

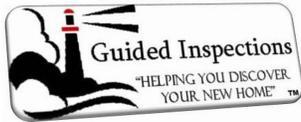
Property Inspection Report

1234 Sample St.
Georgetown, TX 78626



**This Property Inspection Report Has Been
Prepared Exclusively For:**

Sample Buyer



120 Casa Loma Cir.
Georgetown, TX 78633

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PROPERTY INSPECTION REPORT

Prepared For: Sample Buyer
(Name of Client)

Concerning: 1234 Sample St., Georgetown, TX 78626
(Address or Other Identification of Inspected Property)

By: Jesse Bryant, Lic #TREC 8511 01/10/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, 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.

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property Faces: East Area: 4000-4500 sf Age: 1895 Temp (High): 55-60 °F
Building Status: Vacant, but some storage items present Weather Conditions: Overcast Utilities: All on
Present at Inspection: Inspector
Special Notes: Buyers Agent:

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Sub Flooring | <input checked="" type="checkbox"/> Attic Space Limited in Areas - Viewed from Accessible Areas |
| <input type="checkbox"/> Floors Covered | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected |
| <input type="checkbox"/> Walls/Ceilings Appear Recently Painted | <input type="checkbox"/> Siding Over Older Existing Siding |
| <input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

- I. Inspection limitations can be found in the "Inspection Authorization and Service Agreement", and in the Texas Real Estate Commission's Standards of Practice for Home Inspectors.
- II. This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
- III. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
- IV. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
- V. The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of report delivery by the addition of a report addendum.
- VI. A full, in depth evaluation (by a qualified professional repair specialist) of any item with an in the "deficiency" column box is strongly recommended before closing to determine if hidden defects, not apparent to the inspector at the time of inspection, are present. Written estimates for all replacement and corrective work should also be obtained prior to closing
- VII. Acceptance of this report signifies the buyers understanding of the terms listed above.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
- (i) items other than those listed within these standards of practice;
 - (ii) elevators;
 - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed;
 - (v) sub-surface drainage systems;
 - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks,

- metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and the signed INSPECTION AGREEMENT for this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report's content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

Digital pictures in this report are a sample of deficiencies in place and should not be considered to show all of the deficiencies observed. There will be some damage and/or deficiencies that are not represented with digital imaging

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace (slab at garage)

Comments:

Crawlspace Viewed From: All accessible portions of the crawlspace -- access limited and numerous locations due to low clearances and obstructions from piping, duct work and damaged/fallen insulation

Performance Opinion: (An opinion on performance is mandatory)

The foundation appeared to be in generally fair condition and performing the intended function of supporting the structure at this time. However, there were signs within the home that suggest that the foundation and/or structure may have previously experienced some degree of movement or stress. These signs include:

- Interior drywall cracks
- Sloping floors
- Out-of-square doors that rub against the frame or do not latch
- Cracked floor tiles
- Previous settlement of porch structure

These conditions can be fairly common for a home of this age; particularly given the suspected expansive soil conditions. However, if you are concerned about the foundation's potential for future movement or damage, it is recommended that you consult with a qualified structural engineer or a foundation repair specialist for further evaluation and recommendations.

Buyers Advisory Notice: This opinion is based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinion expressed is one of apparent conditions, not absolute fact, and are only good on 01/10/2018.

Wood-to-ground contact around / within the crawlspace (possible conducive condition for wood rot and wood-destroying insect activity). Further evaluation and repairs are recommended where necessary.



Missing hangers and poor support at opening in floor framing (where older in-floor furnace is located at North side of home). Although no evidence of movement or sagging was observed at this portion of the floor structure, monitoring is recommended.



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Piers tilted and/or no longer in contact with the structure (front porch areas). Further evaluation and repairs are recommended where necessary to ensure proper support.



Under-floor insulation damaged, missing and improperly installed (numerous locations within the crawlspace). The insulation batts were observed to have been installed upside down, which can be a potential condensation / moisture trap. Furthermore, many portions of the insulation have fallen or were damaged as a result of previous vermin activity. Further evaluation and repairs are recommended where necessary. *FYI: The presence of the under floor insulation significantly limited visibility in regards to the inspection of the floor framing and subfloor materials.*



Damaged / notched foundation support beam (North exterior beam between front porch and living space). Although no evidence of beam sagging, cracking or movement was observed, further evaluation and repairs are recommended as necessary.



No Other Deficiencies Observed At This Time

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Notes / Observations:

NOTE: Trees close to the foundation can possibly deplete the moisture content within the soil around the home which, in some cases, can lead to differential foundation movement. If evidence of structural movement is observed over time, near these areas, it may be prudent to consult with a qualified engineer in order to explore corrective or preventative options (root barrier installation, etc.). Monitoring is recommended at this time.



NOTE: Screening and other rodent prevention measures should ideally be implemented around the perimeter of the crawlspace to prevent possible material damage (ducts -- insulation -- etc.) within the crawlspace.



Foundation Maintenance Notes:

Although the exact soil types for this property were not determined, most of the soil in the central Texas area is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE home. Defects in foundations can occur when the structure does not move as a unit. This could occur when one area of the soil around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program (depending on foundation type).

- Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
- If the house has roof gutters, be sure that all run-off is diverted well away (3 - 5 feet) from the foundation.
- If a foundation watering plan is used or implemented, the area around the foundation should always be watered evenly around the ENTIRE structure.
- Unless a yard irrigation system is present, the best way to ensure even watering is to place soaker hoses around the entire perimeter (12 - 18 inches away from the foundation) and to water EVENLY every time.
- Do not let water stand next to the foundation by improving areas of negative or poor drainage.
- Never allow the soil to dry to the point of cracking or pulling away from the foundation.

NOTE: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and / or stored articles prevent recognition of signs of settlement / cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited

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visual inspection, as these are specialized processes requiring excavation and expertise outside the scope of this general home inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement. Future performance of the structure cannot be predicted or warranted.

B. Grading and Drainage

Comments:

Poor or insufficient grading near the foundation (Northwest -- Southeast -- etc.). Lots shall be graded to drain surface water away from foundation walls. The slope of the grade shall fall a minimum of 6 inches within the first 10 feet away from the foundation (5% slope). Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure.



High soil against the foundation/structure (detached garage). Ideally, the soil line should remain 4-6 inches below the bottom edge of the siding in order to prevent possible moisture penetration or potential wood-destroying insect activity. In some cases, where correcting the high soil creates a negative grade against the foundation, underground drainage options may need to be explored.



No Other Deficiencies Observed At This Time

Notes / Observations:

FYI: Rain gutters are generally recommended at all roof eaves as a way to control the amount of roof water runoff that is deposited around the foundation during periods of rain. In some cases, this uncontrolled water runoff can cause ponding, erosion or possible staining/damage to the exterior walls, doors, windows, etc. Excessive water collection close to the foundation can also lead to possible differential foundation movement over time. Consideration should be given to improving roof drainage collection in order to prevent the conditions listed above.

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C. Roof Covering Materials

Type(s) of Roof Covering: *Fiberglass Asphalt Shingles / Metal / Roll Roofing*

Viewed From: *Ground / Roof surface*

Comments:

No Deficiencies Observed At This Time

Notes / Observations:

NOTE: The roof was primarily inspected from the ridges / valleys / hips as some of the roof slopes were observed to be too steep to walk upon safely without the proper safety equipment.

FYI: Ensure to clean leaves, branches and other debris off of the roof surface at least twice a year. This type of natural debris can hold moisture and cause advanced deterioration of the roof covering materials.



D. Roof Structures and Attics

Viewed From: *All Accessible Portions of the Attic Spaces*

Approximate Average Depth of Insulation: *3 - 6 inches in most areas.*

Approximate Average Thickness of Vertical Insulation: *3 - 5 inches where present*

Comments:

Evidence of previous water penetration and subsequent fungal growth (garage roof structure). although the water penetration issue has likely been corrected by the installation of the current roof covering materials, monitoring is recommended at this time.



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Missing/insufficient insulation (*various attic walls and attic floor locations*). Areas of sparse or compacted insulation (especially 6 inches or less) should ideally be addressed by adding more insulation for improved efficiency. Further evaluation and repairs are recommended where necessary by a qualified insulation contractor.



Missing or gapped fireblocking (*observed from attic, near the front chimney structure*). Fireblocking shall be provided to cut off all concealed draft openings and to form an effective fire barrier between vertical and horizontal spaces within the structure (*in this case, between wall voids and the attic space*). These gaps / openings should be properly sealed off with solid lumber, metal or tightly packed, unfaced fiberglass insulation for improved safety.



Improperly installed insulation batts (*various locations where combustible paper is exposed and not against drywall*). The insulation manufacturer states that the combustible paper facing should not be exposed as it is a potential burn / fire hazard (*instead should be facing drywall, insulation, etc.*). Repairs are recommended as necessary for improved safety.

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No Other Deficiencies Observed At This Time

E. Walls (Interior and Exterior)

Comments:

Interior Wall Materials: Drywall / Wood Paneling

Exterior Wall Materials: Wood Siding

Missing wall flashing at wall protrusions or projections of the drainage plane of exterior walls (various locations around the home). Metal flashing is required where necessary to shed water over protruding building elements (such as window/door/trim flashing).



Loose / unsecured siding observed (multiple locations). Further evaluation and repairs are recommended where necessary.



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Peeling exterior paint observed (numerous locations). FYI: In homes built prior to 1978, the presence of lead paint is likely. Special precautions should be taken if any work is to be performed that will disturb the paint (scraping, sanding, etc.). For more information on lead paint, visit <http://www.epa.gov/lead/>



Cracks, buckled drywall tape and other evidence of previous structural stress / movement observed (various locations). Monitoring and repairs are recommended as necessary.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: In homes where storage items and furniture may be present, not all portions of the walls are completely visible for inspection. All attempts are made to completely inspect the wall surfaces; however, no furniture, large storage items, boxes or personal items are moved during the inspection.

NOTE: Wallpaper coverings were observed at various locations. Inspection of these walls is limited.

FYI: All vegetation should ideally be kept trimmed off of and at least 12 inches away from the exterior wall surfaces in order to limit or prevent insect activity, surface damage and mildew on the wall surfaces. Vegetation on / against wall surfaces also limits visibility for inspection.



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F. Ceilings and Floors

Comments:

Ceiling Materials: Drywall

Floor Materials: Carpet / Tile / Vinyl / Wood

Depression in tiled floor of rear upstairs bathroom. Further evaluation and repairs are recommended as necessary.



Uneven floor surface and cracked floor tiles (rear bonus room off of kitchen).



Opening to crawlspace observed at gap between wall and floor (South wall in the kitchen). Further evaluation and repairs are recommended as necessary.



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Notes / Observations:

FYI: Carpet stains were observed (landing area to the third floor). Cleaning may be effective, but if not, replacement may be desired.



G. Doors (Interior and Exterior)

Comments:

Poor condition of garage pedestrian door (*rubs against jamb when operated -- fogged window glass -- missing threshold weatherstripping*). Repairs are recommended as necessary.



Missing / damaged door hardware (*various doors throughout the home*). Repairs are recommended where necessary for proper operation

Missing tempered safety glass in door glass (*various locations*). Under today's current safety standards, tempered safety glass is required for all glass within doors that will allow the passage of a 3 inch sphere, and is generally identified by an etching in the corner of the glass pane.



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Poor seal at weatherstripping (*Front and North exterior doors*). Weatherstripping improvements are recommended in order to prevent possible water and insect penetration and air drafts around the perimeter of the door(s).

No Other Deficiencies Observed At This Time

H. Windows

Comments:

Damaged window screen material (*various locations*).



Window(s) missing fall protection measures (*3rd floor room -- front bedroom upstairs*). Under current safety standards, fall protection is required when the window height above exterior grade exceeds 72 inches, and the lowest part of the interior opening is below 24 inches above the finished floor. Although it may not have been required when this property was built, consideration should be given to providing a window operation control device (WOCD) that limits the initial opening of the window to no more than 4 inches.



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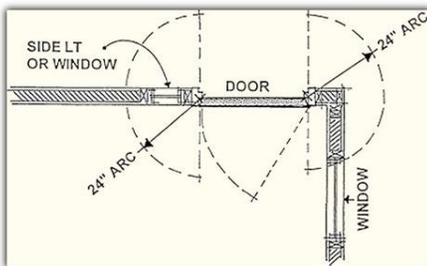
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Tempered safety glass missing (*various locations where required by current safety standards*). Tempered safety glass is required for any window glass within 60 inches of the floor, that is over a bathtub or in a shower, any window glass with 60 inches of a stair step or landing and for any glass in a window that is within 2 feet of a door, and within 60 inches of the finished floor surface.



Detached / broken window counterbalance ropes and weights (*various locations*). Repairs are recommended where necessary for improved window operation.



Windows painted shut and inoperative (*multiple locations*). Some of the window frames and transom windows were observed to be painted shut and would not operate under normal force. This is a potential safety hazard for bedroom areas.

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I. Stairways (Interior and Exterior)

Comments:

Interior and exterior stairways not built to current safety codes / standards (may be a potential safety hazard for some occupants). Further evaluation and repairs are recommended where necessary.



Loose / leaning newel post and handrail (smaller stairway near North entrance). Repairs are recommended.



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J. Fireplaces and Chimneys

Comments:

Type of Fireplace: 4 wood-burning fireplaces -- 2 gas log fireplaces - 1 unvented gas heater

NOTE: The interior portions of the chimney structures were not visible during the inspection, due to the insulation within the flue throats and sealed in place chimney caps (no fireplaces were operated). From what could be seen from the tops of the chimneys, the chimney flues appeared to be unlined. Further evaluation by a qualified chimney sweep specialist is highly recommended.



Damaged and missing fireplace grates (middle and rear bedrooms upstairs).



No Other Deficiencies Observed At This Time

K. Porches, Balconies, Decks, and Carports

Comments:

Evidence of wood rot and deterioration at gazebo structure (various locations). Further evaluation and repairs are recommended where necessary.



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Improper guardrail height and spacing between balusters (porch railings). When guardrails are present at porches, decks, etc., they are required to be at least 36 inches tall (above the standing surface) and the spacing between the balusters shall not exceed 4 inches. This can be a potential safety concern for small children.



Evidence of previous settlement / movement and deteriorated materials at front and side porch structures (multiple locations). Further evaluation and repairs are recommended where necessary to prevent further movement or material deterioration.



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L. Other

Comments:

Damaged / leaning fencing materials observed (various locations).



No Other Deficiencies Observed At This Time

II. ELECTRICAL SYSTEMS

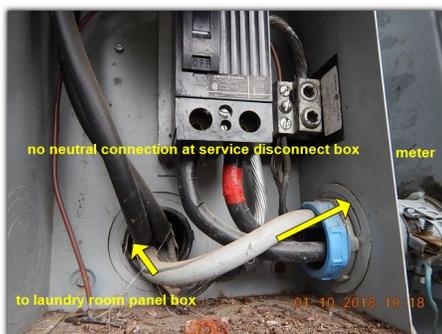
A. Service Entrance and Panels

Comments:

Service Type: Overhead / Service Size: 200 amp / Service Disconnect: Yes

Main Panel Box(es): Laundry area

Abnormal routing of neutral conductor from electric meter to panel box (Neutral conductor leaves meter box and bypasses the first service disconnect, to terminate at the main pane box). Typically, this conductor will terminate to a lug in the service disconnect box, where it would be bonded to ground, prior then traveling into the main panel box. Further evaluation is recommended by a qualified electrician.



Improper / insufficient grounding electrode rod (Northwest corner of house). The grounding rod was observed to be loose and too short. Grounding rods are to be driven 8 feet into the soil for proper grounding. Other grounding methods may also be available. Further evaluation and repairs are recommended by a qualified electrician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

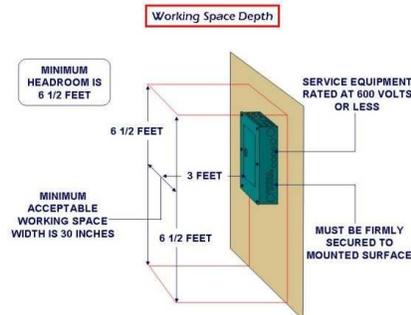
I	NI	NP	D
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Insufficient clearance between the service entrance conductors and the garage roof. Wires over a roof surface, with less than a 4:12 slope, are required to be 8 feet above the roof. A minimum 3 foot clearance is required for roof slopes greater than 4:12.



Improper clearance in front of panel boxes / electrical service equipment (main panel in laundry area). All panel boxes and electrical service equipment are required to have a minimum 30 inch by 36 inch clear area in front of the equipment, up to 6 feet from the standing surface (or as tall as the equipment).



Unmarked or poorly labeled breakers within panel box. Further examination and labeling of the breakers is recommended for increased safety and convenience.

I=Inspected

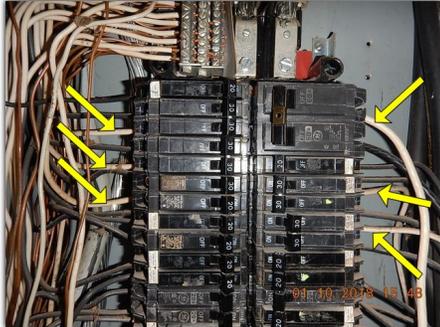
NI=Not Inspected

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Improperly marked/identified conductors. All white conductors used as a hot wire (240 volt circuits, etc.) should be clearly marked as a "hot" wire with red or black tape for improved identification and safety.



Missing wire clamps and knockout plates. All wiring passing through metal panel boxes shall be properly protected from abrasion damage and all openings in panel boxes or their covers should be filled with the appropriate fill plates/covers in order to prevent shock hazards and potential damage to the components inside the boxes.



Metal panel box not properly bonded to the electrical grounding system (*ground bond strap observed to be detached from the grounding bar*). Further evaluation and repairs are recommended by a qualified electrician for improved grounding and safety.



I=Inspected

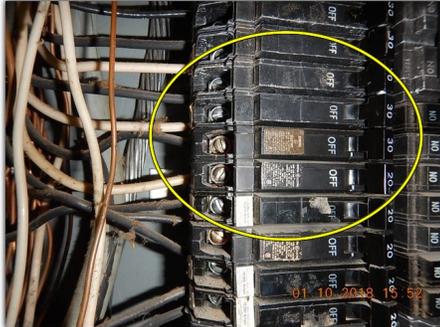
NI=Not Inspected

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I	NI	NP	D
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Unlinked and possibly unbalanced 240 volt circuits within panel box. Further evaluation and repairs are recommended as necessary by a qualified electrician.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Although not required when this home was constructed, AFCI breakers are now required for all living space circuits (family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas). AFCI breakers are electrical devices designed to protect against fires by monitoring the circuit for the presence of dangerous arcing conditions. For more information on AFCI breakers, visit <http://www.guidedinspections.com/files/AFCIPamphlet.pdf> .

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Missing smoke alarms. Smoke alarms are required in the following locations:

- In each bedroom
- Areas directly outside of each bedroom
- On each habitable story.

Smoke alarms should ideally be installed in accordance with current standards in that all smoke alarms shall be interconnected so that the actuation of one alarm will activate all others. Further evaluation and repairs are recommended where necessary for improved safety.

Missing/improper exterior receptacle covers (numerous locations). Exterior receptacle covers in wet locations should ideally be changed out to newer "bubble covers". These covers keep the receptacles covered, even while in use (cords plugged in). Repairs are recommended where necessary.



Ceiling fan inoperative (outdoor gazebo).

I=Inspected

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I	NI	NP	D
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Poor wiring protection at package heating and cooling unit (*no clamp / bushing at disconnect box -- conduit not secured in place*). Further evaluation is recommended by a qualified electrician.



Faulty Ground Fault Circuit Interrupter (GFCI) receptacles (*front porch -- exterior receptacles at South side of property and house*). Some of the GFCI receptacles in question did not trip and some would trip, but would not reset. Further evaluation and repairs are recommended by a qualified electrician.

Missing Ground Fault Circuit Interrupter (GFCI) protection (*Detached building -- various exterior receptacles -- kitchen countertop receptacles -- multiple bathroom receptacles*). Although this type of protection may not have been required at certain receptacles when the home was built, all bathroom, garage, outdoor, crawl space and kitchen counter receptacles (*as well as receptacles within six feet of the outside edge of a sink*) are to now have GFCI protection and, if lacking this protection, are required to be marked as "deficient" as per the Texas Real Estate Commission's (TREC) standards of practice for inspectors.

Missing receptacle(s) (*kitchen island*). As per current standards, all kitchen island countertop areas are to be provided with at least one receptacle.

Exposed light fixture bulbs (*various locations, to include some clothes closets*). Incandescent bulb fixtures are required to be fully enclosed when located in closet spaces. Repairs are recommended.



Exposed/unprotected wiring connections (*attic spaces -- closet space at Northwest corner of 3rd floor -- crawlspace -- etc.*). All exposed wire connections should be enclosed in a junction box and protected with an approved junction box cover. For improved safety, further evaluation and repairs are recommended where necessary by a qualified electrician.



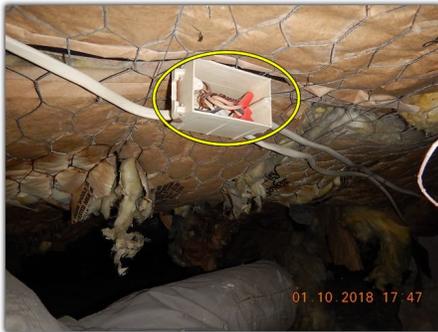
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Improper dimmer switches for ceiling fan motor use (middle bedroom -- front bedroom). Some of the dimmer switches used for ceiling fan are not approved for use with a ceiling fan (*incandescent fixtures only*). This condition can be a potential fire hazard due to overheating. Proper switch replacement is recommended where required for improved safety.



I=Inspected

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I	NI	NP	D
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Missing receptacle/switch cover plates (*various locations*). Cover plate replacement is recommended where necessary for improved safety.



Ungrounded receptacle(s) observed (*one receptacle in the rear office area*). Ungrounded receptacles can be potential shock hazards or cause damage to appliances/equipment plugged into these receptacles. Grounding repairs are recommended where necessary for improved safety.



Hardwired appliances missing appropriate disconnects (*water heaters -- upper furnace*) A localized disconnect, or some type of lockout device at the appliance breaker, should be installed where necessary in order to prevent these circuits from being accidentally energized while the appliance is being worked on. Further investigation and repairs are recommended where necessary for improved safety.

Inoperative light fixtures observed (*flickering light fixture at fan in front bedroom -- inoperative sconce in front bathroom upstairs -- inoperative ceiling fan light in rear bedroom -- inoperative bulb at front hallway -- etc.*).

Extension or flexible cords used in-lieu-of permanent wiring (*art work light fixtures above the living room fireplace mantles*). Extension cords shall not be used as permanent wiring as these cords are rated for permanent use.



I=Inspected

NI=Not Inspected

NP=Not Present

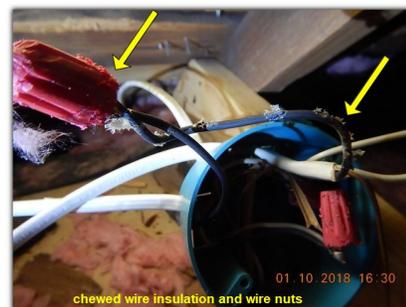
D=Deficient

I	NI	NP	D
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Unprotected exposed wiring (*Disposer -- both water heaters -- rear bedroom closet -- etc*). Branch circuit wiring should be properly secured and not exposed and routed on exposed surfaces; particularly in storage areas. Furthermore, where wiring enters an appliance body, an approved wire clamp is required to provide strain relief and to prevent abrasion damage. Further evaluation and repairs are recommended where necessary.



Damaged wiring observed in attic space (*wiring routed against roof surface susceptible to nail damage -- rodent-chewed wire sheathing and insulation at various locations of upper attic*). Further evaluation and repair is recommended where necessary by a qualified electrician.



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D=Deficient

I	NI	NP	D
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Improper light fixtures above / within tub and shower areas (*front and middle bathrooms upstairs*). Cord-connected lights, hanging lights, lighting tracks, pendants, and ceiling-suspended paddle fans shall not have any parts located within a zone measured 3 feet horizontally and 8 feet vertically from the top of a bathtub rim. Furthermore, all surface-mounted fixtures in shower areas shall be rated for use in wet-locations. Further evaluation and repairs are recommended by a qualified electrician.



Reversed polarity observed at receptacle(s) (*North entry hall -- downstairs half bathroom -- North wall of kitchen -- laundry/pantry*). A reversed polarity condition is where the hot and neutral conductors are wired backwards at a receptacle.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Smoke alarms should be tested monthly, smoke alarm batteries should be replaced annually and the smoke alarms should be cleaned and inspected annually.

FYI: The GFCI receptacle in the rear second floor bathroom could not be tested due to it's proximity to the medicine cabinet.



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D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Downstairs: Heating & Cooling Package Unit (2006) -- Upstairs: Central Forced Air Furnace (poss. 2001)

Energy Source: Gas

Comments:

NOTE: The general life expectancy limit for gas furnaces is approximately 15 - 20 years.

Upstairs unit

Supply Temp.	Return Temp.	Temperature Differential
144.7 degrees	74.1 degrees	70.6 degrees

Downstairs unit

Supply Temp.	Return Temp.	Temperature Differential
108.0 degrees	70.3 degrees	37.7 degrees

Measured heat rise considered to be too high (upstairs unit). The measured heat rise (70 degrees) was observed to be high and exceeds the recommended 35 - 65 degree for this particular unit. This could be related to a dirty system, poor airflow or possibly even poor venting. Given the condition of the improper filter for this unit, further evaluation by a qualified heating and cooling technician is recommended for improved performance and efficiency.

Insufficient clearance between furnace vent and nearby combustible materials and/or insulation (roof decking materials). This type of vent is required to have a minimum 1 inch clearance to all combustible materials and building insulation. Repairs are recommended for improved safety.



Flexible gas line connector passing through appliance case (upstairs unit). This application is not permitted as current standards require a small section of hard pipe to run through the furnace cabinet wall, prior to connecting to the flexible connector. This helps prevent vibration damage to the flexible gas line connector. Repairs are recommended by a qualified plumber for improved safety.



No Other Deficiencies Observed At This Time

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Notes / Observations:

NOTE: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.

NOTE: An older floor model furnace was observed to have been disconnected / abandoned, but left in place.



B. Cooling Equipment

Type of System: Downstairs: Heating and Cooling Package Unit (2006) -- Upstairs: Central Air Conditioner (2002)

Comments: _

NOTE: The general life expectancy limit for air conditioner condenser units is approximately 10 - 15 years. It would be wise to budget for increased maintenance/repair costs or possible replacement, in the near future, for units that are within or have exceeded this age range

Upstairs unit

Supply Temp.	Return Temp.	Temperature Differential
44.1 degrees	69.8 degrees	25.7 degrees

Downstairs unit

Supply Temp.	Return Temp.	Temperature Differential
52.3 degrees	66.4 degrees	14.1 degrees

Measured temperature differential considered to be too high (upstairs unit). The measured temperature differential was observed to be somewhat high and exceeds the 15 - 22 degree range that is typically desired. This could be related to a dirty system, poor airflow or possibly even an improper refrigerant charge. Given the condition of the improper filter for this unit, further evaluation by a qualified heating and cooling technician is recommended for improved performance and efficiency.

Damaged refrigerant line insulation (Upstairs unit). Repairs are recommended where necessary to prevent condensation and to improve unit efficiency.



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I	NI	NP	D
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Evidence of previous condensate leakage (*upstairs unit*). No leakage was observed during the inspection. However, given the staining at the decking around the evaporator and the rust within the drain pan, monitoring is recommended. Pan replacement should also be considered.



Improper condensate drain line configuration (*upstairs unit*). The primary and auxiliary drain lines were observed to be tied together and terminating close to the foundation. Furthermore, the evaporator coil drain pan line was observed to terminate at the rear exterior, but not directly above a window or door opening, as required. Further evaluation and repairs are recommended by a qualified heating and cooling technician.



Dirty condenser coils in need of cleaning (*outdoor condenser coils*). Cleaning/servicing is recommended by a qualified heating and cooling technician for improved unit operation and efficiency.

Vegetation growth on condenser unit (*South exterior*). All vegetation should be trimmed off of and away from the condenser unit in order to ensure proper operation and to prevent advanced deterioration / corrosion of the condenser unit components.



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I	NI	NP	D
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Condenser unit(s) observed to be unlevel (both units). Re-leveling is recommended to prevent undue strain on the refrigerant lines, possible refrigerant leaks and to ensure that the condenser unit will operate properly over time.

No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.

NOTE: Evaporator coil covers are not removed when sealed shut with tape or mastic, as this would require cutting or compromising the seal around the coil cover. The coils can be accessed and inspected during annual cleaning and maintenance by a qualified heating and cooling specialist who will, at that point, reinstall the proper seal when finished.

C. Duct Systems, Chases, and Vents

Comments:

Duct Types: Flex Duct / Metal Duct where visible

Damaged ductwork (outer shell damage observed at multiple flexible ducts). The damage portions of the duct appear to be due to previous vermin activity. No penetration into the inner duct was visually observed during the inspection, but heated air was adjacent to the crawlspace screening near the supply side of the outdoor package unit (possible detached or damaged supply duct within the crawlspace). Further evaluation and repairs are recommended where necessary by a qualified heating and cooling technician.



Dirty return air filter(s). This condition can decrease the efficiency of the heating/cooling systems by hampering the flow of air over the heat exchanger and/or evaporator coils. The filters should be changed regularly (frequency, depending on filter type) to improve air flow and efficiency.

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I	NI	NP	D
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Ductwork in contact with the soil (*multiple locations within the crawlspace*). A minimum 4 inch clearance is required between crawlspace ductwork and the soil. Further evaluation and repairs are recommended where necessary.



Undersized air filter (*upstairs unit*). The use of an undersized air filter can lead to a significant airflow at the evaporator coil, reduced airflow and poor heating / cooling performance. Repairs are recommended.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Ensure to change the return air filter(s) regularly (frequency depending on filter type) to improve air flow, unit longevity and efficiency.

FYI: The unvented gas heater near the rear downstairs return air grille was observed to be disconnected and inoperative. If the heater is to be restored to use, it will need to be relocated to a safe distance away from the return air intake.



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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: East side of the property, near the street

Location of main water supply valve: Not located

Static water pressure reading: 50 - 55 psi, measured at the Southeast hose bib.

Comments:

Visible Supply Plumbing Materials: Copper / Polybutylene

Main plumbing shutoff valve not located (may be buried). It is recommended that some type of hand operated shut off valve be installed in the main water line so that the water can be turned off quickly in case of a plumbing emergency.

Supply plumbing leak observed (Main water line, just before the water meter). Further evaluation and repairs are recommended by the water utility provider



Missing anti-siphon device at hose bib(s) (various locations). Anti-siphon devices help to prevent potential “cross connections” between supply and contaminated water and should be installed where missing.



Grout/caulk gaps in tiled tub and shower areas (third floor bathroom). Ensure that all cracked, deteriorated or missing grout/caulk at the shower/tub walls are properly sealed in order to prevent possible water penetration behind the tile.



I=Inspected

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I	NI	NP	D
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Potential plumbing cross connection(s) (*upstairs bathtub areas*). The detachable shower heads can hang down below the flood rim of the bathtub. The tub faucet in the tiled bathtub is also below the flood rim of the tub. This creates a potential "cross connection" between supply water and contaminated water. If the shower head assemblies do not have a built-in back flow prevention device, repairs are recommended. Further evaluation is recommended by a qualified plumber.



Undersized doorway to shower (*middle upstairs bathroom*). Under current standards, shower doorways are to be a minimum of 22 inches wide. Doorways narrower than 22 inches may make use of the shower difficult for some occupants.



Toilet loose or poorly secured to the floor (*front and rear bathrooms on second floor -- downstairs half bathroom*). Affected toilets should be re-secured and caulked to the floor in order to prevent leakage and damage to the wax ring seal between the toilet and the floor. Further evaluation and repairs are recommended where necessary.

Exposed supply plumbing lines observed within attic and crawlspace (*various locations*). These lines should be protected with pipe insulation in order to prevent potential freezing during the winter months.



I=Inspected

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D=Deficient

I	NI	NP	D
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Loose and poorly secured pedestal sink fixture (downstairs half bathroom). Adjustments/repairs are recommended as necessary.

No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: A portion of the supply plumbing materials observed during the inspection (observed to be supplying the Southeast hose bib) are suspected to be Polybutylene type piping. This piping has been known to be prone to leakage at stress points, tight bends and at fittings. In some cases, replacement of this type of piping is recommended over repeated spot repairs. As the extent of the piping within this home is unknown, it is recommended that you have this plumbing material evaluated further by a qualified plumber.



FYI: No evidence of leakage was observed at the upstairs middle bathroom shower stall during the inspection. However, the shower appears to have been seal coated at some point in the past. Monitoring is recommended at this time.



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I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

Location of main cleanout : Not located

Visible Drain Plumbing Materials: PVC

Fixture drain leakage observed (*drainstop mechanism at upstairs front bathroom sink*). Repairs are recommended as necessary.



Negative slopes and "bellys" observed at portions of drain plumbing within the crawlspace (*various locations*).

Although no abnormal drainage was observed during the inspection, poorly sloped drain lines can accumulate debris over time, leading to poor drainage. Further evaluation is recommended by a qualified plumber.



Improper drain trap installation (*downstairs half bathroom sink*). The drain trap for this sink was observed to be more than 24 inches from the sink and is an improper S trap, prone to siphoning. Lastly, the trap is located in the crawlspace without insulation.



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D=Deficient

I NI NP D

Open / exposed plumbing drain line observed (*underneath rear stairway to office area*). It could not be determined if this previous sink plumbing is currently connected to the drain plumbing system or not. No sewer odors were observed within the home, but the open drain line should ideally be capped for improved safety.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Washing machine drain lines are not tested for functional drainage.

NOTE: Bathtub overflows are not tested as it is often difficult to identify if they are leaking until a substantial amount of water has leaked out. In order to prevent potential leaks at the overflow port, it is recommended that you refrain from filling the bathtubs to the point where they reach the overflow.

C. Water Heating Equipment

Energy Source: Electric

Capacity: (2) 50-gallon tanks (Both 2016)

Comments:

NOTE: The average life expectancy for water heaters is approximately 10 - 15 years.

Water heater temperatures in excess of 120-125 degrees (*the maximum temperature recommended by most water heater manufacturers*). Temperature adjustment or the installation of temperature mixing valve(s) is recommended; especially if children, handicapped or elderly residents will be present in the home. Further evaluation and repairs are recommended by a qualified plumber.



Temperature	Amount of Time to Cause Serious Burn
120°F	More than 5 minutes
125°F	1 ½ to 2 minutes
130°F	Approx. 30 seconds
135°F	Approx. 10 seconds
140°F	Approx. 5 seconds
145°F	Less than 5 seconds
150°F	Approx. 1 ½ seconds
155°F	Approx. 1 seconds

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I	NI	NP	D
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Improper slope of TPRV drain line (downstairs unit). TPRV drain lines should be installed to drain completely by gravity flow in order to prevent potential buildup and blockages in the lines. Repairs are recommended for improved safety.



Ungrounded electric water heater (upstairs unit). Further evaluation and repairs are recommended for improved safety.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: The termination points of the water heater Temperature and Pressure Relief Valve (TPRV) discharge line(s) could not be located.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

Gas meter location: East side of the house.

Visible main gas piping: Steel Hard Pipe / Corrugated Stainless Steel Tubing (CSST)

No gas pressure regulator observed at gas meter. This could be a potentially serious safety issue that should be evaluated further by the gas utility provider or a qualified plumber.

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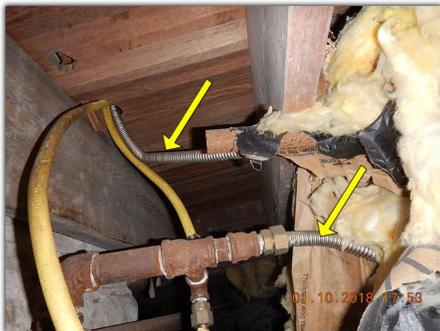
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Improper use of flexible gas connector lines (*some fireplaces*). Flexible connector lines are prohibited from passing through walls or other partitions and should ideally be replaced with permanent, rigid piping.



Missing protective jacket and exposed CSST gas lines (*observed in the crawlspace, near the base of front chimney / fireplace*). The yellow protective jacket for this particular gas line is required to remain intact, from fitting to fitting, in order to protect the flexible metal gas lines. Although no evidence of corrosion or damage was observed at the exposed metal lines, Further evaluation is recommended by a qualified plumber.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: If not already present, consideration should be given to installing Carbon Monoxide alarms in homes that utilize gas furnaces, appliances, etc and/or homes with attached garages. Carbon Monoxide alarms are to be installed outside of each separate sleeping area, in the immediate vicinity of the bedrooms

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I	NI	NP	D
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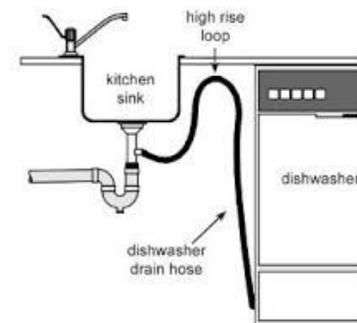
NOTE: CSST gas piping has been found to be susceptible to damage from lighting strikes, which can cause a leak or possible fire hazard, if not properly bonded to the electrical grounding system. Given that no proper ground bond connection was observed at the main gas line, near the meter, or at any visible CSST fittings, a more thorough investigation and test of the direct-bonding of this gas system is recommended by a qualified electrician. For more information on this safety notice, [click here](#).

V. APPLIANCES

A. Dishwashers

Comments:

Missing air gap or "high loop" in drain line. Dishwasher drain lines should be installed with an air gap device or configured to form a "high loop" (secured to the underside of the countertop prior to connecting to the drain line or disposer). Air gaps and/or high loop drain lines help to prevent backflow drainage from the sink into the dishwasher. Repairs are recommended.



No Other Deficiencies Observed At This Time

B. Food Waste Disposers

Comments:

Debris within disposer. The debris inside the disposer should be removed for proper operation and to prevent possible damage to the unit.

No Other Deficiencies Observed At This Time

C. Range Hood and Exhaust Systems

Comments:

Range Vent Type: Recirculating

No Deficiencies Observed At This Time

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Gas

Missing anti tip device at range. This device is simply a strap or metal bracket attached between the range and the wall/floor to prevent the range from tipping forward. Repairs are recommended for improved safety; particularly if children will be present in the home.

No Other Deficiencies Observed At This Time

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No bathroom exhaust fan(s) observed (third floor bathroom -- water closet and bathroom in middle bedroom -- inoperative window in downstairs half bathroom). Bathrooms are required to either have an operable window or a bathroom exhaust fan for adequate humidity control.

No Other Deficiencies Observed At This Time

G. Garage Door Operators

Comments:

Garage door lock not removed/disabled when operator is present. Garage doors equipped with garage door operators should have their locks removed or disabled in order to prevent accidental damage from attempting to open the door with the operator, when the door is locked. Repairs are recommended for improved safety and garage door operation.



No Other Deficiencies Observed At This Time

H. Dryer Exhaust Systems

Comments:

Dryer vent termination screened. Dryer vents are not to be screened as this can cause a buildup of lint at the

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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termination point. Once the screening has been removed, ensure that the back draft damper operates freely in order allow proper venting, while preventing possible vermin activity/nesting.



No Other Deficiencies Observed At This Time

Notes / Observations:

NOTE: Interior portions of the dryer vent pipe cannot be visually inspected.

I. Other

Comments:

NOTE: Other built-in appliances may be located in this structure. Appliances such as (but not limited to) built-in blenders, can openers, ice makers, knife sharpeners, wine coolers, washers, dryers, refrigerators, freezers, water softeners or any other like appliances, are not included with this inspection unless specifically requested and noted.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Back flow prevention device location: East side of the front yard, near the street

Rain sensor device location: Not located

Damaged sprinkler head(s) observed (zone 10 -- zone 21). Further evaluation and repairs are recommended where necessary by a qualified irrigation system technician



No Other Deficiencies Observed At This Time

I=Inspected

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D=Deficient

I NI NP D

Notes / Observations:

NOTE: Proper operation or location/layout of buried drip lines cannot be accurately confirmed during a non-destructive home inspection.

NOTE: Ivy, shrubbery and other vegetation restricts full visual access to some sprinkler heads and piping.

FYI: Although no evidence of leakage was observed, lower pressure / flow was observed during operation of zone 11. Monitoring and repairs are recommended as necessary.

General limitations

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a condition;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

Foundation Limitations

The inspector is not required to:

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

Grading and Drainage Limitations

The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems

Roof Covering Materials Limitations

The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof Structures and Attics Limitations

The inspector is not required to:

- (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
- (B) operate powered ventilators; or
- (C) provide an exhaustive list of locations of deficiencies and water penetrations.

Interior Walls, Ceilings, Floors, and Doors Limitations

The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
- (B) provide an exhaustive list of locations of deficiencies and water penetrations.

Exterior Walls, Ceilings, Floors, and Doors Limitations

The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) operate a lock if the key is not available.
- (D) provide an exhaustive list of locations of deficiencies and water penetrations.

Exterior and Interior Glazing Limitations

The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

Interior and Exterior Stairways Limitations

The inspector is not required to exhaustively measure every stairway component.

Fireplaces and Chimneys Limitations

The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft

Porches, Balconies, Decks, and Carports Limitations

The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Service Entrance and Panels Limitations

The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

Branch Circuits, Connected Devices, and Fixtures Limitations

The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

Heating and Cooling Equipment / Duct Systems, Chases, and Vents Limitations

The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized or decommissioned equipment; or
 - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
- (4) verify:
 - (A) compatibility of components;
 - (B) tonnage match of indoor coils and outside coils or condensing units;
 - (C) the accuracy of thermostats; or

- (D) the integrity of the heat exchanger; or
- (5) determine:
 - (A) sizing, efficiency, or adequacy of the system;
 - (B) balanced air flow of the conditioned air to the various parts of the building; or
 - (C) types of materials contained in insulation.

Plumbing Systems Limitations

The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose or
 - (iii) floor drains;
- (D) inspect:
 - (i) any system that has been winterized, shut down or otherwise secured;
 - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (iii) inaccessible gas supply system components for leaks;
 - (iv) for sewer clean-outs; or
 - (v) for the presence or performance of private sewage disposal systems; or
- (E) determine:
 - (i) quality, potability, or volume of the water supply; or (ii) effectiveness of backflow or anti-siphon devices.

Water Heaters Limitations

The inspector is not required to:

- (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- (C) determine the efficiency or adequacy of the unit.

Hydro-massage Therapy Equipment Limitations

The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Appliances Limitations

The inspector is not required to:

- (1) operate or determine the condition of other auxiliary components of inspected items;
- (2) test for microwave oven radiation leaks;
- (3) inspect self-cleaning functions;
- (4) disassemble appliances;
- (5) determine the adequacy of venting systems; or
- (6) determine proper routing and lengths of duct systems.

Landscape Irrigation (sprinkler) Systems Limitations

The inspector is not required to inspect:

- (i) for effective coverage of the irrigation system;
- (ii) the automatic function of the controller;
- (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or
- (iv) sizing and effectiveness of backflow prevention device.

Summary

The summary section of this report summarizes the deficiencies noted within the inspection report. However, this section should be used as a reference only and should not be used in-lieu-of the entire inspection report as additional descriptions, supplemental information and / or photos are also contained within the report.

FOUNDATIONS

- **Wood-to-ground contact around / within the crawlspace** *(possible conducive condition for wood rot and wood-destroying insect activity)*
- **Missing hangers and poor support at opening in floor framing** *(where older in-floor furnace is located at North side of home)*
- **Piers tilted and/or no longer in contact with the structure** *(front porch areas)*
- **Under-floor insulation damaged, missing and improperly installed** *(numerous locations within the crawlspace)*
- **Damaged / notched foundation support beam** *(North exterior beam between front porch and living space)*

GRADING AND DRAINAGE

- **Poor or insufficient grading near the foundation** *(Northwest -- Southeast -- etc.)*
- **High soil against the foundation/structure** *(detached garage)*

ROOF STRUCTURES AND ATTICS

- **Evidence of previous water penetration and subsequent fungal growth** *(garage roof structure)*
- **Missing/insufficient insulation** *(various attic walls and attic floor locations)*
- **Missing or gapped fireblocking** *(observed from attic, near the front chimney structure)*
- **Improperly installed insulation batts** *(various locations where combustible paper is exposed and not against drywall)*

WALLS (INTERIOR AND EXTERIOR)

- **Missing wall flashing at wall protrusions or projections of the drainage plane of exterior walls** *(various locations around the home)*
- **Loose / unsecured siding observed** *(multiple locations)*
- **Peeling exterior paint observed** *(numerous locations)*
- **Cracks, buckled drywall tape and other evidence of previous structural stress / movement observed** *(various locations)*

CEILINGS AND FLOORS

- **Depression in tiled floor of rear upstairs bathroom**
- **Uneven floor surface and cracked floor tiles** *(rear bonus room off of kitchen)*
- **Opening to crawlspace observed at gap between wall and floor** *(South wall in the kitchen)*

DOORS (INTERIOR AND EXTERIOR)

- **Poor condition of garage pedestrian door** *(rubs against jamb when operated -- fogged window glass -- missing threshold weatherstripping)*
- **Missing / damaged door hardware** *(various doors throughout the home)*

- **Missing tempered safety glass in door glass** (*various locations*)
- **Poor seal at weatherstripping** (*Front and North exterior doors*)

WINDOWS

- **Damaged window screen material** (*various locations*)
- **Window(s) missing fall protection measures** (*3rd floor room -- front bedroom upstairs*)
- **Tempered safety glass missing** (*various locations where required by current safety standards*)
- **Detached / broken window counterbalance ropes and weights** (*various locations*)
- **Windows painted shut and inoperative** (*multiple locations*)

STAIRWAYS (INTERIOR AND EXTERIOR)

- **Interior and exterior stairways not built to current safety codes / standards** (*may be a potential safety hazard for some occupants*)
- **Loose / leaning newel post and handrail** (*smaller stairway near North entrance*)

FIREPLACES AND CHIMNEYS

- **Damaged and missing fireplace grates** (*middle and rear bedrooms upstairs*)

PORCHES, BALCONIES, DECKS, AND CARPORTS

- **Evidence of wood rot and deterioration at gazebo structure** (*various locations*)
- **Improper guardrail height and spacing between balusters** (*porch railings*)
- **Evidence of previous settlement / movement and deteriorated materials at front and side porch structures** (*multiple locations*)

OTHER

- **Damaged / leaning fencing materials observed** (*various locations*)

SERVICE ENTRANCE AND PANELS

- **Abnormal routing of neutral conductor from electric meter to panel box** (*Neutral conductor leaves meter box and bypasses the first service disconnect, to terminate at the main pane box*)
- **Improper / insufficient grounding electrode rod** (*Northwest corner of house*)
- **Insufficient clearance between the service entrance conductors and the garage roof**
- **Improper clearance in front of panel boxes / electrical service equipment** (*main panel in laundry area*)
- **Unmarked or poorly labeled breakers within panel box**
- **Improperly marked/identified conductors**
- **Missing wire clamps and knockout plates**
- **Metal panel box not properly bonded to the electrical grounding system** (*ground bond strap observed to be detached from the grounding bar*)
- **Unlinked and possibly unbalanced 240 volt circuits within panel box**

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- **Missing smoke alarms**
- **Missing/improper exterior receptacle covers** (*numerous locations*)

- **Ceiling fan inoperative** (*outdoor gazebo*)
- **Poor wiring protection at package heating and cooling unit** (*no clamp / bushing at disconnect box -- conduit not secured in place*)
- **Faulty Ground Fault Circuit Interrupter (GFCI) receptacles** (*front porch -- exterior receptacles at South side of property and house*)
- **Missing Ground Fault Circuit Interrupter (GFCI) protection** (*Detached building -- various exterior receptacles -- kitchen countertop receptacles -- multiple bathroom receptacles*)
- **Missing receptacle(s)** (*kitchen island*)
- **Exposed light fixture bulbs** (*various locations, to include some clothes closets*)
- **Exposed/unprotected wiring connections** (*attic spaces -- closet space at Northwest corner of 3rd floor -- crawlspace -- etc.*)
- **Improper dimmer switches for ceiling fan motor use** (*middle bedroom -- front bedroom*)
- **Missing receptacle/switch cover plates** (*various locations*)
- **Ungrounded receptacle(s) observed** (*one receptacle in the rear office area*)
- **Hardwired appliances missing appropriate disconnects** (*water heaters -- upper furnace*)
- **Inoperative light fixtures observed** (*flickering light fixture at fan in front bedroom -- inoperative sconce in front bathroom upstairs -- inoperative ceiling fan light in rear bedroom -- inoperative bulb at front hallway -- etc.*)
- **Extension or flexible cords used in-lieu-of permanent wiring** (*art work light fixtures above the living room fireplace mantles*)
- **Unprotected exposed wiring** (*Disposer -- both water heaters -- rear bedroom closet -- etc*)
- **Damaged wiring observed in attic space** (*wiring routed against roof surface susceptible to nail damage -- rodent-chewed wire sheathing and insulation at various locations of upper attic*)
- **Improper light fixtures above / within tub and shower areas** (*front and middle bathrooms upstairs*)
- **Reversed polarity observed at receptacle(s)** (*North entry hall -- downstairs half bathroom -- North wall of kitchen -- laundry/pantry*)

HEATING EQUIPMENT

- **Measured heat rise considered to be too high** (*upstairs unit*). The measured heat rise (70 degrees) was observed to be high and exceeds the recommended 35 - 65 degree for this particular unit. This could be related to a dirty system, poor airflow or possibly even poor venting. Given the condition of the improper filter for this unit, further evaluation by a qualified heating and cooling technician is recommended for improved performance and efficiency.
- **Measured heat rise considered to be too high** (*upstairs unit*)
- **Insufficient clearance between furnace vent and nearby combustible materials and/or insulation** (*roof decking materials*)
- **Flexible gas line connector passing through appliance case** (*upstairs unit*)

COOLING EQUIPMENT

- **Measured temperature differential considered to be too high** (*upstairs unit*)
- **Damaged refrigerant line insulation** (*Upstairs unit*)
- **Evidence of previous condensate leakage** (*upstairs unit*)
- **Improper condensate drain line configuration** (*upstairs unit*)
- **Dirty condenser coils in need of cleaning** (*outdoor condenser coils*)
- **Vegetation growth on condenser unit** (*South exterior*)
- **Condenser unit(s) observed to be unlevel** (*both units*)

DUCT SYSTEMS, CHASES, AND VENTS

- **Damaged ductwork** (*outer shell damage observed at multiple flexible ducts*)
- **Dirty return air filter(s)**

- **Ductwork in contact with the soil** *(multiple locations within the crawlspace)*
- **Undersized air filter** *(upstairs unit)*

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- **Main plumbing shutoff valve not located** *(may be buried)*
- **Supply plumbing leak observed** *(Main water line, just before the water meter)*
- **Missing anti-siphon device at hose bib(s)** *(various locations)*
- **Grout/caulk gaps in tiled tub and shower areas** *(third floor bathroom)*
- **Potential plumbing cross connection(s)** *(upstairs bathtub areas)*
- **Undersized doorway to shower** *(middle upstairs bathroom)*
- **Toilet loose or poorly secured to the floor** *(front and rear bathrooms on second floor -- downstairs half bathroom)*
- **Exposed supply plumbing lines observed within attic and crawlspace** *(various locations)*
- **Loose and poorly secured pedestal sink fixture** *(downstairs half bathroom)*

DRAINS, WASTES, AND VENTS

- **Fixture drain leakage observed** *(drainstop mechanism at upstairs front bathroom sink)*
- **Negative slopes and "bellys" observed at portions of drain plumbing within the crawlspace** *(various locations)*
- **Improper drain trap installation** *(downstairs half bathroom sink)*
- **Open / exposed plumbing drain line observed** *(underneath rear stairway to office area)*

WATER HEATING EQUIPMENT

- **Water heater temperatures in excess of 120-125 degrees** *(the maximum temperature recommended by most water heater manufacturers)*
- **Improper slope of TPRV drain line** *(downstairs unit)*
- **Ungrounded electric water heater** *(upstairs unit)*

OTHER

- **No gas pressure regulator observed at gas meter**
- **Improper use of flexible gas connector lines** *(some fireplaces)*
- **Missing protective jacket and exposed CSST gas lines** *(observed in the crawlspace, near the base of front chimney / fireplace)*

DISHWASHERS

- **Missing air gap or "high loop" in drain line**

FOOD WASTE DISPOSERS

- **Debris within disposer**

RANGES, COOKTOPS, AND OVENS

- **Missing anti tip device at range**

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- **No bathroom exhaust fan(s) observed** (*third floor bathroom -- water closet and bathroom in middle bedroom -- inoperative window in downstairs half bathroom*)

GARAGE DOOR OPERATORS

- **Garage door lock not removed/disabled when operator is present.**

DRYER EXHAUST SYSTEMS

- **Dryer vent termination screened**

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- **Damaged sprinkler head(s) observed** (*zone 10 -- zone 21*)