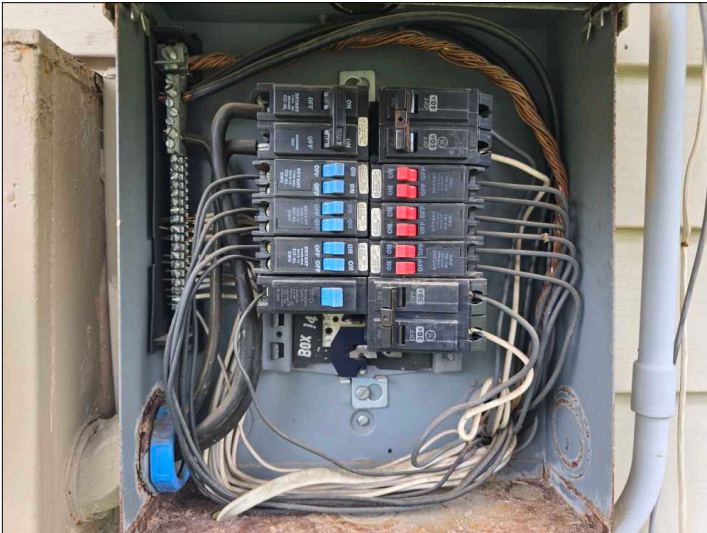
I=Inspected

NI=Not Inspected

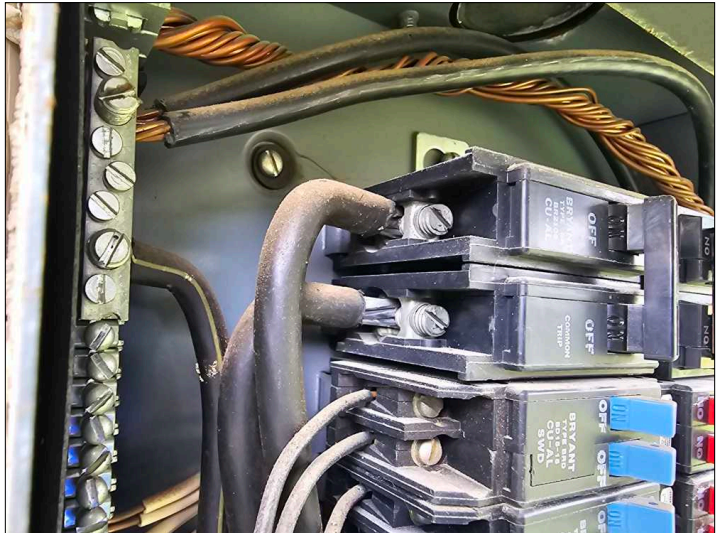
NP=Not Present

D=Deficient

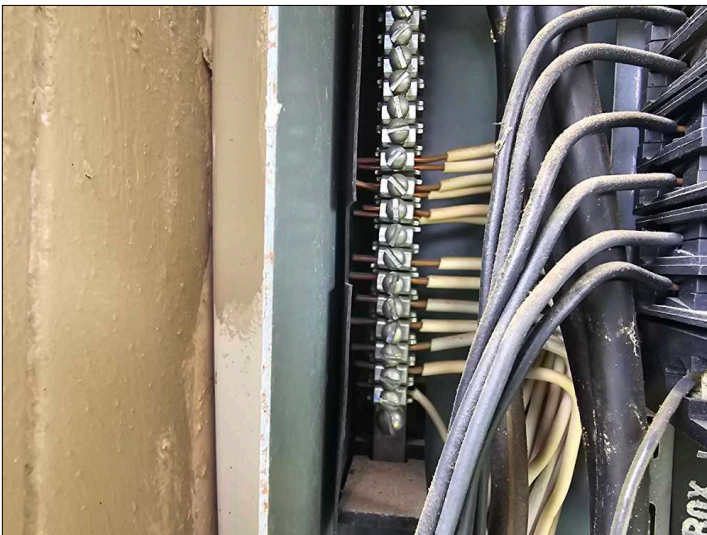
I	NI	NP	D
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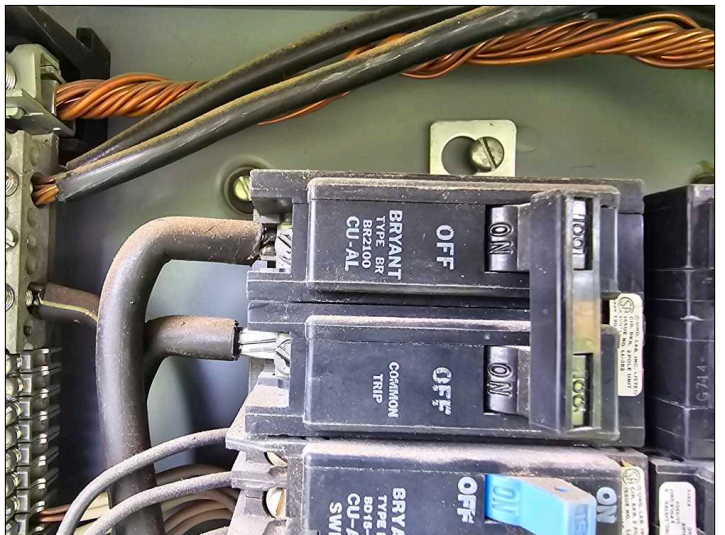
Overview of main electrical panel



There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.



There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.



The Back-fed main breaker is not properly secured inside the panel. The back-fed main should be mechanically "fixed" to the panel and the breaker should be clearly labeled as the MAIN BREAKER. One additional requirement for a back-fed main breaker is that the "maximum amps per stab" does not exceed what the manufacturer allows. This maximum is listed in the data plate. If you back-feed a panel with a 100-amp service breaker, and the maximum allowed by the manufacturer is 125 amps per stab, then the max you can install on the other side of the stab is 20 amps.

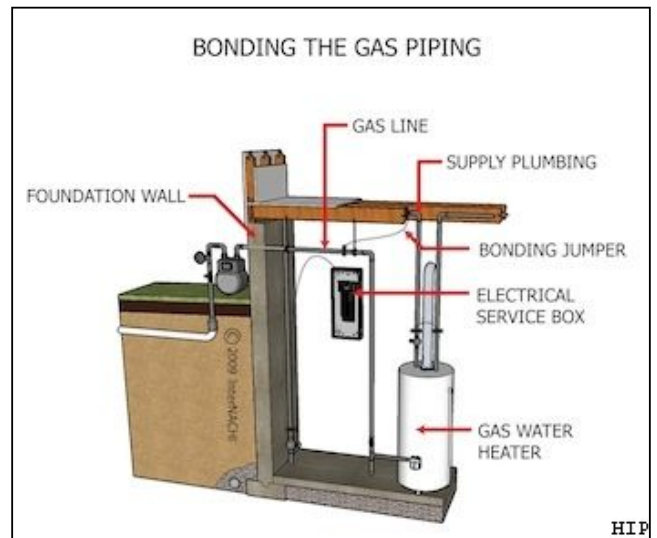
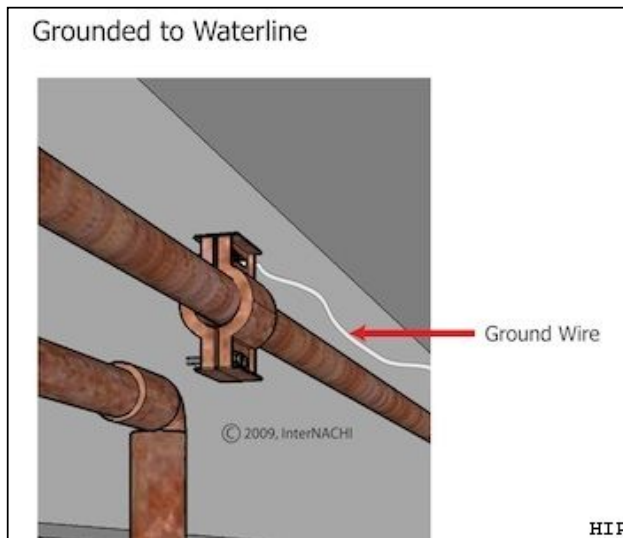
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Branch circuits are copper wiring.
- **GFCI** Reset locations - kitchen
- Smoke detectors are tested with test button only.

Comments:

B.1. Arc-Fault Circuit Interrupters (**AFCI**'s) were *not* noted in all the recommended areas at the time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed to provide coverage for the following areas Kitchens (microwaves, dishwashers, garbage disposals), family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas, and 250V dryer receptacles. This may not have been required at the time of construction, but is the current standard.

B.2. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters.

B.3. It is now required that inspectors report on the absence of tamper resistant receptacles in a home. TR receptacles should be installed at all locations where receptacles are less than five and a half feet above the walking surface. TR receptacles are typically found in new construction or a recently renovated home.

B.4. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations

B.5. Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations

B.6. Light fixture globe is missing or damaged. Mainly at - front porch

B.7. There is a cracked or damaged lighting panel. Mainly at - kitchen

B.8. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - rear

B.9. There is some extension cord type electrical wiring present. Recommend wiring be replaced with permanent wiring. Mainly at - bedrooms

I=Inspected

NI=Not Inspected

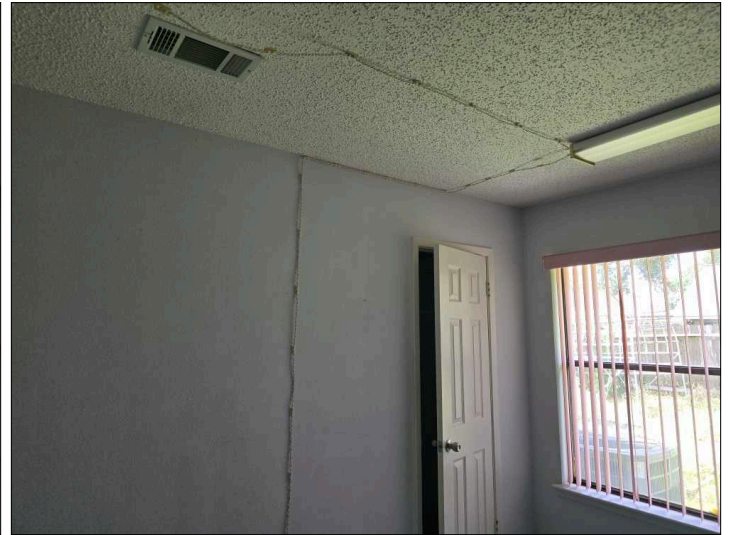
NP=Not Present

D=Deficient

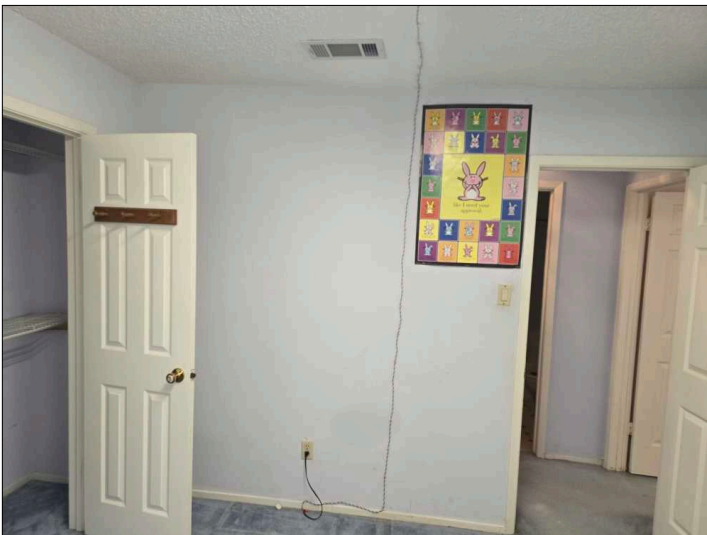
I	NI	NP	D
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There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - rear



There is some extension cord type electrical wiring present. Recommend wiring be replaced with permanent wiring. Mainly at - bedrooms



There is some extension cord type electrical wiring present. Recommend wiring be replaced with permanent wiring. Mainly at - bedrooms



Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - primary bathroom

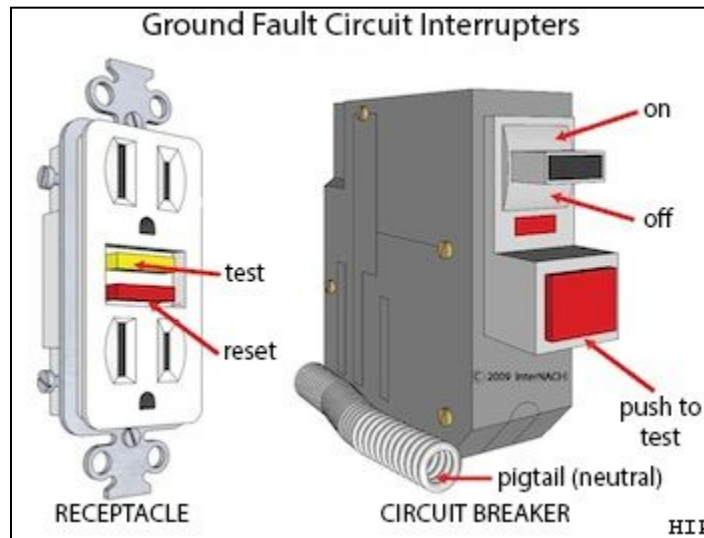
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Central Forced Air
- There is one **A/C** & heating unit for this property.
- AC/Heating unit #1 is located in the main attic and covers the entire home.

Energy Source and Type of Igniter:

- Heating unit(s) is natural gas.
- Automatic Igniter(s) were noted.

Comments:

A.1. There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- Central Forced Air
- A/C unit #1 High/Low differential should fall between 15 an 22 degrees at the unit for proper cooling. The differential for this unit is :18 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
- A/C compressor(s) is electric.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of A/C Condenser



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance ([Repair-Clinic.com](http://Repair-Clinic.com))

C. Duct system,Chases, and Vents

Comments:

C.1. Filter type is disposable. It is recommended that Disposable Filters be changed every 2 to 3 months depending on use.

C.2. The A/C filter is dirty. Recommend changing the filter.

C.3. The ducts were not hung properly with webbing material. Ducts must be supported and stretched as straight as possible with no kinks that obstruct air flow.

C.4. The air duct system is not uniformly delivering air throughout the home. Recommend the system be balanced by an A/C & heating specialist.

C.5. Registers are rusting. Mainly at - various locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- The water meter is located at the right curb.
- Unable to check water meter for movement to check for possible leaks due to cloudy water in the valve box.
- The gas meter is located on the left.
- The gas distribution pipe is Black Iron.

Location of Main Water Supply Valve:

- Water supply lines are made of Copper.
- Unable to locate the main water shutoff, recommend contacting homeowner for location.
- Static Water Pressure Reading: 72 PSI.

Comments:

A.1. Appliances are connected and therefore the laundry water supply valves and drain line could not be tested. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to limited access.

A.2. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.3. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.4. Cracked or missing tiles were noted in the tub/shower surround or shower stall, recommend repairs to help prevent water penetration to underlying materials. Unable to determine the condition of underlying materials. Mainly at - primary bathroom

A.5. Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - both bathrooms

A.6. The tub/shower enclosure needs caulk repair to help prevent water penetration to the underlying materials. When using the sanded sealant hair line cracks often occur recommend using non-sanded sealant in corners of tubs and showers. Mainly at - both bathrooms



I=Inspected

NI=Not Inspected

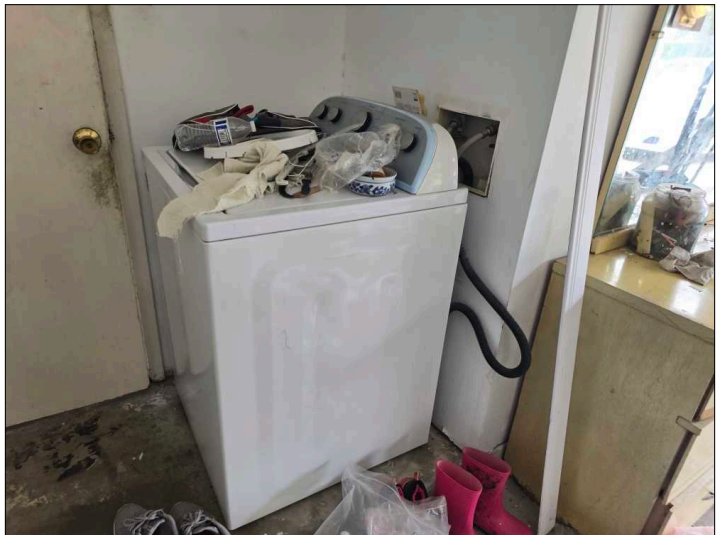
NP=Not Present

D=Deficient

I	NI	NP	D
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Water Pressure for home.



Appliances are connected and therefore the laundry water supply valves and drain line could not be tested. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to limited access.



Overview of Plumbing Fixture(s) in Operation.



Overview of Plumbing Fixture(s) in Operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of Plumbing Fixture(s) in Operation.



Overview of Plumbing Fixture(s) in Operation.



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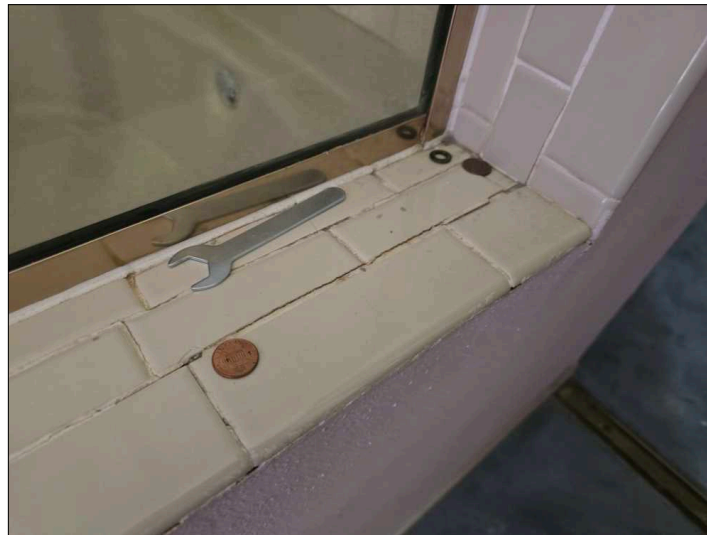
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cracked or missing tiles were noted in the tub/shower surround or shower stall, recommend repairs to help prevent water penetration to underlying materials. Unable to determine the condition of underlying materials. Mainly at - primary bathroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
-------------------------------------	--------------------------	--------------------------	--------------------------	------------------------------

Comments:

B.1. Drain and waste pipes are made of plastic.

B.2. Overflows are not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is 40 gallon capacity.
- Water heater(s) is/are located in the garage and provides coverage for the entire home.

Comments:

C.1. The water heater is operating as intended, however deficiencies may be listed below if applicable.

C.2. Although the T&P (Temperature & Pressure relief valve) was tested and found to be operating as intended at the time of the inspection, it is recommended by most, if not all manufactures that the T&P valve be replaced every three to five years.

C.3. No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

C.4. There is no drip pan for the water heater installed in the garage. It is recommended that if the water heater is installed in the home or attic that a pan be installed and drain to the exterior of the home. If the water heater is installed on the upper level of the garage it should drain to the exterior or at least drain to the lower level of the garage to help prevent the water heater from flooding the home in case of a failure.

C.5. There is an improper flame on the water heater. An orange flame is an indication that not all the gas is being burned properly and that the unit may be exhausting carbon monoxide, recommend contacting a plumber for more information and repairs as needed.

C.6. There should be a minimum of 12 inches of vertical venting between the draft hood outlet and the first elbow or connector. When using direct venting, any semi-horizontal piping should have a minimum upward slope of one-quarter inch per foot.

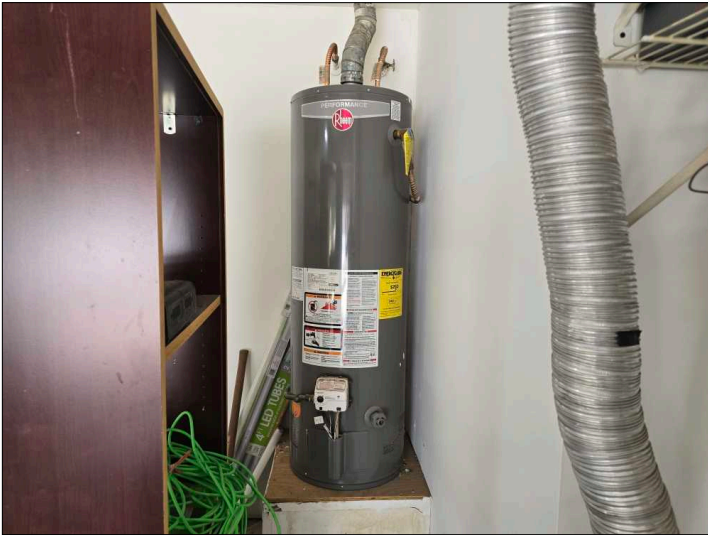
I=Inspected

NI=Not Inspected

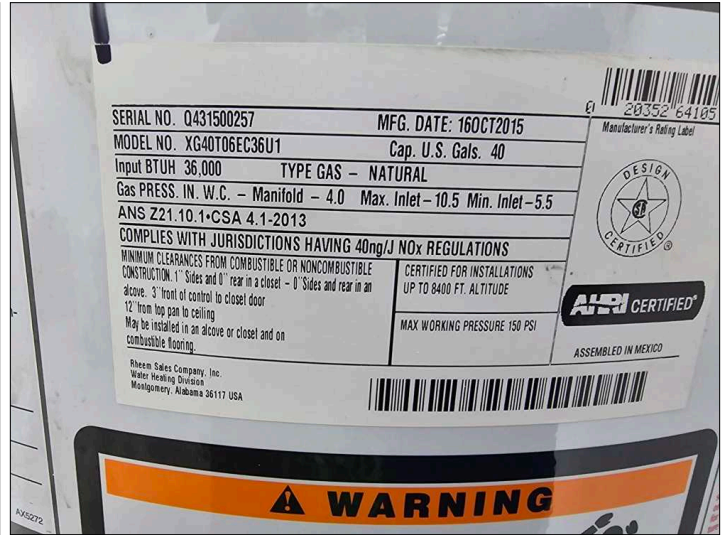
NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of water heater(s)



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance ([Repair-Clinic.com](http://Repair-Clinic.com))



Overview of water heater burner compartment



No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.

I=Inspected

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D=Deficient

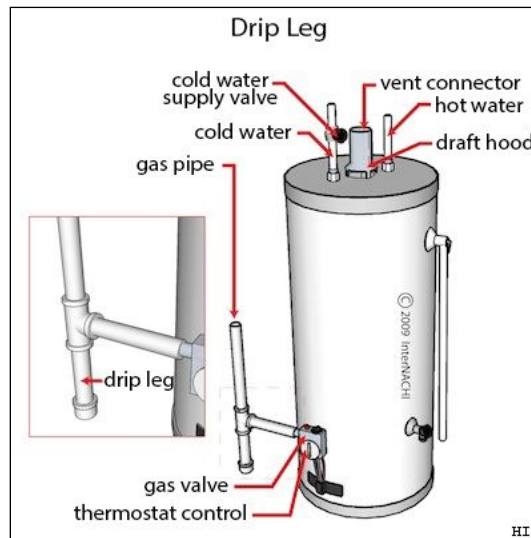
I	NI	NP	D
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There should be a minimum of 12 inches of vertical venting between the draft hood outlet and the first elbow or connector. When using direct venting, any semi-horizontal piping should have a minimum upward slope of one-quarter inch per foot.



There is no drip pan for the water heater installed in the garage. It is recommended that if the water heater is installed in the home or attic that a pan be installed and drain to the exterior of the home. If the water heater is installed on the upper level of the garage it should drain to the exterior or at least drain to the lower level of the garage to help prevent the water heater from flooding the home in case of a failure.



D. Hydro-Massage Therapy Equipment

E. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwashers
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Comments:

A.1. Dishwasher drain line missing high loop or **air gap** in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.

A.2. The dishwasher dish rack(s) are showing signs of rust.

A.3. The dishwasher door springs are sprung and the door falls freely.

A.4. Dishwasher was not operating at time of inspection.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance ([Repair-Clinic.com](http://Repair-Clinic.com))

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
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Comments:

B.1. Disposal is making an irregular noise.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

C.1. The range vent is recirculating.

C.2. The light is out on the range hood. Recommend replacing the bulb to see if fixture is operating properly.

C.3. The filter was caked with grease, recommend cleaning or replacing to help prevent grease fire.

D. Ranges, Cooktops, and Ovens

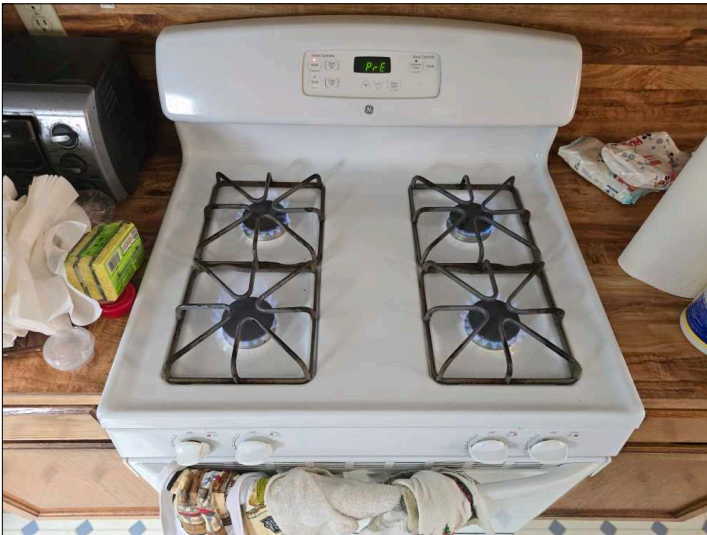
Comments:

D.1. Range is gas

D.2. Oven Thermostat to Temperature Reading: 350F / 350-355F

D.3. The range is operating as intended, however deficiencies may be listed below if applicable.

D.4. There is no anti-tip device installed for the oven/range.



Overview of range



Oven Thermostat to Temperature Reading: 350F / 350-355F



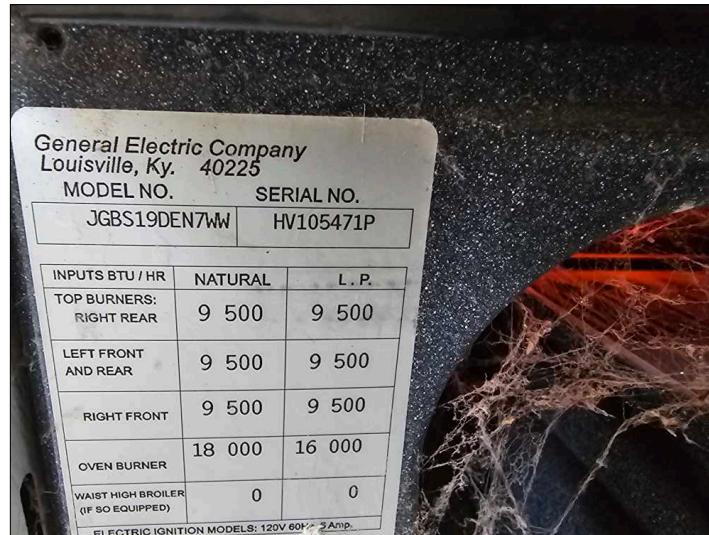
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I	NI	NP	D
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Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance ([Repair-Clinic.com](http://Repair-Clinic.com))

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

F.1. Bath and/or laundry exhaust fans operated as intended, however deficiencies may be listed below if applicable.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Comments:

G.1. The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.

G.2. The infrared beam for the electric garage door opener is not installed as recommended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. Indications are that the dryer vent is operating as intended. This should be considered a limited inspection as not all dryer vents are easily accessible or visible at the time of the inspection. Dryer vents are inspected for functionality and installation methods only, we are unable to determine if the dryer ducting has any amount of lint build up in it.

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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**VI. OPTIONAL SYSTEMS**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Sewer Scope Observations
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Observations:

F.1. It is strongly recommended that prior to closing, the buyers have the sewer lateral inspected. Often times, the sewer lateral can be affected in many ways that are not visible during a home inspection and can lead to costly repairs. Damage to the sewer lateral can occur from settling soil, age, blocked or backed up lines and root intrusion from mature trees.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Chimney Scan
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Comments:

G.1. The National Fire Protection Association (NFPA) and the Chimney Safety Institute of America (CSIA) recommend annual inspections for a safe and efficient chimney. The chimney's ability to draft efficiently is a vital component of building science as the chimney is used to remove damp or stale air from the home regardless of its yearly usage and should be inspected annually for that reason. Inspections are often required by homeowner's associations, insurance companies, and municipal authorities; they're also required when you buy or sell your home. Contact our office today to schedule your level 2 Chimney Inspection.

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D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Energy Assessment
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Observations:

H.1. An Energy Assessment will provide the consumer and future owner a detailed report about the homes current energy consumption based on the current conditions, current equipment and today's average rates. If you would like a full-home Energy Assessment performed on this property, using the information below, please contact our office.

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I	NI	NP	D
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**H.2. PRIMARY HEATING:**

Heating Fuel Type: Natural Gas  
 Ducted Heating: Yes  
 Heating System Functional: Yes  
 Heating System Age: Older than 15 years  
 Heating System Type: Furnace  
 Ducting Insulation (If Applicable): Adequate  
 Heater Size: 72000 BTUs  
 Furnace Vent Materials: Metal  
 Heat Distribution: N/A  
 Is the Heating System a high efficiency unit? No

**PRIMARY COOLING:**

Cooling System Type: Central Air Conditioner  
 Cooling System Functional: Yes  
 Cooling System Age: Newer than 15 years  
 Cooling System Size: 3.5 Ton

**WATER HEATER:**

Water Heater Type: Gas - Tank  
 Water Heater Functional: Yes  
 Water Heater Age: Older than 10 years  
 Water Pipe Insulation: Adequate  
 Water Heater Size: 40 gallon

**STRUCTURE / OTHER:**

Main Living Area Ceiling Height: Cathedral Ceilings

**ATTIC:**

Type: Vented  
 Insulation Condition (If Applicable): Damaged / Inadequate  
 Insulation Material (If Applicable): Fiberglass, Mineral Wool  
 Insulation Type (If Applicable): Loose Fill, Batts/Rolls  
 Estimated Insulation Depth (If Applicable): 6-8 Inches

**FOUNDATION UNDER MAIN FLOOR SPACE:**

Foundation Type: Slab  
 Foundation Insulation (If Applicable): N/A

**SIDING:**

Primary Siding Material: Wood, Composite, Brick

**Most Windows:**

Frame Type: Single Pane Metal

**Airtightness:**

An airtight home maintains desired temperatures without being drafty, on a scale of 1 to 5, how airtight does this home appear?

Level: 3

Visible gaps around exterior doors and windows: Some

Existing Weatherstripping: Adequate

**Electric Panel:**

Is the Electric Panel > or = 200 Amps: No

**Most Lights:**

Light bulb type installed: Incandescent

**Appliances:**

Dishwasher Age: Older than 10 yrs.

Dishwasher Functional: No

Cooking Appliance Age: Older than 10 yrs.

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D=Deficient

I	NI	NP	D
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Cooking Appliance (if applicable): Range  
 Cooking Appliance Fuel Type (if applicable): Gas  
 Cooking Appliance Functional: (if applicable): Yes  
 Cooking Appliance Gas Hookup Present: Yes  
 Refrigerator Age: Not Present  
 Washing Machine Age: Older than 10 yrs.  
 Clothes Dryer Age: Older than 10 yrs.  
 Dryer Type: Electric  
 Dryer Gas Hookup Present: Yes

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A 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.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	A.1. There are indications of previous foundation repair. However, there are some significant signs of subsequent movement. Recommend a structural engineer and/or foundation specialist be consulted for evaluation and/or possible repairs. There is often a transferable warranty after work has been completed, recommend contacting the homeowner for more information.
Page 7 Item: B	Grading & Drainage	<p>B.1. The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - left, front</p> <p>B.2. Poor drainage is noted at the fence line between the homes. Due to the construction methods being used today homes are being built so close to each other, there is often not enough room for proper drainage. Recommend proper sloping or adding proper drainage to help remove excess water more rapidly and keep this area dryer during wet weather and help extend the life of the fences. Mainly at - right</p> <p>B.3. There is poor drainage in some areas around the perimeter of the foundation. This should be corrected to help minimize future foundation problems. As a rule of thumb water should not sit against the foundation for more than 48 hours. Mainly at - rear</p> <p>B.4. The yard is ponding and although this may not cause foundation issues if not against the slab, you may want to add drainage or adjust the grading to help remove excess water. Mainly at - rear</p> <p>B.5. Fill dirt is needed along the foundation or in the yard. Mainly at - rear</p>

Page 9 Item: C	Roof Covering Materials	<p>C.1. One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.</p> <p>C.2. There is no gutter system or flashing installed at the roofs edge to prevent water from shedding directly on to the Condenser as recommended by most manufacturers. Recommend installation of gutters or flashing materials to deflect shedding water away from the Condenser to help prevent premature failure.</p> <p>C.3. The downspout on the gutter was loose from the wall. Mainly at - front</p>
Page 14 Item: D	Roof Structure and Attic	<p>D.1. The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency.</p> <p>D.2. Insulation has fallen from vertical surfaces or been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency.</p> <p>D.3. Insulation is not up to today's standards, recommend upgrading to R-30 value to improve energy efficiency.</p> <p>D.4. There are broken or split headers in the attic, recommend repairs to the header usually done by sistering the rafter with another next to it or by adding metal bracing for proper support. Mainly at - primary bedroom</p> <p>D.5. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent/pest infestation.</p> <p>D.6. The attic vent screen is loose, damaged or missing, recommend repairs to help prevent unwanted entry.</p> <p>D.7. There is old equipment/personal belongings in the attic that has not been removed.</p>



Page 17 Item: E	Walls (Exterior)	<p>E.2. Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.</p> <p>E.3. Settlement cracks were noted in the brickwork. Mainly at - front</p> <p>E.4. The header is showing signs of sagging over the garage. This is often caused by improper support over the garage door. If this is minor settlement and home is older this may have settled and is likely not to be a major problem in the future, however if there is substantial movement it is recommended that this be looked at by a contractor or structural engineer for further evaluation and repairs as needed.</p> <p>E.5. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - various locations</p> <p>E.6. Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - various locations</p> <p>E.7. There is some damage to the exterior trim, recommend repairs to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations</p> <p>E.8. There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - various locations</p> <p>E.9. The siding is closer than recommended or in contact with the roof. It is recommended that there be a separation to help prevent water from wicking up into the siding material causing deterioration.</p> <p>E.10. Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations</p> <p>E.11. There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - various locations</p> <p>E.12. There is loose siding on the home, recommend securing all loose siding to help prevent damaged and water penetration. Mainly at - various locations</p>
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Page 26 Item: F	Walls (Interior)	<p>F.1. There is damage to the drywall, recommend repairs as needed. Mainly at - garage</p> <p>F.2. Settlement cracks were noted in the drywall. Mainly at - various locations</p> <p>F.3. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - primary bathroom</p> <p>F.4. Moisture damage was noted on the window sill. This is usually caused by condensation from the windows. Recommend monitoring moisture levels and re-sealing the window sills to help prevent further deterioration. Mainly at - various locations</p> <p>F.5. The window sill is peeling due to condensation moisture damage, recommend repairs to help prevent further deterioration. Mainly at - various locations</p>
Page 28 Item: G	Ceilings	<p>G.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - various locations</p> <p>G.2. Settlement cracks were noted at the tape joint in the drywall. Mainly at - garage, kitchen</p> <p>G.3. There is evidence of previous patch work and or painting on the interior finishes. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Recommend contacting homeowner for more information. Mainly at - garage, living room</p>

Page 30 Item: H	Floors	<p>H.1. Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at - driveway, sidewalk</p> <p>H.2. Uneven pavement was noted, recommend repairs to help prevent tripping. Mainly at - driveway, sidewalk</p> <p>H.3. The finish is damaged on the flooring, recommend evaluation and repairs as needed. Mainly at - kitchen</p> <p>H.4. The carpet is damaged or heavily worn in some areas. Recommend repairs to help prevent further damage and tripping hazards. Mainly at - various locations</p> <p>H.5. The carpet is stained. Mainly at - various locations</p> <p>H.6. To minimize the opportunity for mold growth and structural damage, carpet should not be installed in rooms where floors are likely to get wet, such as bathrooms, kitchens, entry ways, laundry rooms, or utility rooms. Instead, water-resistant hard-surface flooring should be installed in these areas.</p>
Page 31 Item: I	Doors (Interior and Exterior)	I.1. The garage door self-closing hinges are not installed.
Page 32 Item: J	Windows	<p>J.1. Sealant is needed around various windows between the window framing and exterior brickwork or trim to help prevent water penetration, recommend checking all windows for proper sealant.</p> <p>J.2. Glazing bead is loose,damaged or deteriorated. Recommend replacing or sealing damaged glazing bead to help prevent moisture penetration.</p> <p>J.3. Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - various locations</p> <p>J.4. Cracked windowpane(s) were noted. Mainly at - rear</p> <p>J.5. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - various locations</p> <p>J.6. The window frame is damaged. Mainly at - various locations</p>
Page 33 Item: L	Fireplace and Chimney	<p>L.1. The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing.</p> <p>L.2. The fireplace damper is rusting out.</p>

Page 34 Item: M	Porches, Balconies, Decks, and Carports	<p>M.1. Minor settlement cracks are noted on the patio.</p> <p>M.2. The deck is installed against the house. Recommend all decks be separated from the structure to help prevent conducive conditions for wood destroying insects.</p> <p>M.3. The deck is weathered, recommend sealing to help prevent deterioration.</p> <p>M.4. The deck is damaged, recommend repairs.</p> <p>M.5. The deck is showing signs of deterioration, recommend repair or replacement.</p> <p>M.6. The porch post are showing signs of deterioration, recommend repairs or replacement to prevent further deterioration.</p>
Page 35 Item: N	Other	<p>N.1. Mold like stains are present. Recommend contacting our office to schedule an evaluation and mold testing to determine the type of mold and identify the source of contamination. Mainly at - various window sills</p> <p>N.2. There are indications of water penetration to the ceiling evident mainly by deterioration. Unable to determine condition of the underlying materials. Mainly at - kitchen</p> <p>N.3. Checked water stain on the walls with a moisture meter and found to be at higher than normal moisture level. Unable to determine condition of the underlying materials. Mainly at - various locations</p> <p>N.4. Checked water stain with a moisture meter and found it to be at a high moisture level. Unable to determine condition of the underlying materials. Mainly at - rear middle bedroom</p> <p>N.5. There are signs of water damage in the cabinet under sink. Mainly at - all sinks</p> <p>N.6. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration.</p> <p>N.7. Although cabinets are not inspected it was noted that they all have damage. Recommend repair or replacement.</p> <p>N.8. It appears that the baseboards throughout the house have sustained water damage. It is advised to either replace or rectify these issues in order to prevent further deterioration.</p>

## ELECTRICAL SYSTEMS

Page 39 Item: A

Service Entrance  
and Panels

A.1. The breakers in the main electrical panel are not labeled.

A.2. White wires being used as hot conductors should be marked as hot.

A.3. There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.4. There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

A.5. Panel is missing it's interior cover.

A.6. There is rust present in the panel.

A.7. The Back-fed main breaker is not properly secured inside the panel. The back-fed main should be mechanically "fixed" to the panel and the breaker should be clearly labeled as the MAIN BREAKER. One additional requirement for a back-fed main breaker is that the "maximum amps per stab" does not exceed what the manufacturer allows. This maximum is listed in the data plate. If you back-feed a panel with a 100-amp service breaker, and the maximum allowed by the manufacturer is 125 amps per stab, then the max you can install on the other side of the stab is 20 amps.

A.8. There is an improper ground rod clamp, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.

A.9. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.

A.10. Unable to verify bonding at the water line, bonding is usually done at an exterior hose bib or at the water line to the water heater. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

A.11. Unable to verify bonding at the gas line, bonding is usually done at the gas meter or at the gas line to the water heater or furnace. Recommend having the bonding verified to help protect from damage to appliances or electrical shock.

Page 42 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.1. Arc-Fault Circuit Interrupters (AFCI's) were <i>not</i> noted in all the recommended areas at the time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed to provide coverage for the following areas Kitchens (microwaves, dishwashers, garbage disposals), family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry areas, and 250V dryer receptacles. This may not have been required at the time of construction, but is the current standard.</p> <p>B.2. Not all the recommended electrical receptacles are GFCI (Ground Fault Circuit Interrupter) protected in one or more of the following areas: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters.</p> <p>B.3. It is now required that inspectors report on the absence of tamper resistant receptacles in a home. TR receptacles should be installed at all locations where receptacles are less than five and a half feet above the walking surface. TR receptacles are typically found in new construction or a recently renovated home.</p> <p>B.4. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations</p> <p>B.5. Some bulbs in the light fixture(s) were noted to be missing. Recommend replacing or installing bulb(s) to verify fixture is operating correctly. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - various locations</p> <p>B.6. Light fixture globe is missing or damaged. Mainly at - front porch</p> <p>B.7. There is a cracked or damaged lighting panel. Mainly at - kitchen</p> <p>B.8. There are visible unprotected wiring splices. Recommend the wiring be properly enclosed. Mainly at - rear</p> <p>B.9. There is some extension cord type electrical wiring present. Recommend wiring be replaced with permanent wiring. Mainly at - bedrooms</p>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 44 Item: A	Heating Equipment	A.1. There is not an adequate workspace and/or pathway to the furnace , located in the attic as recommended.
Page 46 Item: C	Duct system, Chases, and Vents	<p>C.3. The ducts were not hung properly with webbing material. Ducts must be supported and stretched as straight as possible with no kinks that obstruct air flow.</p> <p>C.4. The air duct system is not uniformly delivering air throughout the home. Recommend the system be balanced by an <b>A/C</b> &amp; heating specialist.</p> <p>C.5. Registers are rusting. Mainly at - various locations</p>

## PLUMBING SYSTEM

Page 47 Item: A	Water Supply System and Fixtures	<p>A.2. At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.3. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.</p> <p>A.4. Cracked or missing tiles were noted in the tub/shower surround or shower stall, recommend repairs to help prevent water penetration to underlying materials. Unable to determine the condition of underlying materials. Mainly at - primary bathroom</p> <p>A.5. Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - both bathrooms</p> <p>A.6. The tub/shower enclosure needs caulk repair to help prevent water penetration to the underlying materials. When using the sanded sealant hair line cracks often occur recommend using non-sanded sealant in corners of tubs and showers. Mainly at - both bathrooms</p>
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Page 51 Item: C	Water Heating Equipment	<p>C.3. No drip leg or sediment trap for gas line on water heater. This helps prevent trash from clogging jets.</p> <p>C.4. There is no drip pan for the water heater installed in the garage. It is recommended that if the water heater is installed in the home or attic that a pan be installed and drain to the exterior of the home. If the water heater is installed on the upper level of the garage it should drain to the exterior or at least drain to the lower level of the garage to help prevent the water heater from flooding the home in case of a failure.</p> <p>C.5. There is an improper flame on the water heater. An orange flame is an indication that not all the gas is being burned properly and that the unit may be exhausting carbon monoxide, recommend contacting a plumber for more information and repairs as needed.</p> <p>C.6. There should be a minimum of 12 inches of vertical venting between the draft hood outlet and the first elbow or connector. When using direct venting, any semi-horizontal piping should have a minimum upward slope of one-quarter inch per foot.</p>
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#### APPLIANCES

Page 54 Item: A	Dishwashers	<p>A.1. Dishwasher drain line missing high loop or <b>air gap</b> in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.</p> <p>A.2. The dishwasher dish rack(s) are showing signs of rust.</p> <p>A.3. The dishwasher door springs are sprung and the door falls freely.</p> <p>A.4. Dishwasher was not operating at time of inspection.</p>
Page 54 Item: B	Food Waste Disposers	B.1. Disposal is making an irregular noise.
Page 55 Item: C	Range Hood and Exhaust Systems	<p>C.2. The light is out on the range hood. Recommend replacing the bulb to see if fixture is operating properly.</p> <p>C.3. The filter was caked with grease, recommend cleaning or replacing to help prevent grease fire.</p>
Page 55 Item: D	Ranges, Cooktops, and Ovens	D.4. There is no anti-tip device installed for the oven/range.
Page 56 Item: G	Garage Door Operators	<p>G.1. The lock for the overhead garage door has not been removed or disabled as recommended by the electric garage door manufacturer.</p> <p>G.2. The infrared beam for the electric garage door opener is not installed as recommended.</p>