



526 Westminster Court
Midlothian, TX 76065

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 526 Westminster Court, Midlothian, TX 76065
(Address or Other Identification of Inspected Property)

By: Dave Dudziak, Lic #21182 12/17/2015
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension

Comments:

Performance Opinion:

The foundation was found to be performing and in satisfactory condition on the day of the inspection.

Soil levels against the exterior grade beam appeared to be too low. Proper soil levels against the foundation promote better stability of the foundation. This item should be corrected so there is less exposure of the foundation face. It is generally accepted that brick veneer house should have about 4-6 inches of clearance. This condition is found mainly on the eastern side of the home, but occurs at other locations.



High soil on western front corner of house.



SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes.

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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. Future performance of the structure cannot be predicted or warranted.

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 12/17/2015 .

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B. Grading and Drainage

Grading & Drainage

All the grades around the house were found to be performing and in satisfactory condition on the day of the inspection.

Gutter & Downspout System

Gutters are located on the front of the home.

It is recommended that gutters be added to the remainder of the home, as soil erosion is apparent on the back and sides of the home.



It is recommended that trees & shrubs be kept a minimum of 8"-12" away from home. This minimizes foundation issues & allows observation of insect activity. .

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

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C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Roof

Roof Covering

The Roof Covering appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age. The following should be addressed:

There are numerous nail heads that appear to have been sealed. The sealant is deteriorating. It is recommended that they be re-sealed to maintain the integrity of the roof.



SEE NEXT PAGE

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Flashing Details

The Flashing appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

TREC Limitations: The Inspector is not required to determine the remaining life expectancy of the roof covering or the number of layers of roof covering material or to identify latent hail damage or to exhaustively examine all fasteners adhesion or to provide an exhaustive list of location of deficiencies and water penetrations, .

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D. Roof Structures and Attics

Viewed From: Attic Space

Approximate Average Depth of Insulation: 12" - 14"

Type of Roof Structure: Stick Built

Roof Structure

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Attic Ventilation

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Attic Insulation

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Attic Ladder(s)

Attic access doorframe not properly secured to framing. It is installed with drywall screws. The manufacturer's recommendations clearly states for nails to be used.



E. Walls (Interior and Exterior)

Interior Walls & Surfaces

All of the interior wall components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Walls & Surfaces

All of the exterior wall components were found to be performing and in satisfactory condition on the day of the inspection.

There are several bricks located on the west side of the home on the first course of brick. Note these bricks have weep holes on each side of the brick. This may have contributed to there being loose. This is only a cosmetic issue in that it does not compromise the integrity of the structure. Make repairS as needed.



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

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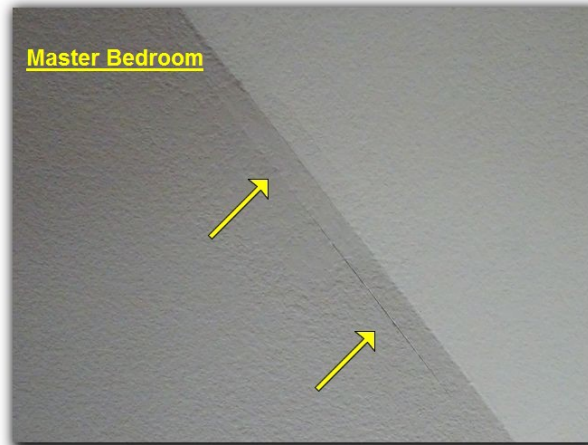
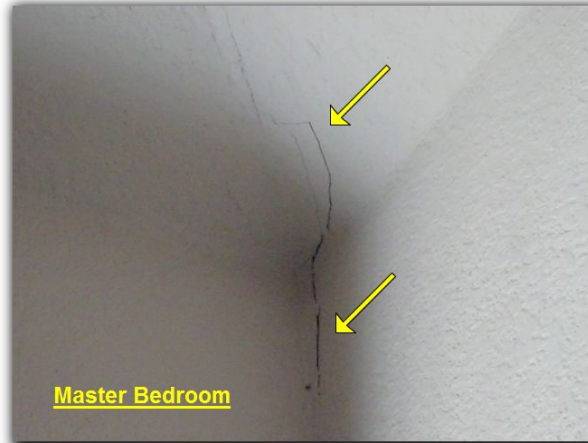
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F. Ceilings and Floors

Ceilings

Minor cracks were noted on ceiling. This condition is mainly cosmetic in nature and is recommend to be patched.

The master bedroom & breakfast area have cracks & peeling bedding tape on the angled portions of the ceiling.



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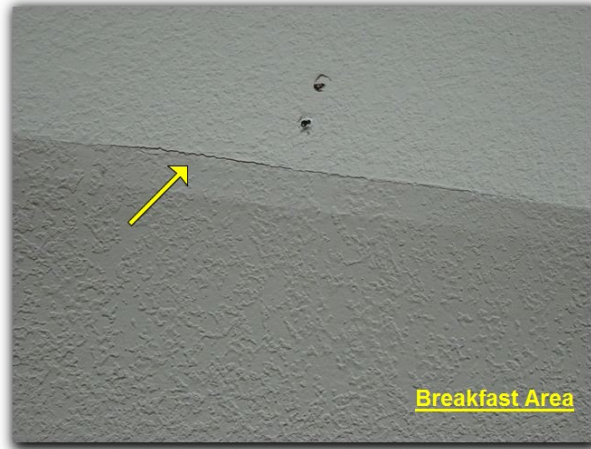
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Floors

Observed the carpet worn and/or damaged in several areas of the home. Hallway to master bedroom, corner bedroom & kitchen to family room.



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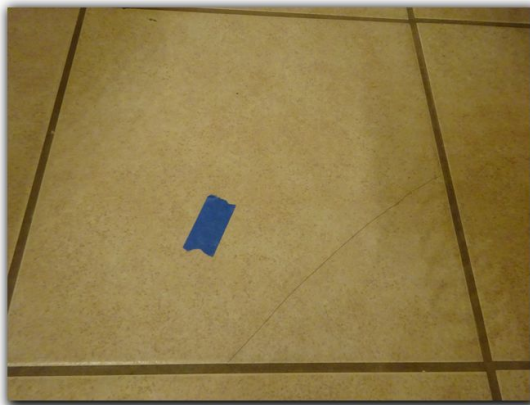
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Cracked tile in hall bathroom



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G. Doors (Interior and Exterior)

Interior Doors

The Interior Doors appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Many door have door stops that are missing parts, broken or missing.



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Exterior Doors

The Exterior Doors appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Rear Door has scratch marks & deteriorating paint.



Overhead Garage Door

The Garage Door(s) appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Bottom seal is a few inches short on the east side of door.



Garage Entry Door

The Garage Entry Door(s) appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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H. Windows

Windows

The Windows appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Window Screens

The Screens are present and appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Safety Glass

Observed Safety Glass in appropriate locations.



I. Stairways (Interior and Exterior)

This house has no stairway

J. Fireplaces and Chimneys

Type of Fireplace: Wood burning - Manufactured

Firebox:

All firebox components were found to be performing and in satisfactory condition on the day of the inspection.

Hearth Extension:

This hearth was observed to be in good condition and consistent with accepted industry practices for its age.

Chimney & Flue:

Coping, Cap & Crown was inspected from Roof level

Spark Arrestor was present at the time of inspection.

SEE NEXT PAGE

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**K. Porches, Balconies, Decks, and Carports
Sidewalk(s)**

All sidewalks were found to be performing and in satisfactory condition on the day of the inspection.

Driveway

All driveways were found to be performing and in satisfactory condition on the day of the inspection.

Porches / Patio

The concrete patio was found to be performing and in satisfactory condition on the day of the inspection.

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L. Other

SPECIAL NOTE: Observed evidence of fire ant around the perimeter of the house.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box

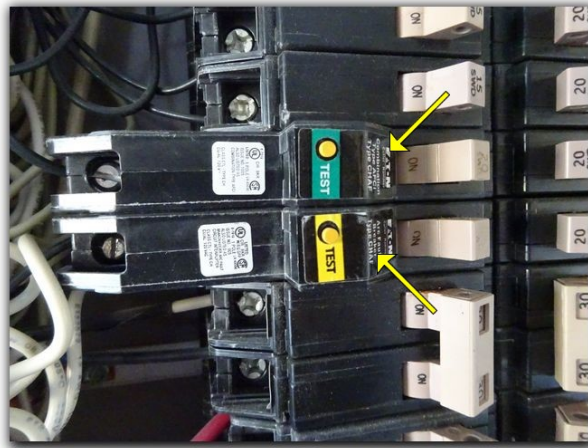
Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: Garage

Type of Wiring: Copper

Cabinet Manufacturer: EATON

Arc-Fault Circuit Interrupter Protection (AFCI) has been installed in this houses electric panel.



TREC Limitations: The inspector is not required to: determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment, conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of overcurrent devices; or operate overcurrent devices.

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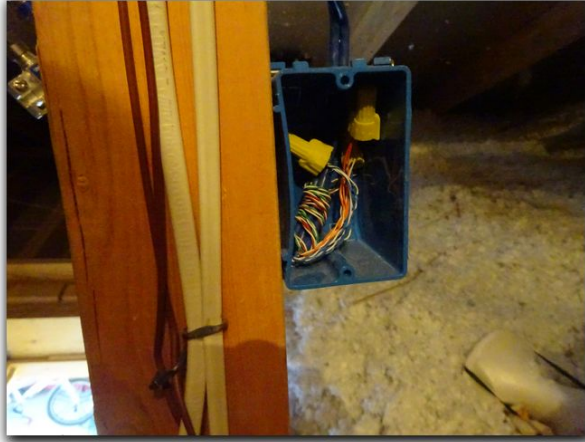
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B. Branch Circuits, Connected Devices, and Fixtures
Switches & Outlets

Outlet in attic appears to have low voltage wiring. Cover plate is missing.



Fixtures

Family room ceiling fan was noisy.



Master bath commode room is missing the globe.
Bedroom closet is missing globe

I=Inspected

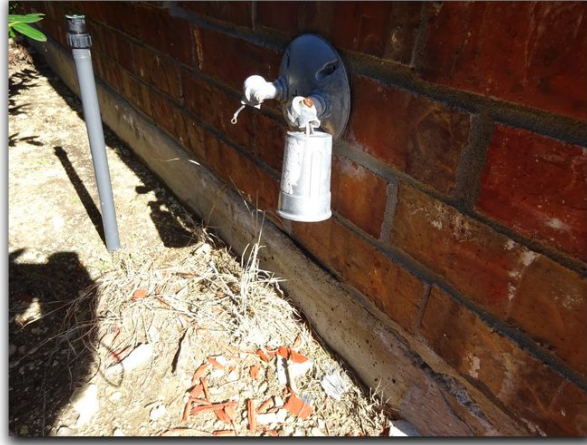
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Up lights on front of home are broken & bulbs are missing.



Smoke Alarms

All Smoke Alarms were found to be performing and in satisfactory condition on the day of the inspection.

Doorbell / Chime

The Door Bell/Chime appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

TREC Limitations: The inspector is not required to: inspect low voltage wiring, disassemble mechanical appliances, verify the effectiveness of smoke alarms, verify interconnectivity of smoke alarms, activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes, verify that smoke alarms are suitable for the hearing-impaired or remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central
Energy Sources: Electric

Manufacturer: Goodman

#1 Filter Size: 20" x 30" x 1"

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Electric Units:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Annual Maintenance Recommendation

It is good routine maintenance & safety practice to have this Heating unit checked & serviced by a Qualified/Licensed HVAC contractor.

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B. Cooling Equipment

Type of Systems: Central - Air Conditioner
Outside Temperature: 57°
Manufacturer: Goodman

Condenser/Coil(s)

This Condenser/Coil appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Insulation Refrigeration Line(s):

This Insulation Refrigeration Line appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Drain/Condensate Line(s):

This Drain/Condensate/Line(s) appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Pan:

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored. SEE NEXT PAGE

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Thermostat(s):

This Thermostats appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Annual Maintenance Recommendation

It is good routine maintenance & safety practice to have this HVAC unit checked & serviced by a Qualified/Licensed HVAC contractor.

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C. Duct Systems, Chases, and Vents

Ducts:

All the duct components were found to be performing and in satisfactory condition on the day of the inspection.

Registers:

All Registers components were found to be performing and in satisfactory condition on the day of the inspection.

Chase>Returns:

All Chase & Return components were found to be performing and in satisfactory condition on the day of the inspection.

TREC Limitations: The inspector is not required to program digital thermostats or controls or to inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment or 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; operate setback features on thermostats or controls, cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit, radiant heaters, steam heat systems, or un-vented gas-fired heating appliances; or heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees or verify the compatibility of components, tonnage match of indoor coils and outside coils or condensing units, the accuracy of thermostats; or the integrity of the heat exchanger; or determine the sizing, efficiency, or adequacy of the system, balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: In easement to the west of the driveway.

Location of main water supply valve: No main shut off was observed. Recommend using shut off at meter with proper equipment if needed.

Static water pressure reading: 58 PSI

Sinks/Faucets:

All Sinks were found to be performing and in satisfactory condition on the day of the inspection.

Bathtub:

The Bathtub(s) were found to be performing and in satisfactory condition on the day of the inspection.

Showers:

The Shower(s) were found to be performing and in satisfactory condition on the day of the inspection.

Commodes:

The commode tank valve (ball-cock assembly) is not functioning properly. The tank does not refill after flushing.



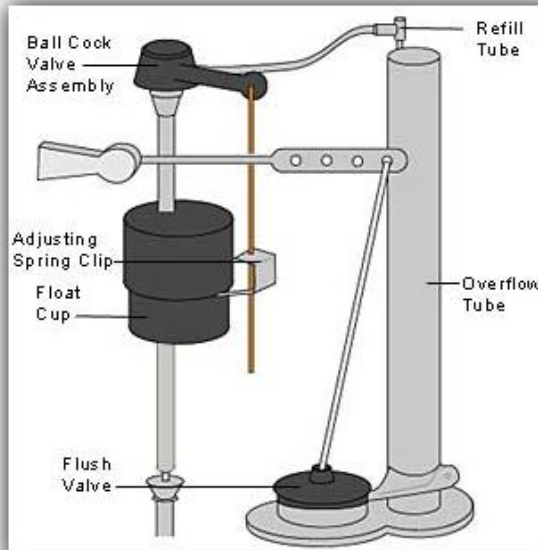
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Laundry Connections

Observed the laundry connections. Not tested due to washing machine was connected to water lines.

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B. Drains, Wastes, and Vents

Exterior DWV:

Clean Out Location: No clean out was observed.

Attic DWV:

The Attic DWV appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Roof DWV:

The Roof DWV appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 Gallons

Manufacturer: Rheem

Electric Water Heater:

This Water Heater appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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Pan Status:

The drain line for the water heater pan was observed to terminate onto the garage floor. The pan drain line should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6") and not more than twenty-four inches (24") above of the ground.

Temperature, Pressure Relief Valve:

The TPR valve was tested & discharge was observed.

D. Hydro-Massage Therapy Equipment

No Hydro-Therapy Equipment was observed in the house.

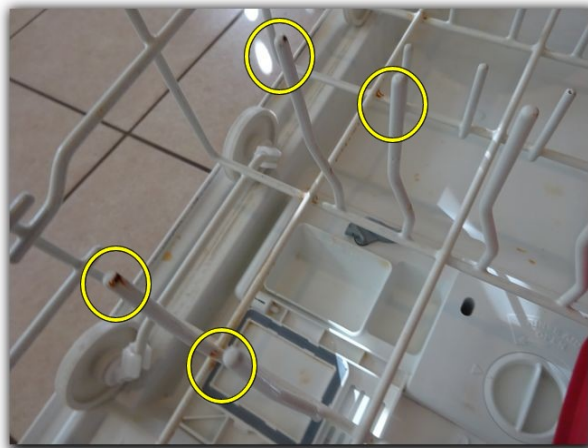
E. Other

V. APPLIANCES

A. Dishwashers

Manufacturer: Frigidaire

The dishwasher cycle performed as observed at the time of the inspection. Some rusting of the dishwasher interior components was observed.



The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.

B. Food Waste Disposers

Manufacturer: Badger 1

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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C. Range Hood and Exhaust Systems

Manufacturer: Frigidaire - This unit is a combination Microwave & Hood Vent.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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D. Ranges, Cooktops, and Ovens

Range:

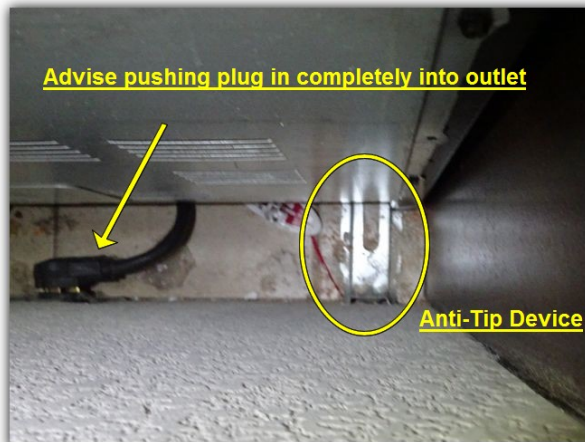
Manufacturer:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Tested for: 350° F. Temperature Achieved: 350° Max variance is 25°

Observed anti-tip device



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E. Microwave Ovens

Manufacturer: Frigidaire - This unit is a combination Microwave & Hood Vent. This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

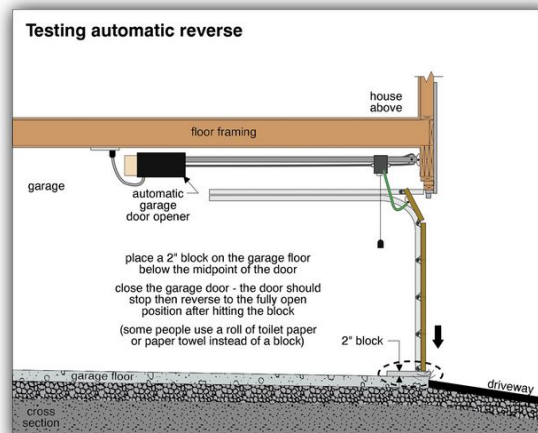
F. Mechanical Exhaust Vents and Bathroom Heaters

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

G. Garage Door Operators

Manufacturer: Overhead Door

The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



H. Dryer Exhaust Systems

Observed dryer duct terminations.

TREC Limitations:The inspector is not required to operate or determine the condition of other auxiliary components of inspected items, test for microwave oven radiation leaks, inspect self-cleaning functions, disassemble appliances, determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

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I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Coverage/Controller:

All the zones operated when tested. Number of Zones: 8

Observed water bubbling out of hole when Zone 6 was run. It is on the west side of the home a little over 40" front the side of the house.



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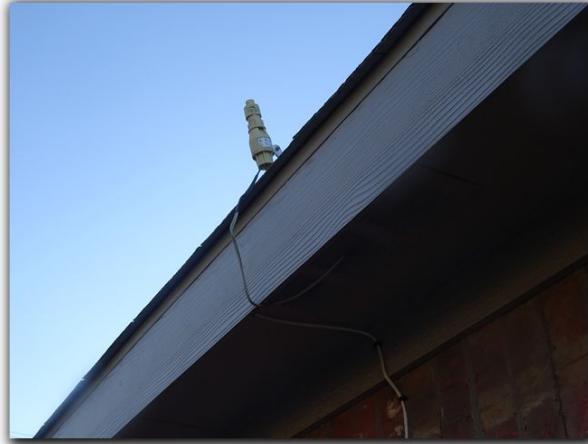
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Rain Moisture Sensor:

A rain sensor was observed on the rain gutter.



Location of Back Flow Device:

Front yard between water meter and house near sidewalk

TREC Limitations: The inspector is not required to inspect for effective coverage of the irrigation system, the automatic function of the controller, the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors or sizing and effectiveness of backflow prevention device.

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

C. Outbuildings

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

E. Private Sewage Disposal (Septic) Systems

:

F. Other

Summary

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The commode tank valve (ball-cock assembly) is not functioning properly. The tank does not refill after flushing.

WATER HEATING EQUIPMENT

The drain line for the water heater pan was observed to terminate onto the garage floor. The pan drain line should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6") and not more than twenty-four inches (24") above of the ground.

DISHWASHERS

Some rusting of the dishwasher interior components was observed.
The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.

GARAGE DOOR OPERATORS

The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.