

Property Inspection Report

LOCATED AT: 1234 Any St Anytown, Texas 75000

PREPARED EXCLUSIVELY FOR: Juan And Maria Doe

INSPECTED ON: Wednesday, April 24, 2024



Inspector, Hector Garza #5233 ARCO Inspectors

Wednesday, April 24, 2024 Juan And Maria Doe 1234 Any St Anytown, Texas 75000

Dear Juan And Maria Doe,

We have enclosed the report for the property inspection we conducted for you on Wednesday, April 24, 2024 at:

1234 Any St Anytown, Texas 75000

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Hector Garza ARCO Inspectors



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PROPERTY INSPECTION REPORT FORM

Date of Inspection

<u>Juan And Maria Doe</u> Wednesday, April 24, 2024

Name of Client

1234 Any St Anytown, Texas 75000

Address of Inspected Property

Name of Inspector TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Age of house/year built: 1962 Size of house (sq ft): 1799

House was vacant at the time of inspection.

Time of inspection: 3pm

Weather: Clear, cool, about 75 degrees.

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

I NI NP D

I. STRUCTURAL SYSTEMS

☑ □ □ ☑ A. Foundations

Type of Foundation(s): Slab-on-grade *Comments:*

- **2:** The foundation does appear to be performing as intended at this time. No significant problems were observed.
- **3:** Floors are within normal range of level (floors were measured for slopes with a specialty water level) and all doors/windows are square. There are only a few minor interior/exterior wall cracks, which is typical for any house, especially this age. Foundation corner breaks/pops are also present which is typical of most homes.
- **4:** There is evidence of previous / recent foundation repairs. Any and/or all information on repairs and warranty should be obtained from the current homeowners if possible (what type of repairs were performed, what areas of the house were leveled, how many piers were installed, were plumbing drain lines static tested for leaks, what type warranty is available if any, etc)





Comments:

5: There are sections of the grading that have negative/reverse sloping, mainly at the back side of the house (right rear corner). The soil should slope to divert water away from the house.



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

NI NP D

✓ C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingles

Viewed From: Walked on roof

Comments:

8: Repairs to the roofing are recommended/needed. The following conditions were observed:

9: Improperly installed roof flashings.





10: Shingles are not installed over the sides of flashing(s).







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

I NI NP D

12: Exposed nail heads at flashings.



13: There is evidence of previous repairs on sections of the roof.





14: Gutter downspouts terminate too close to the foundation.





15: The gutter at the rear is missing a downspout and an end cap.

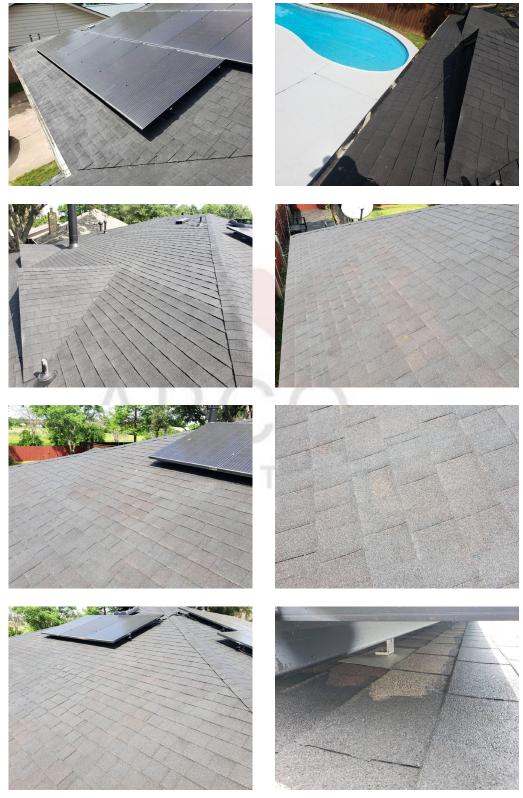


16: A qualified roofer should be called for further evaluation and repairs.

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

I NI NP D

17: Your insurance should also be called to verify that the roof is insurable in its current condition. This roof has been painted over, and the exact condition and age can not be verified.



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

D=Deficient

NI NP D

✓

D. Roof Structures and Attics

Viewed From: Partially entered the attic Approximate Average Depth of Insulation: 0 - 6 inches Comments:

20: There is less than the recommended amount of insulation. There is less than 6 inches throughout most of the attic. Some areas of the attic do not have any insulation at all.









✓ □ □ ✓ E. Walls (Interior and Exterior)

Comments:

21: There is evidence of patching/repairs on the interior and exterior walls. Walls have been very recently redone (retextured and painted). It is not uncommon for cracks to reappear mainly on interior walls in the near future. Keep in mind that houses/foundations are constantly shifting and minor cracks are very normal.

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

I NI NP D

22: Openings on walls below sinks where plumbing lines enter the wall are not completely sealed.



23: There are also a few openings at other walls, mainly in the water heater closet.



🗹 🗌 🔲 🕒 F. Ceiling and Floors

Comments:

24: No significant problems were found on the day of inspection. There is evidence of patching/repairs on walls and ceilings. Ceilings have been very recently redone (retextured and painted). It is not uncommon for cracks to reappear mainly on the ceilings in the near future. Keep in mind that houses/foundations are constantly shifting and minor cracks are very normal.

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

I NI NP D

☑ □ □ ☑ G. Doors (Interior and Exterior)

Comments:

25: The exterior door(s) are not properly sealed. Weather strip is damaged/missing.





26: The doors labeled "A" need minor adjusting/trimming to properly close.



27: The exterior doors need minor striker plate adjustments. The deadbolts on these are difficult to lock.



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

NI NP D

✓

H. Windows

Type of Windows: Double pane

Comments:

29: There appears to be only 1 window that has a lost seal. This has resulted in condensation forming between the window Solar screens are installed which make lost seals very difficult to detect.



30: The kitchen window did not lock / latch.



□ ☑ ☑ □ I. Stairways (Interior and Exterior)

Comments:

31: Not Present & Not Inspected

J. Fireplaces and Chimneys

Type of Fireplace: : Metal

Comments:

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

I NI NP D

33: The fireplace is missing a spark screen.



34: The fireplace is missing a non combustible hearth directly in front.



35: The firebox liner is significantly damaged.



36: The metal chimney does not have a storm collar installed.



Report Identification: 1234 Any St Anytown, Texas 75000 I=Inspected NI=Not Inspected **NP=Not Present D=Deficient** NP D NI

K. Porches, Balconies, Decks, and Carports Comments:

37: No significant problems were observed on the day of inspection.



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

I NI NP D

II. ELECTRICAL SYSTEMS

☑ □ □ ☑ A. Service Entrance and Panels

Location of Main Electrical Panel: : In the garage

Main Electrical Panel Size: : 150 amp

Comments:

40: The main service wires are older and are damaged/frayed.



41: The service wires do not have adequate clearance from the ground. The wires are very low and are within arms reach (the service head is installed below the roof line).



42: Locks are recommended on panels that can be opened and have live wires exposed.





43: A licensed electrician should be called for further evaluation and repairs/replacement.

☑ □ □ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper *Comments:*

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

I NI NP D

45: Poor electrical connections were observed in the attic. Connections were made without junction boxes or junction boxes have covers missing







46: One of the rear exterior light fixtures is also poorly wired. Wired are exposed, and it seems that connections are covered with a bicycle tire tube.



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

I NI NP D

47: The rear exterior outlet is not GFCI protected. The outlet in the garage for the washer is not GFCI protected. The kitchen outlet left of the range is not GFCI protected.







48: The garage GFCI outlet does not trip when tested (the outlet stays on when tested).



49: The exterior outlet/switch near the pool does not work. This outlet/switch is also not watertight (completely loose at the box).





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

I NI NP D

50: The outlet(s) labeled U are ungrounded. The bathroom outlets are also ungrounded.





51: The outlet(s) labeled I are inoperative (the living room outlet at the front wall).



52: There are no outlets at the kitchen island.



53: Some of the exterior lights did not work at the time of inspection

54: Smoke and/or carbon monoxide detectors are missing in appropriate locations (living and/or bedrooms).

55: A licensed electrician should be called for further evaluation and repairs.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

🗹 🗌 🔲 🔲 A. Heating Equipment

Type of Systems: Central Forced Air System

Energy Sources: Natural gas

Comments:

58: The gas furnace was properly working at the time of inspection. No significant problems were observed.



☑ □ □ ☑ B. Cooling Equipment

Type of Systems: Central Forced Air

Comments:

60: The a/c did appear to be properly cooling at the time of inspection. The supply air was measured at 45 degrees and the return air at 65. This is a temperature differential of 20 (15 - 20 degrees is considered normal).





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

I NI NP D

61: All of the condensate drain lines terminate at the right side of the house.





62: The condensate drain lines in the attic are not insulated.



63: The outside a/c unit is noisy while running.



64: The outside a/c unit fan electrical wires are exposed above the cover.



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

I NI NP D

65: The attic plywood decking in front of the unit has some weak/unsupported areas.

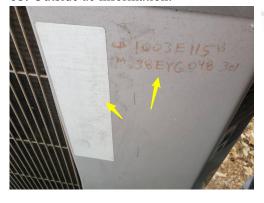


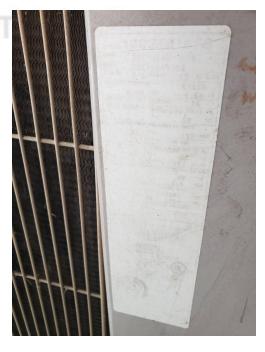
66: There is debris and/or insulation in the safety pan that should be cleared out.



67: A licensed heating/cooling technician should be called for further evaluation and repairs (complete servicing).

68: Outside ac information:





✓ □ □ ✓ C. Duct Systems, Chases, and Vents

Comments:

69: No significant problems were observed on the day of inspection.

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

NI NP D

70: Sections of the ducts in the attic have loose, damaged or missing outer insulation covers.



71: There are two abandoned returns (one could have been a supply register) in the living room. It is not known if these are properly sealed/terminated in the attic.



72: A licensed heating/cooling technician should be called for further evaluation and repairs.



NSPECTORS

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

I NI NP D

IV. PLUMBING SYSTEMS

🗹 🔲 🖳 🗸 A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front of house by the street Location of Main Water Supply Valve: Not present/not found Static Water Pressure Reading: Normal - between 40 and 80 psi Type of Supply Piping Material: Copper and some older steel Comments:

77: Plumbing fixtures are not properly sealed at the bathtub/shower walls.



78: The garage sink faucet has slightly lower water pressure.



79: Water supply lines located at the exterior of the house are not insulated (to protect from freezing during the winter months). These are older steel type pipes. The rear water supply line/hose bib did not work.



80: A licensed plumber should be called for further evaluation and repairs.

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

I NI NP D

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC, Older cast iron *Comments:*

83: The kitchen sink drain connections leak. Sinks are filled with water then drained.



84: The hall bathroom sink drain connections also leaked slightly. Sinks are filled water then drained.



85: The main drain and sewer line cleanouts were not found. The type of material for the main drain (and drains under the house) is not known, but could possibly be older cast iron drains - a section of cast iron was observed at one of the bathroom sinks inside the wall.





86: A licensed plumber should be called for further evaluation, inspection and repairs and also to determine the type of material for the drains under the house.

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

I NI NP D

☑ □ □ ☑ C. Wat

C. Water Heating Equipment

Energy Sources: Gas Capacity: Unknown

Location: Water heater is located in the master bedroom closet

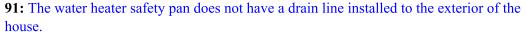
Comments:

90: The water heater has a blanket installed and the information plate could not be viewed. This does appear to be an older water heater as there is rust at the bottom of the unit, the gas burner compartment, and at the water supply lines entering the unit.











92: The water heater T&P valve drain line also does not extend to the exterior of the house (terminates in the safety pan).

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

NI NP D

93: The water heater gas vent is in contact with the ceiling.



94: A licensed plumber should be called for further evaluation and repairs.

	✓	✓	D. Hydro-Massage Therapy Equipment
			Comments:
			95: Not Present & Not Inspected
√			E. Gas Distribution Systems and Gas Appliances
			Location of Gas Meter: The gas meter is located at the right side of the house
			Type of Gas Distribution Piping Material: Black steel
			Comments:

98: No problems were found at visible/accessible gas lines.

I=Inspected NI=Not Inspected **NP=Not Present** NI NP D V. APPLIANCES A. Dishwashers Comments: **99:** The dishwasher is not properly secured to the cabinet/countertop. **100:** The dishwasher did not work at the time of inspection. B. Food Waste Disposers Comments: 101: The food disposer was properly at the time of inspection. No significant problems were found. \checkmark \square \checkmark C. Range Hood Exhaust Systems Comments: 102: The range exhaust vent was properly working at the time of inspection. No significant problems were found. 103: The light does not work (check bulb). ☑ □ □ □ D. Ranges, Cooktops, and Ovens Comments: 104: No significant problems were observed on the day of inspection. E. Microwave Ovens Comments: 105: The microwave was properly working at the time of inspection. No significant problems were observed. F. Mechanical Exhaust Vents and Bathroom Heaters Comments: 106: The bath fans were properly working at the time of inspection. No significant problems were observed. G. Garage Door Operators Comments: 107: The garage door motor was properly working at the time of inspection. No significant problems were observed. H. Dryer Exhaust Systems Comments:

D=Deficient

108: Not Present & Not Inspected

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

NI NP D

109: A dryer vent is missing. One should be installed to the exterior of the house.





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

NI NP D

VI. OPTIONAL SYSTEMS

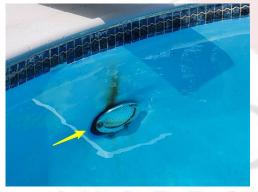
B. Swimming Pools, Spas, Hot Tubs, And Equipment

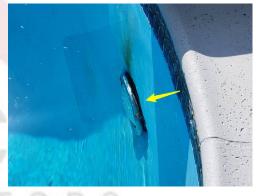
Comments:

110: The pool pump ground wire is missing.



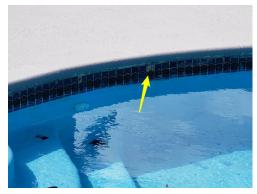
111: The pool light did not work at the time of inspection. The light is also loose at the pool wall.





112: There are a few damaged/cracked pool tiles.

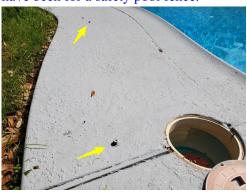




I=Inspected NI=Not Inspected NP=Not Present D=Deficient

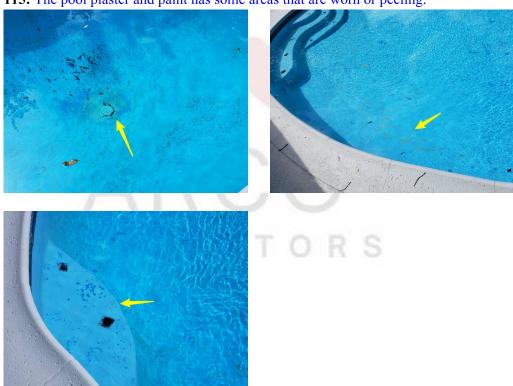
I NI NP D

113: There are buttons around the entire pool decking that could be a trip hazard. These may have been for a safety pool fence.



114: This is a slightly older pool that has a single main drain.





116: A qualified pool technician should be called for further evaluation/inspection and repairs.

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

I NI NP D

117: A diving board is present. You should consult with your insurance to ensure that this is insurable or if it hikes your insurance rate.



118: Gates to the backyard should be self closing and self locking with no access to the locks from the outside.





Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS A. FOUNDATIONS (1) FOUNDATIONS

s-4: There is evidence of previous / recent foundation repairs. Any and/or all information on repairs and warranty should be obtained from the current homeowners if possible (what type of repairs were performed, what areas of the house were leveled, how many piers were installed, were plumbing drain lines static tested for leaks, what type warranty is available - if any, etc)

I. STRUCTURAL SYSTEMS B. GRADING AND DRAINAGE (2) GRADING

s-5: There are sections of the grading that have negative/reverse sloping, mainly at the back side of the house (right rear corner). The soil should slope to divert water away from the house.

I. STRUCTURAL SYSTEMS C. ROOF COVERING MATERIALS (3) ROOF COVERING

- **s-8:** Repairs to the roofing are recommended/needed. The following conditions were observed:
- **s-9:** Improperly installed roof flashings.
- **s-10:** Shingles are not installed over the sides of flashing(s).
- **s-11:** Exposed nail heads on roofing material.
- **s-12:** Exposed nail heads at flashings.
- **s-13:** There is evidence of previous repairs on sections of the roof.
- **s-14:** Gutter downspouts terminate too close to the foundation.
- **s-15:** The gutter at the rear is missing a downspout and an end cap.
- **s-16:** A qualified roofer should be called for further evaluation and repairs.
- **s-17:** Your insurance should also be called to verify that the roof is insurable in its current condition. This roof has been painted over, and the exact condition and age can not be verified.

I. STRUCTURAL SYSTEMS D. ROOF STRUCTURES AND ATTICS (4) ROOF STRUCTURE

s-20: There is less than the recommended amount of insulation. There is less than 6 inches throughout most of the attic. Some areas of the attic do not have any insulation at all.

I. STRUCTURAL SYSTEMS E. WALLS (INTERIOR AND EXTERIOR) (5) WALLS

- **s-21:** There is evidence of patching/repairs on the interior and exterior walls. Walls have been very recently redone (retextured and painted). It is not uncommon for cracks to reappear mainly on interior walls in the near future. Keep in mind that houses/foundations are constantly shifting and minor cracks are very normal.
- s-22: Openings on walls below sinks where plumbing lines enter the wall are not completely sealed.
- s-23: There are also a few openings at other walls, mainly in the water heater closet.

I. STRUCTURAL SYSTEMS G. DOORS (INTERIOR AND EXTERIOR) (7) DOORS

- s-25: The exterior door(s) are not properly sealed. Weather strip is damaged/missing.
- **s-26:** The doors labeled "A" need minor adjusting/trimming to properly close.
- s-27: The exterior doors need minor striker plate adjustments. The deadbolts on these are difficult to lock.

I. STRUCTURAL SYSTEMS H. WINDOWS (8) WINDOWS

- **s-29:** There appears to be only 1 window that has a lost seal. This has resulted in condensation forming between the window Solar screens are installed which make lost seals very difficult to detect.
- **s-30:** The kitchen window did not lock / latch.

I. STRUCTURAL SYSTEMS J. FIREPLACES AND CHIMNEYS (10) FIREPLACE

- **s-33:** The fireplace is missing a spark screen.
- s-34: The fireplace is missing a non combustible hearth directly in front.
- **s-35:** The firebox liner is significantly damaged.
- s-36: The metal chimney does not have a storm collar installed.

II. ELECTRICAL SYSTEMS A. SERVICE ENTRANCE AND PANELS (1) SERVICE ENTRANCE AND PANELS

- **s-40:** The main service wires are older and are damaged/frayed.
- **s-41:** The service wires do not have adequate clearance from the ground. The wires are very low and are within arms reach (the service head is installed below the roof line).
- s-42: Locks are recommended on panels that can be opened and have live wires exposed.
- **s-43:** A licensed electrician should be called for further evaluation and repairs/replacement.

II. ELECTRICAL SYSTEMS B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES (2) BRANCH CIRCUITS

- **s-45:** Poor electrical connections were observed in the attic. Connections were made without junction boxes or junction boxes have covers missing
- **s-46:** One of the rear exterior light fixtures is also poorly wired. Wired are exposed, and it seems that connections are covered with a bicycle tire tube.
- **s-47:** The rear exterior outlet is not GFCI protected. The outlet in the garage for the washer is not GFCI protected. The kitchen outlet left of the range is not GFCI protected.
- s-48: The garage GFCI outlet does not trip when tested (the outlet stays on when tested).

- **s-49:** The exterior outlet/switch near the pool does not work. This outlet/switch is also not watertight (completely loose at the box).
- **s-50:** The outlet(s) labeled U are ungrounded. The bathroom outlets are also ungrounded.
- **s-51:** The outlet(s) labeled I are inoperative (the living room outlet at the front wall).
- **s-52:** There are no outlets at the kitchen island.
- s-53: Some of the exterior lights did not work at the time of inspection
- s-54: Smoke and/or carbon monoxide detectors are missing in appropriate locations (living and/or bedrooms).
- s-55: A licensed electrician should be called for further evaluation and repairs.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. COOLING EQUIPMENT (2) COOLING EQUIPMENT

- **s-61:** All of the condensate drain lines terminate at the right side of the house.
- **s-62:** The condensate drain lines in the attic are not insulated.
- **s-63:** The outside a/c unit is noisy while running.
- **s-64:** The outside a/c unit fan electrical wires are exposed above the cover.
- **s-65:** The attic plywood decking in front of the unit has some weak/unsupported areas.
- **s-66:** There is debris and/or insulation in the safety pan that should be cleared out.
- s-67: A licensed heating/cooling technician should be called for further evaluation and repairs (complete servicing).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS C. DUCT SYSTEMS, CHASES, AND VENTS (3) DUCTS AND VENTS

- s-70: Sections of the ducts in the attic have loose, damaged or missing outer insulation covers.
- **s-71:** There are two abandoned returns (one could have been a supply register) in the living room. It is not known if these are properly sealed/terminated in the attic.
- s-72: A licensed heating/cooling technician should be called for further evaluation and repairs.

IV. PLUMBING SYSTEMS A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES (1) WATER SUPPLY SYSTEM

- s-77: Plumbing fixtures are not properly sealed at the bathtub/shower walls.
- **s-78:** The garage sink faucet has slightly lower water pressure.
- **s-79:** Water supply lines located at the exterior of the house are not insulated (to protect from freezing during the winter months). These are older steel type pipes. The rear water supply line/hose bib did not work.
- **s-80:** A licensed plumber should be called for further evaluation and repairs.

IV. PLUMBING SYSTEMS B. DRAINS, WASTES, AND VENTS (2) DRAINS, WASTES, VENTS

s-83: The kitchen sink drain connections leak. Sinks are filled with water then drained.

- s-84: The hall bathroom sink drain connections also leaked slightly. Sinks are filled water then drained.
- **s-85:** The main drain and sewer line cleanouts were not found. The type of material for the main drain (and drains under the house) is not known, but could possibly be older cast iron drains a section of cast iron was observed at one of the bathroom sinks inside the wall.
- **s-86:** A licensed plumber should be called for further evaluation, inspection and repairs and also to determine the type of material for the drains under the house.

IV. PLUMBING SYSTEMS C. WATER HEATING EQUIPMENT (3) WATER HEATING EQUIPMENT

- **s-90:** The water heater has a blanket installed and the information plate could not be viewed. This does appear to be an older water heater as there is rust at the bottom of the unit, the gas burner compartment, and at the water supply lines entering the unit.
- **s-91:** The water heater safety pan does not have a drain line installed to the exterior of the house.
- **s-92:** The water heater T&P valve drain line also does not extend to the exterior of the house (terminates in the safety pan).
- **s-93:** The water heater gas vent is in contact with the ceiling.
- **s-94:** A licensed plumber should be called for further evaluation and repairs.

V. APPLIANCES A. DISHWASHERS (1) DISHWASHER

- **s-99:** The dishwasher is not properly secured to the cabinet/countertop.
- **s-100:** The dishwasher did not work at the time of inspection.

V. APPLIANCES C. RANGE HOOD EXHAUST SYSTEMS (3) RANGE EXHAUST VENT

s-103: The light does not work (check bulb).

V. APPLIANCES H. DRYER EXHAUST SYSTEMS (8) DRYER VENTS

s-109: A dryer vent is missing. One should be installed to the exterior of the house.

VI. OPTIONAL SYSTEMS B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT (2) POOL

- **s-110:** The pool pump ground wire is missing.
- s-111: The pool light did not work at the time of inspection. The light is also loose at the pool wall.
- **s-112:** There are a few damaged/cracked pool tiles.
- **s-113:** There are buttons around the entire pool decking that could be a trip hazard. These may have been for a safety pool fence.
- **s-114:** This is a slightly older pool that has a single main drain.
- **s-115:** The pool plaster and paint has some areas that are worn or peeling.
- s-116: A qualified pool technician should be called for further evaluation/inspection and repairs.

- **s-117:** A diving board is present. You should consult with your insurance to ensure that this is insurable or if it hikes your insurance rate.
- **s-118:** Gates to the backyard should be self closing and self locking with no access to the locks from the outside.

