PROPERTY INSPECTION REPORT

"AROUND THE HOUSE" HOME INSPECTIONS

Cell (832)758-4480 – Randy Stiles (TREC 21519)
Cell (281-704-4514 – David Stiles (TREC 7308)
Email: Home Inspector Stiles @Gmail.com
Email: Inspected4U@Yahoo.com

Prepared For: _____

Concerning: _____

By: **David J. Stiles Inspector** **Lic. #7308** **3/19/2019**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at **www.trec.texas.gov**.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. 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. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. 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.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

I	NI	NP	D

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. 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. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

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

I	NI	NP	D

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY NOT 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.

- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED in liability to myself and "Around the House" Home Inspections to the amount of the inspection fee**.
- If you bring a law suit as a result of this inspection but do not prevail, you agree to pay my attorney's fee.
- YOU REPRESENT to me that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without my prior written consent.

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

I	NI	NP	D

You acknowledge that I hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

FOUNDATION INFORMATION

Most of Texas soil is expansive type clay. Proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes away from the structure. A 6" drop for each 10' of run away from the house is an acceptable method of measuring proper drainage sloping.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. Depending on the soil composition around your home, the foundation may need to be watered evenly around the entire structure.
4. Depending on the soil composition around your home an effective way to provide consistent and even watering is to place soaker hoses around the entire perimeter and to water evenly at each interval.
5. Do not let water stand or puddle adjacent to the foundation.
6. Do not allow the soil to dry to the point of cracking or pulling away from the foundation.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection commenced at approximately12:55 PM. The weather was sunny and warm with no rain falling prior to or during the immediate inspection period. Temperature at the time of the inspection was approximately 78*F and soil conditions were dry.

Bullet Legend:

- **Important deficiencies and/or corrections recommended.**
- **For informational purposes.**

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

I	NI	NP	D

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

X ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Post Tension Cable Concrete Slab

Comments:

In the opinion of the inspector the foundation appeared to be functioning as intended at the time of this limited visibility inspection except as noted by example(s):

- "Corner pops or shears" may be present at one of more exterior concrete corners of the home. In the opinion of the inspector, these pops are common in Texas construction and do not normally reduce the strength of the foundation nor do they necessarily mean that structural integrity has been compromised. Post tension cables and/or structural re-bar installed behind the shears may be subject to water exposure, rust and deterioration. The corner pops/shears should be sealed. Any concerns should be addressed to a P.E. or structural engineer.

Example at the front left corner of the home

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

I	NI	NP	D

- Post tension foundation cable ends about the home are exposed. Allowing these cable ends to remain exposed to moisture and weather elements could eventually cause the cable to weaken and possibly lose strength. Evaluation by a professional foundation contractor familiar with decay of post tensions cables may be required. All exposed cable ends should be properly covered/protected to prevent further deterioration.

Examples on the right side of the home

- The garage floor displays crack(s).

Example at the right rear floor

- The front porch displays crack(s).

- This report does not address the elevation or levelness of the foundation. To determine any attributes of the levelness of the foundation based on an interior assessment, a Structural Engineer should be consulted.

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

I	NI	NP	D

X ☐ ☐ X **B. Grading & Drainage**
Comments:

In the opinion of the inspector grading and drainage appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- Downspout splash backs should be installed at the delivery point of each rain downspout. Splash backs should be positioned so that the high side or "block" is positioned away from the home and not against the foundation. They prevent rushing water from eroding the soil and provide an increased directional flow of water away from the home and foundation.

Example of a downspout splash back in action and current installation example(s):

- Drainage at the left side of the home is not installed to allow for proper drainage. Improved drainage is needed.

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

I	NI	NP	D

- At the left rear corner of the home mulch and ground materials are too high in relation to the first row of bricks and weep holes at the brick ledge. The opportunity for water to enter these areas and the potential for bug and insect infestation is increased with this condition. There should always be at least 4" of visible foundation to allow for foundation inspection and to promote proper drainage with proper slope away from the home and foundation.

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

I	NI	NP	D

X ☐ ☐ X **C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Shingle
Viewed From: The roof while walking at safe areas
Comments: The roof surface appears to be original to the home. A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector roof covering and flashings appeared to be in below average condition at the time of this inspection as noted by example(s):

- The roof surface appears to be original to the home. Generally, roof surfaces have a life span of 12 – 15 years. This roof is approaching this milestone. Wear and erosion of shingles is noted.

Examples

- At the right rear roof ridge, a rogue nail is exposed and protruding from the roof.

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

I	NI	NP	D

- Several areas of the roof surface display shingles that have been replaced/folded over.

Examples




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

I	NI	NP	D

- Kick-out flashing is required at the lower run of rain gutters to divert water away from the wall at the rain gutter/end of the roof.

Example and current installation example at the front of the home lacking this flashing

- Roof mounted equipment with penetration through the roof deck should be monitored during use and removed if leakage is detected. A manufactured holder is available for installation of the dish hardware. It is said to reduce the potential for leakage through the roof.

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

I	NI	NP	D

X ☐ ☐ ☐ **D. Roof Structure & Attics**
Viewed From: Attic above the home adjacent to the furnace at the attic stairs
Approximate Average Depth of Insulation: Approximately 8”
Comments:

In the opinion of the inspector the roof structure and attic appeared to be installed as intended and in average condition at the time of this inspection.

X ☐ ☐ X **E. Walls (Interior & Exterior)**
Comments:

In the opinion of the inspector walls appeared to be in average condition at the time of this inspection except as noted by example(s):

- In the garage adjacent to the water heater, an area of ceiling and wall has been affected by water penetration from an unknown source.

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

I	NI	NP	D

X ☐ ☐ X **F. Ceilings & Floors**–*Comments:*

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- At the front entry door a floor tiles is cracked.

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

I	NI	NP	D	

X ☐ ☐ X **G. Doors (Interior & Exterior)**
Comments:

In the opinion of the inspector, accessible doors appeared to be properly installed and functioning as intended at the time of this inspection except as noted by example(s):

- The home-to-garage door, because the home is attached to the garage, is required to be 1 3/8" thick, fire rated and is required to be equipped with a self-closing hinge or other self-closing device (IRC – R302.5.1) to assist in preventing the spread of fire, smoke and combustion in the event of a fire. Verification that this door is fire-rated was not available and the door lacks a self-closing device..

Example of a self-closing hinge and current installation

- The garage door is cracked.

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

I	NI	NP	D

- The rear entry door displays a cracked door jamb, rust, damaged trim and damaged exterior adornment.

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

I	NI	NP	D

X ☐ ☐ X **H. Windows (Interior & Exterior)**

Comments:

In the opinion of the inspector, accessible windows appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Windows with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. **[IRC - 703.7.5].** It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a window and/or at least within 33" of each other. **[IRC - 703.7.6].** Already rusting lintels should be scraped and painted with a rust preventing paint.

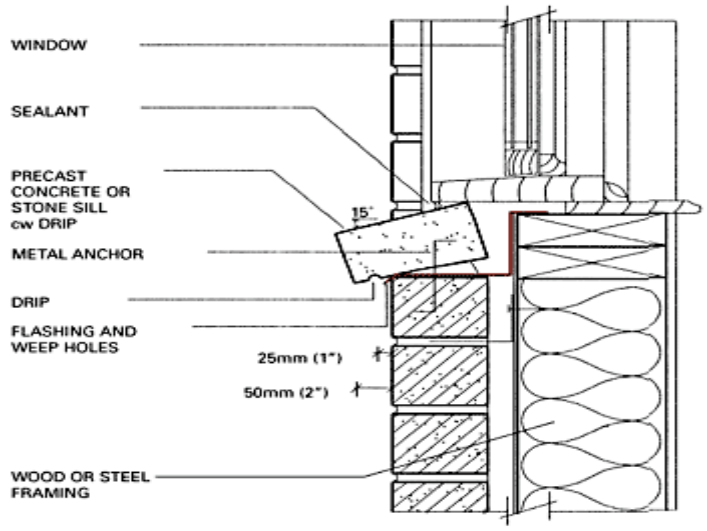
Example of rust at the front left window

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

I	NI	NP	D

- Exterior window sills are required to be installed to slope at least at a 15* angle away from the home/window to properly drain/shed water away from the home.

Illustration and current installation examples



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

I	NI	NP	D

- All exterior window sills should be filled/caulked to assist in preventing water leakage into the home.

Examples

☐ ☐ X ☐ **I. Stairways (Interior & Exterior)**
Comments:

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

I	NI	NP	D

X ☐ ☐ X **J. Fireplaces and Chimneys**
Comments:

The fireplace in the family room is a natural gas assisted appliance having its emergency gas valve to the right on the adjacent wall. The fireplace was tested for functionality. In the opinion of the inspector, no gas leaks were detected and the appliance appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The damper inside the firebox is required to be equipped with a "C" clamp/damper block that provides an opening for constant fresh air flow.

Current installation and example of a "C" clamp

- The fireplace and chimney should be professionally cleaned prior to continued/next use.

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

I	NI	NP	D	

☐ ☐ X ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

X ☐ ☐ X **L. Other**
Comments:

- Carbon Monoxide detectors provide advance warning of this colorless, odorless gas just as smoke detectors provide advance warning of smoke and combustible conditions. Placement of these detectors in the hallway of the home immediately outside each bedroom, on each floor and in accordance with manufacturer recommendations is a required fire safety precaution. IRC {315.1}. Inclusion in the smoke detection system is required.

Example

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

X ☐ ☐ X **A. Service Entrance and Panels**

Comments: A licensed electrician should be engaged to further inspect the panel and branch circuits of the home prior to the end of the option period

Main breaker size = 125 AMP
Panel size = 200 AMP

The main service entrance panel is located at the left exterior wall of the home. In the opinion of the inspector, the installation appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

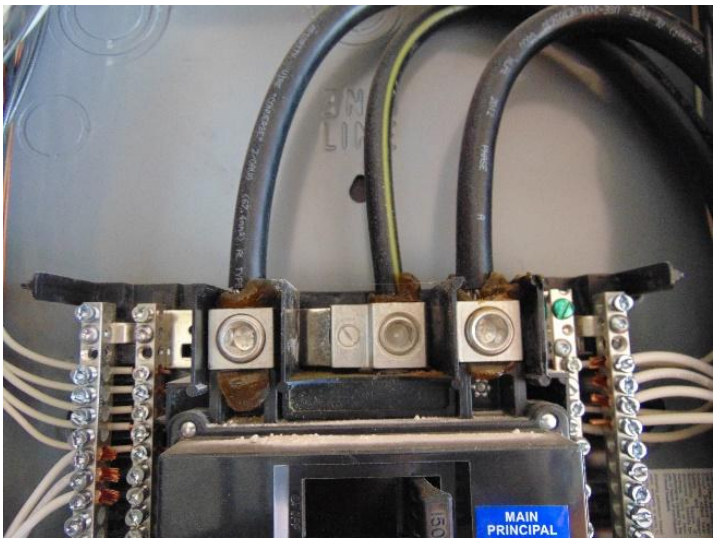
- Individual circuit breakers for the home are not labeled in the service entrance panel for specific areas, fixtures and/or appliance as required. General labeling is prohibited.

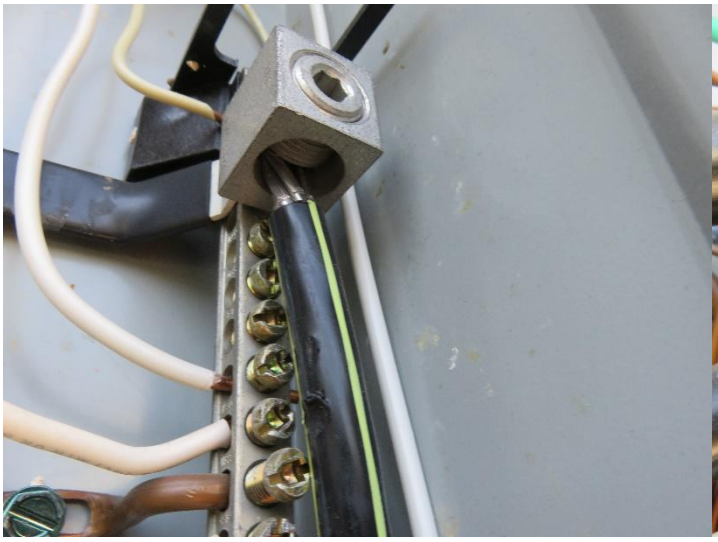
I=Inspected NI=Not Inspected NP=Not Present D= Deficient

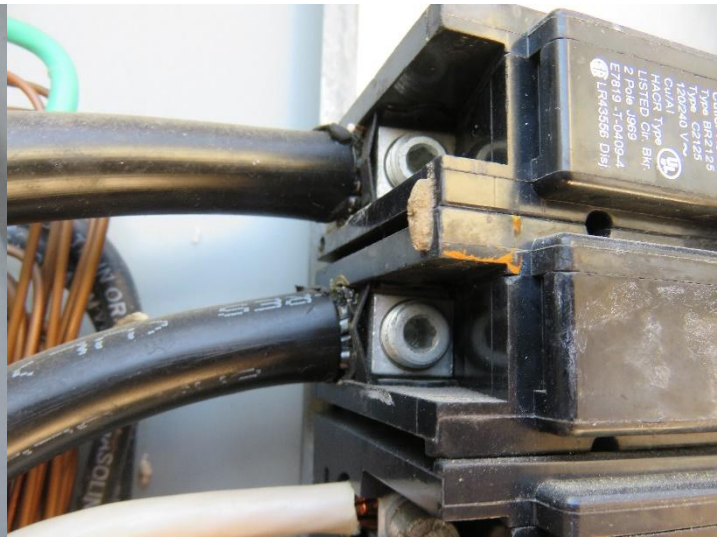
I	NI	NP	D

- Aluminum service wiring requires anti-oxidizing agent at entry points to the main breaker and neutral bar.

Current and required installations







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

I	NI	NP	D

- The installed grounding clamp at the ground rod is for use in a natural gas pipe application. Grounding rods are required to have an acorn grounding clamp.

Example of an acorn clamp and current installation

- The electric panel box(s) should be caulked around their perimeter and between panels to assist in preventing water from accumulating behind the box at the porous wall substrate creating the potential for wall damage.

Current installation and example of recommended caulking

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

I	NI	NP	D

Arc Fault Circuit Interrupt's (AFCI)

As of approximately 1/1/2002, all electrical fixtures, outlets, switches in bedrooms and all smoke detectors in the home were required to be wired to AFCI safety circuit breakers in the main panel. Arc Fault Circuit Interrupt's appeared to be installed and functioning as intended in all locations required except as noted by example(s):

- The smoke detectors are not labeled in the panel.

- The left side center bedroom electricals lack wiring to a fire safety AFCI safety breaker.

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

I	NI	NP	D

X ☐ ☐ X **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: A licensed electrician should be engaged to further inspect the branch circuits of the home prior to the end of the option period

In the opinion of the inspector, the branch circuits, connected devices and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Closet lighting displays unprotected/incandescent bulbs that are unprotected by a globe. Should combustible storage be placed within 12" of one of the bulbs, a fire could ensue. These lighting fixtures should be replaced by fixtures having a globe surrounding the bulb.

Example of a globe and current installation example in the bedroom hallway closet

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

I	NI	NP	D

- Exterior light fixtures should be caulked around its/their perimeter.

Current (2) and recommended installation

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

I	NI	NP	D

Ground Fault Circuit Interrupt's (GFCI)

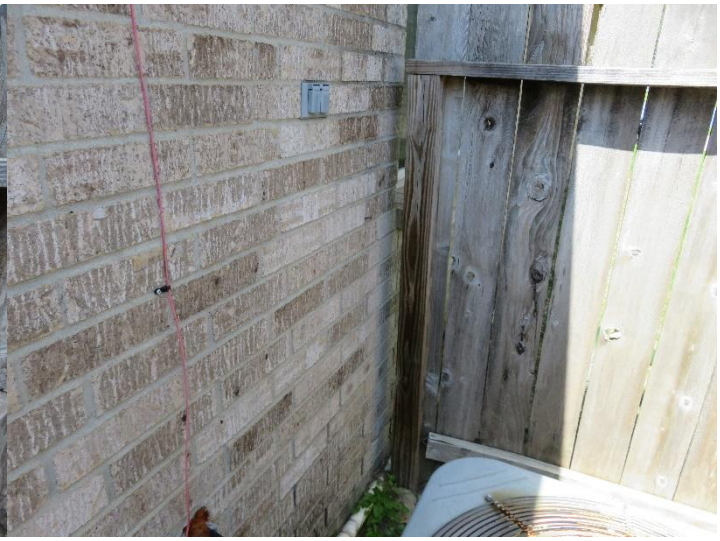
In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** appeared to be present and functioning in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen except as noted by example(s):

- All garage outlets are required to be GFCI safety protected. This includes the garage door opener(s)(2008).

- All exterior outlets are requiired to be GFCI saffty protected. Outlets at the rear wall of the home and along the framing of the roof covering are required to be GFCI saefty protected. They did not respond to GFCI testing.

- The outlet at the rear upper patio wall is a GFCI apparatus but the weather cover is installed upside down.

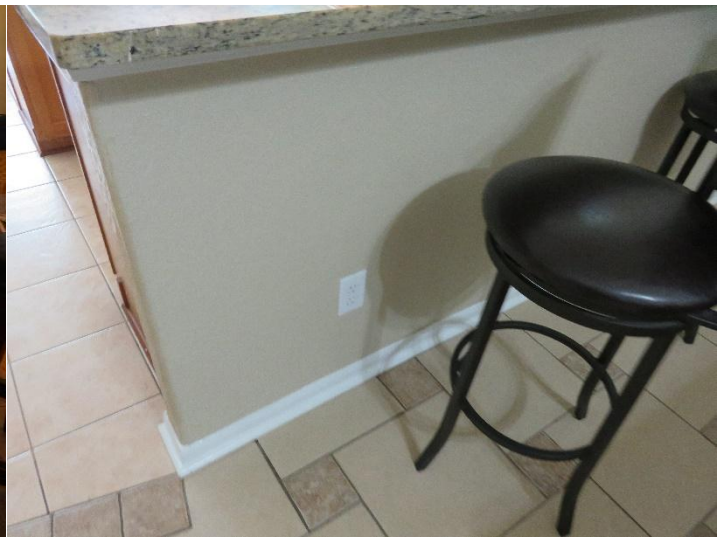
- At the AC unit, the outlet lacked power and is required to be GFCI protected.

- All 15 – 20 AMP kitchen countertop outlets are required to be GFCI safety rated/protected. This includes the dishwasher and disposal outlets, if accessible - IRC{210.8(D)} 9/2014

- The outlet(s) on the family room side/dining side of the kitchen sink countertop are required to be GFCI safety rated and no lower than 12" beneath the countertop for safety of crawling toddlers and smaller children. (IRC 3901.4.5X)

Required and current installation

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

I	NI	NP	D

- All 15 – 20 AMP laundry room outlets are required to be GFCI safety rated/protected - IRC{210.8(A)(9)} 9/2014

- All GFCI safety outlets should be labeled/marked with the familiar GFCI safety documentation. All garage, kitchen countertop, laundry room, bathroom and exterior outlets are required to be GFCI safety rated and labeled for identification.

Current example in a bathroom and required labeling

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ X ☐ ☐ **A. Heating Equipment**

Type of System: CentralForced Air
Energy Source: Natural Gas
Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

- Operating a furnace when exterior temperatures are in excess of 70*F can cause permanent damage to the appliance. The furnace, therefore, was not operated. Due to design, heat exchangers are viewed from the draft hood and/or burner areas only and are not fully inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the heat exchanger prior to the end of the option/discovery period.

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

I	NI	NP	D	

X ☐ ☐ X **B. Cooling Equipment**

Type of System: Central Electric –36,000 BTU (3.0 – Ton)

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

When operationally tested, the temperature differential between supply (conditioned air) and return air measured approximately between 18*F and 20*F only in the kitchen and Master suite. These measurements arewithin the acceptable range of temperature differential of 16*F to 21*F and the unit appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The unit appears to be the original to the home. It is rusty. Generally, the unit has a life of 12 – 15 years.

- The AC condensing unit documents that the maximum circuit breaker amperage to be used is 30 AMP. The breaker in the main service panel for this unit indicates that there is a 35 AMP breaker in place.

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

I	NI	NP	D

- Insulation at the unit suction line is in poor condition and should be replaced.

Examples of supply air and return in the kitchen and Master suite with return (18*F to 20*F temperature differential)

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

I	NI	NP	D

- Due to design, the evaporator coil was not able to be viewed and/or inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the evaporator coil prior to the end of the option/discovery period.

X ☐ ☐ X **C. Duct System, Chases, and Vents**–*Comments:*

In the opinion of the inspector, the duct system, chases and vents appeared to be installed as intendedand capable of passing conditioned air through the home at the time of this inspection except as noted by example(s):

- Attic ductwork in general is prohibited from touching/coming into contact with other ductwork or installed lying on the attic floor. Insulation placed between sections is not a remedy. Damaging condensation can result.

Examples

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

I	NI	NP	D

- The ductwork of the left side of the home appears to be obstructed with inadequate chilled air flow as compared to the kitchen and Master suite.

(7*F of temperature differential)

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

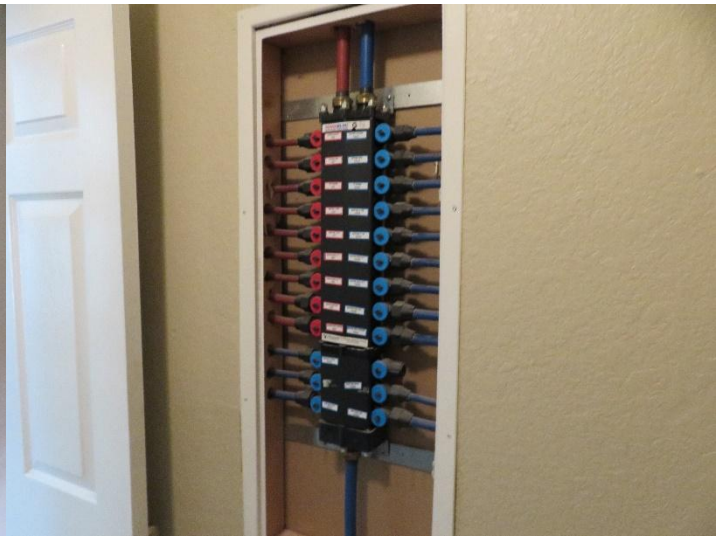
I	NI	NP	D

IV. PLUMBING SYSTEM

X ☐ ☐ X **A. Plumbing Supply, Distribution Systems and Fixtures**

- *Location of water meter:* Front right curb

- *Location of main water supply valve:* Right interior garage wall and manifold in the laundry room



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

I	NI	NP	D

- *Static water pressure reading:* Approximately 70PSI (40 PSI to 80 PSI required)

Comments: Plastic/PEX water piping. Water piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the water supply system and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- All exterior hose bibs should be equipped with anti-siphon appendages that act to prevent gray water from being drawn back into the fresh water supply of the home.

Example of an anti-siphon apparatus and current installation(s)

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

I	NI	NP	D

- The water temperature as recorded at the kitchen sink is too hot. Temperatures in excess of 120*F can cause severe burns and scalding.

- Toilets should be secure at the floor and should be caulked around their edges against the floor to prevent/deter water leakage. The guest bathroom toilet lacks these qualities.

- All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles.

Current installation examples and example of labeling

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

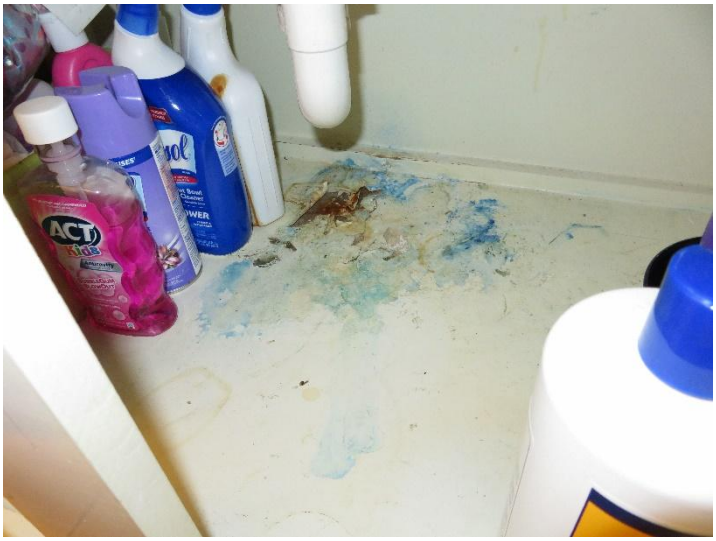
I	NI	NP	D

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

Comments: Drains and piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the drains, wastes and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- There appeared to be a leak at a time in the cabinet of the guest bathroom.



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

I	NI	NP	D

- The guest bathroom sink lacked a stopper.

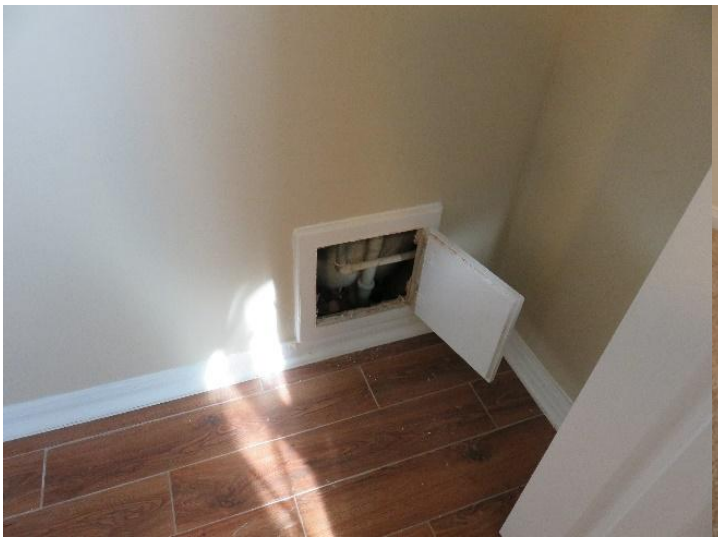
- The left sink in the Master bathroom lacks a functioning stopper.

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

I	NI	NP	D

- To readily access plumbing connections in bathrooms for showers and bathtubs it is a required procedure to have access openings installed in walls adjacent to/behind in-wall plumbing fixtures. An access opening at least 12" X 12" is required for repair or replacement of concealed slip joints. The opening can be a ceiling or a wall. {IRC 33201.1} (UPC 404.2)

Examples of opening for drain and plumbing inspection



- The main drain clean-out for the home appears to be located at the front left flower beds.

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

I	NI	NP	D

X ☐ ☐ X **C. Water Heating Equipment**
Energy Source: Natural Gas
Capacity: 40– Gallon
Comments: A licensed plumber should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the garage installed water heater appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The bottom of the "B" vent exhaust hood for the appliance(s) is required to be at least 24" above the roof deck anywhere within 10' of any combustible materials and the roof deck. This installation also provides a preventative measure for backflow of gases back to the attic.

Current installation and required example

- The ceiling at the water heater lacks properly installed fire/combustion flange.

- CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building. The bonding jumper shall not be smaller than 6 AWG copper wire or equivalent. The grounding clamp is required to be zinc. The presence of this safety feature should be verified by a licensed plumber.

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

I	NI	NP	D

X ☐ ☐ X **D. Hydro-Massage Therapy Equipment**–*Comments:*

In the opinion of the inspector the Jetted Tub in the Master bathroom appeared to be installed and functioning as intended when filled, operated and drained during this inspection except as noted by example(s):

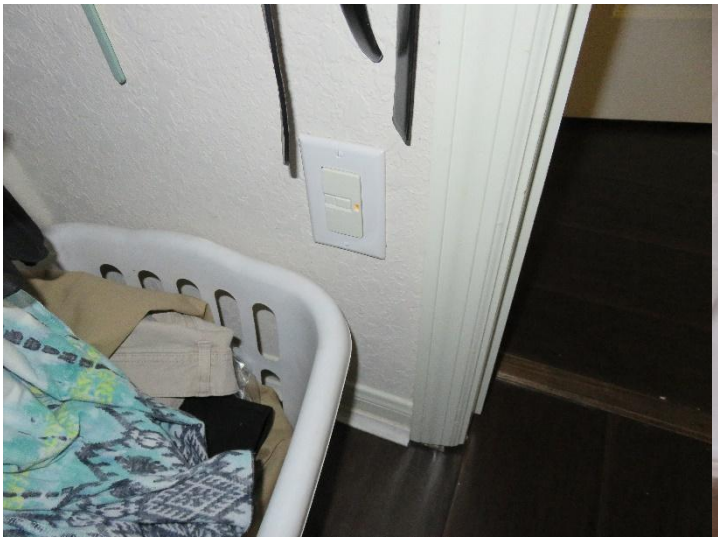
- The area (pump and drains) beneath the Jacuzzi should be readily accessible for inspection and repairs. {IRC P2720.1}

Required installation examples (2) and current installation

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

I	NI	NP	D

- The Jacuzzi is equipped with a GFCI safety apparatus in the front entry bedroom closet.



☐ X ☐ ☐ **E. Other –** *Comments:*

- The water softening system was not inspected. It would be prudent to have a contractor familiar in its installation and operating capacity to inspect it prior to the end of the option period.

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

I	NI	NP	D

V. APPLIANCES

X ☐ ☐ X **A. Dishwashers**–*Comments:*

In the opinion of the inspector, the dishwasher appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Drainage from the dishwasher requires the drain line to be elevated above the top of the disposal with a loop at least 2" above the entry point to the disposal serving as an air gap to prevent gray water from backflow into the dishwasher. As an alternative to this method, an aerator can be installed at sink top with the dishwasher drain line going directly to the aerator. It is preferred that a second drain line from the aerator be attached to the top of the disposal to enable further processing of waste water and food particles.

Current and example of required installation

X ☐ ☐ ☐ **B. Food Waste Disposers**–*Comments:*

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection.

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

I	NI	NP	D

X ☐ ☐ X **C. Range Hood and Exhaust Systems**–*Comments:*

In the opinion of the inspector, the updraft fan and hood appeared to be installed and functioning as intended at the time of this inspection.

- The hood on the exterior wall should be caulked around it perimeter.

X ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**–*Comments:*

In the opinion of the inspector, the natural gas oven and stove top burners appeared to be installed and functioning as intended at the time of the inspection.

- The emergency gas shut-off valve for the cook top burners is located in the lower right cabinet.

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

I	NI	NP	D

X ☐ ☐ X **E. Microwave Ovens**–*Comments:*

In the opinion of the inspector, the microwave oven appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The interior dish rack has been removed.

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

I	NI	NP	D

X ☐ ☐ X **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

In the opinion of the inspector, the mechanical exhaust vents and hoods appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- Exhaust fan ductwork in the attic rising through the roof deck should be sealed.

Example and current installation

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

I	NI	NP	D

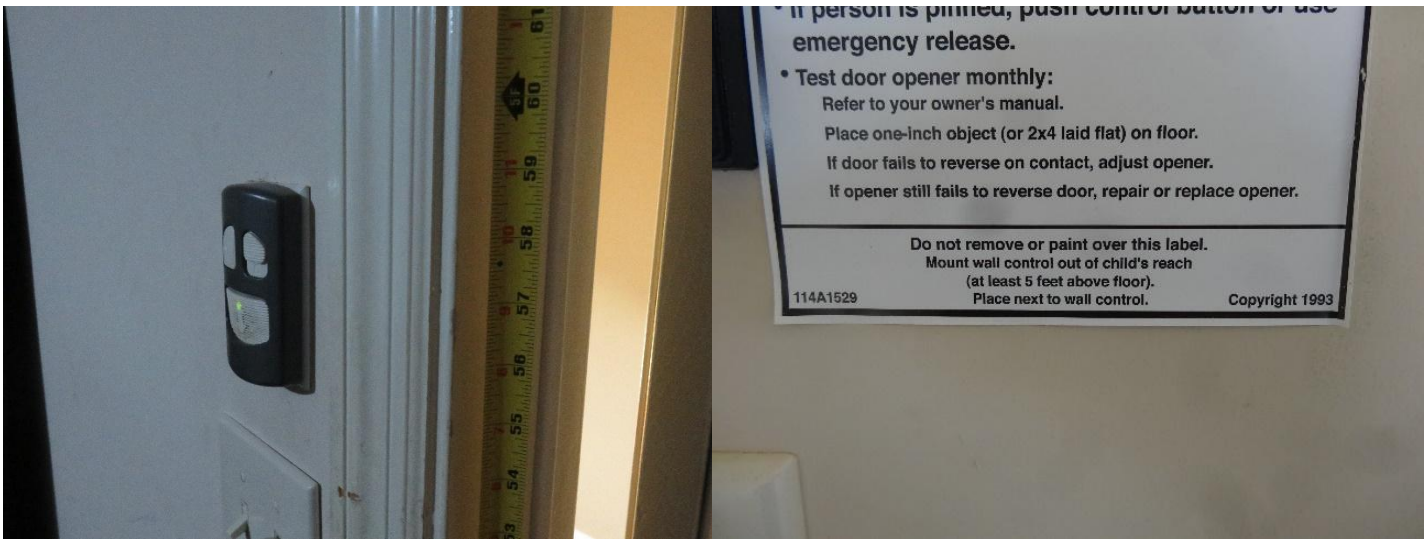
X ☐ ☐ X **G. Garage Door Operator(s)**

Comments:

In the opinion of the inspector, the garage door opener(s)appeared to be installed and functioning as intended in opening and closing the garage door(s) of the garage except as noted by example(s):

- The automatic garage door control button is too low compared to its recommended height of at least 5' above the floor or highest point of access. Preventing small children from being able to access and activate this button is a child safety feature of the door.

Current installation and required statement of installation



- The ground level safety beam/eyes should trigger the panel lighting when the beam is broken for safety at night or during dark periods.

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

I	NI	NP	D

- Manual garage door locking devices should be removed or temporarily disabled while an automatic door opener is present and operational.

Current and example of a blocked manual lock

- The garage door displays split panels.

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

I	NI	NP	D

X ☐ ☐ X **H. Dryer Exhaust Systems**–*Comments:*

In the opinion of the inspector, the dryer vent and hood appeared to be installed and functioning as required at the time of this inspection except as noted by example(s):

- The air handling hood installed for venting the dryer at the roof top is not the proscribed apparatus for this use. The correct hood is required to have a backflow preventer/damper to prevent air from pushing lint and moist air back into the ductwork. **(IRC{2439.3}. "*End outside in backdraft damper and no screens*"**

Current and required installation example

- The hood and ductwork are congested with lint creating a significant fire hazard.

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

I	NI	NP	D

- Where the dryer exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829mm) of the exhaust duct connection. IRC 1502.4.5

Example and laundry room wall

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

I	NI	NP	D

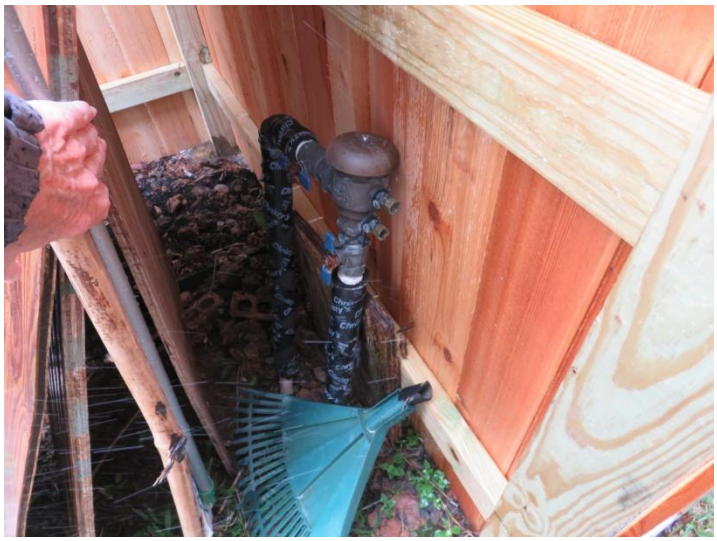
VI. OPTIONAL SYSTEMS

X ☐ ☐ X **A. Landscape Irrigation (Sprinkler) Systems** – *Comments:*

The lawn irrigation system was operated and tested in a Manual mode. In the opinion of the inspector, the zones of the system appeared to be installed and functioned as intended with adequate water pressure and coverage to intended areas of the front, side and rear lawn areas except as noted by example(s):

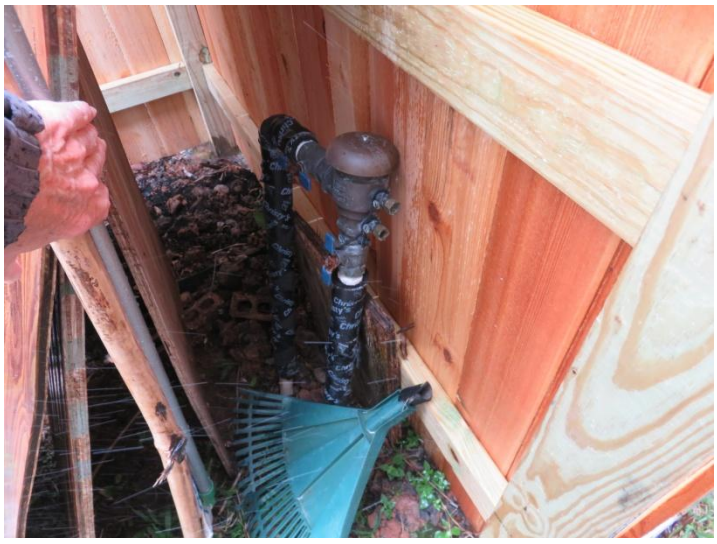
- The backflow preventer should be fully insulated and secured to the structure/fence to prevent accidental movement and damage.

Current and recommended installation




- The backflow preventer should have an **intermediate shut off valve** on the supply side.

Example and current installation

- Conduit installed to protect the wiring of the sprinkler system is damaged, separated exposing the wires and creating an opening where water and insect penetration can penetrate into the home.

- The sprinkler system appears to lack a rain sensor that acts as an automatic shut-off during rainy and wet periods.

Example of a rain sensor

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

I	NI	NP	D

X ☐ ☐ X **B. Swimming Pool and Equipment, Spas –** *Comments:* A professional pool contractor should be engaged to further inspect the pool and equipment prior to the end of the option period

In the opinion of the inspector, the plaster surface in-ground swimming pool and equipment appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- Windows and doors that exit from the home to the pool area are required to be equipped with audible warning devices such as an alarm that lasts at least 30 seconds that is activated whenever a door or window leading to the pool area is opened. Safety of small children entering the area unattended is the reason for this installation.

- Due to the presence of the swimming pool in the backyard, the fence gate should be 6' in height and equipped with a self-closing, self-locking device on the inside of the fence. This is done for safety precautions relevant to children and others wandering the neighborhood and accidentally entering the pool area unaccompanied.

- Plastic plumbing pipes at the pool equipment are required to be painted to protect it from sunlight/ultraviolet light that will cause degradation of the piping.

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

I	NI	NP	D

- At least two anti-vortex pool drains a minimum of 3' apart (safety requirement) are required for recirculation of water as well as for draining. There is only one drain in the pool.

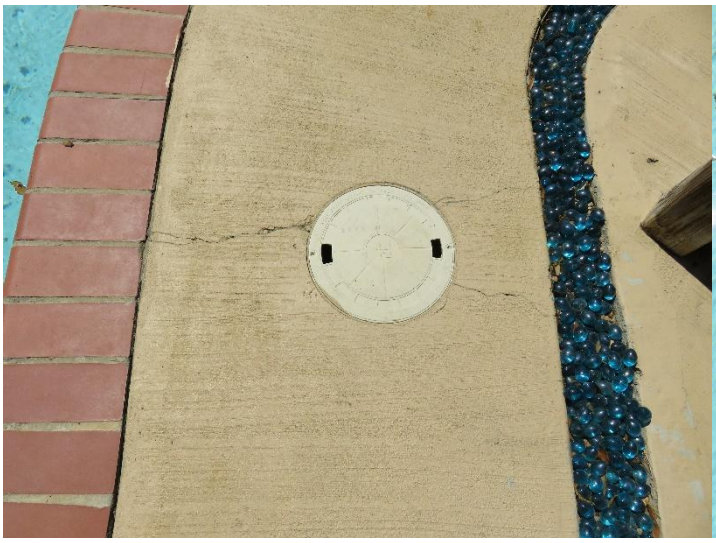
- The pool drain is required to terminate in a sanitary drain/system. Draining pool water to the street or in the current installation to the left side lawn is prohibited.

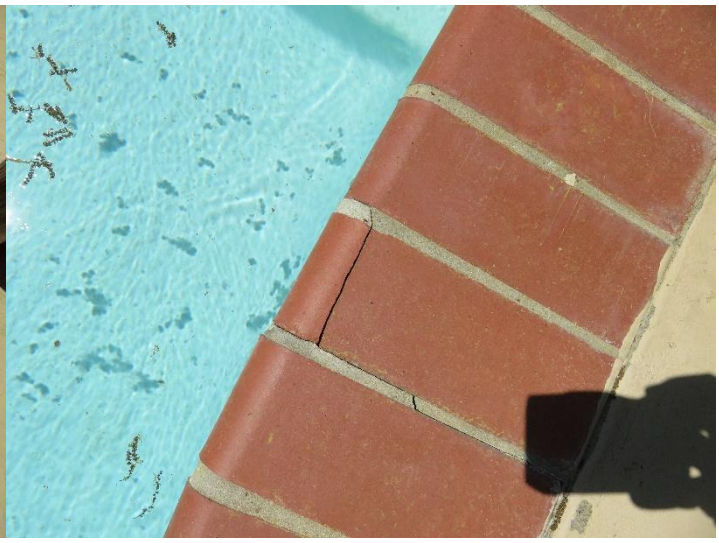
I=Inspected NI=Not Inspected NP=Not Present D= Deficient

I	NI	NP	D

- The pump motor (all electrical mechanical equipment) does not appear to be grounded to earth as required.

- The pool deck displays several cracks.





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

I	NI	NP	D

- Some areas of the pool surface displays wear/deterioration.

Example at the front right wall

- The method of dispensing chlorine into the pool was unclear.