



TEXAS PROFESSIONAL INSPECTIONS

(979) 777-9401

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TPI FOUNDATION PRE-POUR INSPECTION REPORT

2915 Rehburg Rd
Brenham, TX 77833

Chris Kamprath
AUGUST 26, 2024



Inspector
Caleb Bartel
TREC# 23284
(979) 777-9401
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1: INSPECTION DETAILS

Information

Preamble

SCOPE OF INSPECTION

A. **This inspection covers only the structure listed.** Accessory structures, fences, etc are not evaluated.

B. **This inspection is limited to those parts of the structure that are visible and accessible at the time of the inspection.** Soil conditions under vapor barriers, areas of drainage behind adjoining fences or structures are not evaluated.

Weather Conditions

Clear

2: SITE CONDITIONS

Information

Vegetation, Grading, Drainage & Retaining Walls: Observations

Providing adequate drainage



3: FOUNDATION

Information

Foundation: General Conditions

No Damage Noted

Foundation: Reinforcement Type

Post Tension

Foundation: Forms

Level, Straight, Properly Braced



Foundation: Beams

Properly spaced, Proper Depth

**Foundation: Reinforcement**

Tendon Anchors In Place,
Tendons Properly Sized, Tendons
Properly Supported

Foundation: Vapor Barrier

Present, 6 mil or greater, No gaps or tears

**Deficiencies**

3.1.1 Foundation

PATCH/TAPE NEEDED ON PLASTIC VAPOR BARRIER

Recommendation

Contact a qualified professional.



3.1.2 Foundation

BACK FILL NEEDED PRIOR TO POUR

Recommendation

Contact a qualified professional.



4: OBSERVATIONS

Information

Inspection Notes

Construction Acceptable To
Procede



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TPI OPEN FRAME INSPECTION REPORT

2915 Rehburg Rd
Brenham, TX 77833

Chris Kamprath
OCTOBER 16, 2024



Inspector
Caleb Bartel
TREC# 23284
(979) 777-9401
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1: INSPECTION DETAILS

Information

Preamble

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

Weather Conditions

Cloudy

2: EXTERIOR

Information

Vegetation, Grading, Drainage & Retaining Walls: Site Drainage

Acceptable



Walls: General condition



3: FOUNDATION

Information

Inspection Notes

Form boards removed.
No water ponding.
Anchors properly installed.

Foundation: General Conditions

Form Boards Removed

4: ROOF COVERING

Information

Inspection Notes

- Roof covering should be complete.
- All penetrations flashed per manufacturer's specifications.
- All construction debris removed from roof surface.

Inspection Method

Ground

Coverings: General Condition

Installation Incomplete



Coverings: Type

Metal

5: FRAMING

Information

Inspection Notes

There should be no significant moisture remaining in the wood framing.

The penetrations at top and bottom plates, fire blocks, soffits, ceiling lines, etc. should be sealed.

The fire blocking complete. (Example: soffits, chases, dropped ceilings and stairs where the underside is unfinished.)

The installation of plumbing & mechanical rough-in work has not damaged the joists.

The nailing is per code and per plan.

Hallways are at least 3-feet wide.

The minimum ceiling height is 7'0



Framing: General Condition

Framing Complete



Deficiencies

5.1.1 Framing

NAIL PLATE NEEDED.

MULTIPLE LOCATIONS

Nails plates help prevent passing of screws or nails into the electrical or plumbing lines.

Recommendation

Contact a qualified professional.



Deficiency



5.1.2 Framing

JOIST HANGERS NEEDED

PRIMARY BEDROOM AREA

Joist hangers are required at butt joints for joists longer than 6 feet.



5.1.3 Framing

LOOSE NAILING PLATES

Nail plate needs to be fully driven to provide proper support.



6: WINDOWS

Information

Inspection Notes

Windows shall be installed and flashed in accordance with the manufacturer's written installation instructions.

Bathrooms, water closet compartments and other similar rooms should be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

Sill heights at emergency escape and rescue openings are framed to allow 44 maximum distance from finished floor to finished window sill.

Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

Bedroom window sill not more than 44" from floor to bottom of window opening.

Minimum 5.7sq. ft. clear opening, 20" minimum width, and 24" minimum height.

Grade floor openings may have a minimum 5 sq. ft. clear opening.

Emergency escape and rescue openings must be operational from the inside without the use of keys, tools, or special knowledge.

Windows: Installation complete

7: ELECTRICAL

Information

Rough In Wiring: General Condition

Rough In Complete



8: AIR CONDITIONING EQUIPMENT

Information

Equipment: General Condition

Rough In Complete

9: MECHANICAL VENTILATION

Information

Rough In: General Condition

Rough In Complete

10: OBSERVATIONS

Information

Observations

Construction acceptable to proceed



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TPI HOME INSPECTION

2915 Rehburg Rd
Brenham, TX 77833



Inspector

Caleb Bartel

TREC# 23284

(979) 777-9401

admin@texasproinspections.com



PROPERTY INSPECTION REPORT FORM

Name of Client 2915 Rehburg Rd, Brenham, TX 77833	Date of Inspection 02/14/2025 1:00 pm
Address of Inspected Property Caleb Bartel	TREC# 23284
Name of Inspector Alex McCarty TREC #	TREC License #
Name of Sponsor (if applicable)	20418
	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant

Weather Conditions: Cloudy

Inspection Information:

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified. Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. Some deficiencies can not be discovered by reasonable and customary observation or inspection. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Foundation Opinion: Performing as intended

Foundation performing as intended:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little affects of movement.

Limitations present during inspection:

Elevation survey could not be performed due to contractors.

1: Exposed cable ports

Deficiency

Exposed/rusted post tension cable ends were noted at the foundation perimeter beams. Tensioned cables embedded in the slab terminate at the edge of the foundation and exposure to the elements can cause rusting and reduced strength. The cables should be cleaned and covered over with a non-shrink/non-metallic grout.

Recommendation: Contact a qualified concrete contractor.



B. Grading and Drainage

Comments:

Maintenance Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Inspection Notes Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

Observations: Monitor yard for drainage -

Gutters and something like french drains might be needed. Recommend monitoring and addressing issues as they arise.

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I NI NP D*Maintain Underground Drainage:*

The underground drainage system will need maintenance. Keep inlet basin covers and outlets clean.

**1: Foliage in contact with structure****Deficient - Maintenance Item**

Bushes/trees/vines should not contact exterior wall coverings or windows. Foliage allows for wind driven abrasion damage, provides insects access into the structure, and the moisture promotes decay of building materials.

Recommendation: Contact a qualified pest control specialist.

 **C. Roof Covering Materials***Types of Roof Covering:* Metal*Viewed From:* Ladder*Comments:*

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

Performance Opinion: Good condition -

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition

 D. Roof Structure and Attic*Viewed From:* Floored Attic Space*Approximate Average Depth of Insulation:* 10-12*Comments:*

Inspection Notes Attic inspections can be a challenge because of limited access, temperature, and safety. Some of the components the inspector evaluates are insulation, vapor barriers, ventilation, bath

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I NI NP D

and kitchen venting, and the structure of the underside of the roof.

Note Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure. Accessible areas of attics are inspected. Power ventilation fans are not tested.



Observations: Limited access

1: Uneven attic insulation

Deficiency

Attic insulation is inadequate in several areas. The insulation has been moved by foot traffic for repair / remodeling and was not redistributed evenly in some areas. Gaps in the insulation can cause condensation and heat loss. Replace insulation as necessary for adequate thermal protection. Current requirements are 12-14 inches of insulation.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

Walls are inspected for proper installation and deficiencies related to performance or water penetration.

1: Gaps at exterior walls

Deficiency

Gaps at exterior walls can develop due to several factors, including natural settlement of the home, improper installation of building materials, thermal expansion and contraction, or moisture infiltration. These gaps, if left unaddressed, can lead to further structural issues, water intrusion, and reduced energy efficiency.

Repair Options:

I=Inspected

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D=Deficient

I NI NP D

1. Sealing Small Gaps: For minor gaps, applying a high-quality, exterior-grade caulk or sealant can help fill and seal the gaps. This prevents water penetration, insect intrusion, and energy loss. The caulk should be flexible enough to accommodate future movement in the materials.
2. Repairing or Replacing Damaged Materials: For larger gaps or areas where the exterior wall materials are damaged, repair may involve replacing the affected siding, brick, or stucco, and ensuring proper flashing and moisture barriers are in place.
3. Ongoing Maintenance: Regular inspection and maintenance of exterior walls, including monitoring for new gaps and maintaining caulking and seals around windows, doors, and joints, can help prevent future issues.

For more information -<https://dai.ly/x87l70a>

Recommendation: Contact a qualified painting contractor.



2: No weep holes are installed in masonry walls

Deficient - Maintenance Item

Weep holes in masonry walls allow moisture to drain out the bottom of the wall.

Recommendation: Contact a qualified masonry professional.



3: Exterior unfinished work / cosmetic repairs

Deficiency

Unfinished work, painting and cosmetic repairs or touch ups are needed.



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 I NI NP D**4: Interior unfinished work/cosmetic repair needed**

Unfinished work, painting and cosmetic repairs or touch ups are needed. Cosmetic surface damage that is readily noticeable should be repaired.

Recommendation: Contact a qualified professional.

 **F. Ceilings and Floors***Comments:*

Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

1: Joint between floor and tub/shower enclosure not sealed

The floor covering is not sealed at the tub in bathroom. Spill-overs from the tub will penetrate beneath floor covering.

Recommendation: Contact a handyman or DIY project

 **G. Doors (Interior and Exterior)***Comments:*

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

 H. Windows*Comments:*

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

Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

Limitations present during inspection:

Onions could be functionally tested due to painters.

1: No outlet for window moisture

 **Deficiency**

Window moisture and over spray has no way to drain

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

Not present:

J. Fireplaces and Chimneys

Comments:

1: Low flame

 **Deficiency**

Fireplace has low flame and needs to have a greater gas supply.

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

Comments:

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Main Panel: 200 amp, Meter Pole

Sub Panel: Located in garage

1: Missing screws at panel cover

 **Deficiency**

All designated fastening points should be used to secure breaker panel covers in place.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Notes The majority of branch circuit wiring is inaccessible.

Change of Occupancy Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

C. GFCI And AFCI Protection

Comments:

GFCI protection:

GFCI protection is required for circuits in any areas with possible high moisture.

Code compliance is not required for existing homes, but highly recommended for safety items.

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

I	NI	NP	D
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GFCIs (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard. GFCIs can be installed as a circuit breaker in a panelboard or as a receptacle outlet.

AFCI protection:

Arc Fault Circuit Interrupters protect against fires caused by arcing faults. AFCI protection is provided by specialized circuit breakers or receptacles.

Arcing faults often occur due to damaged or deteriorated wires and cords. Wires can be damaged by puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

D. Smoke and Carbon Monoxide Detectors

Comments:

Current code requires smoke alarms to be installed in each bedroom, each bedroom hallway, and on each floor of the residence.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace

Energy Sources: Propane

Comments:



Observations: Performing as intended

1: Not marked with propane conversion

Deficiency

All gas appliances that have been converted to propane must be visibly marked.

Recommendation: Contact a qualified professional.

2: No response for rear thermostat

Deficiency

Recommendation: Contact a qualified professional.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:



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I	NI	NP	D
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Observations: Appears properly installed

Not tested due to temperature:

Cooling systems are not operated when the outside temperatures are below 60 degrees.

C. Duct Systems, Chases, and Vents

Comments:

Observations: Performing as intended

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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: None

Location of main water supply valve: Well

Static water pressure reading: 50-60 psi

Type of Supply Piping Material: PEX -

Note: Only visible supply plumbing can be verified at the time of inspection.

Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Handle loose

 **Deficiency**

Valve handle needs to be tightened.

Recommendation: Contact a qualified professional.



B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC -

Note: Only areas of visible drain plumbing can be verified at the time of inspection.

Comments:

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

I=Inspected

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I NI NP D

Inspection Notes Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Mechanical drain stop inoperable

Deficiency

Mechanical drain stop linkage was disconnected or damaged.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Sources: Propane

Capacity: Tankless

Comments:

Water heater lifespans largely depend on maintenance and water conditions in the area.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).



1: Flue pipe separated in attic

Deficiency

Section of the flue pipe is separated at a joint in the attic. Flue gases are exhausting to the attic.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

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 I NI NP D**2: Propane conversion not visible** **Deficiency**

All gas appliances need to have a visible marker of conversion.

Recommendation: Contact a qualified professional.

 D. Hydro-Massage Therapy Equipment*Comments:**Not present:* **E. Gas Distribution Systems and Gas Appliances***Location of Gas Meter:* N/A*Type of gas distribution piping material:* Steel*Comments:*

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used gas supply valves or fixtures may cause leaks. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to appliances are not tested. A majority of gas supply plumbing is not visible. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Underground propane tank installed:

Due to inaccessibility of the tank, performance is based on inspectors experience with standard propane installation practices.

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:



D. Ranges, Cooktops, and Ovens

Comments:

1: Yellow flame

▲Deficient - Safety Item

Excessive yellowing of the flame was noted at the burner. The appliance may be improperly set for the gas supply.

Recommendation: Contact a qualified appliance repair professional.

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I	NI	NP	D
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E. Microwave Ovens

Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Contractors and equipment present:

Contractors, equipment and items were present throughout the exterior yard.