



## HOME INSPECTION

1234 Main St.  
Liberty TX 77575

Buyer Name  
03/07/2019 9:00AM



Inspector

**Mike Chadwick**

TREC #23416

325-650-6415

[Mike@ChadwickInspections.com](mailto:Mike@ChadwickInspections.com)



Agent

**Agent Name**

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# PROPERTY INSPECTION REPORT

**Prepared For:** Buyer Name  
(Name of Client)

**Concerning:** 1234 Main St. Liberty TX 77575  
(Address or Other Identification of Inspected Property)

**By:** Mike Chadwick - TREC #23416 03/07/2019 9:00AM  
(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](http://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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

*Type of Building:* Single Family One-Story

*In Attendance:* Buyer, Buyer's Agent

*Weather:* Cloudy

*Temperature:* Below Freezing

*Rain in Last 3 Days:* Unknown

*Soil Surface :* Damp

*Appurtenance:* Covered porch, Porch, Sidewalk, Patio

*Garage:* Attached

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficient (D)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

After the inspection report is issued, it is recommended that the repairs be completed, or agreements made to complete the repairs before final closing. The buyer accepts all material defects, latent or exposed, upon closing. It is also recommended to have an annual reinspection performed by an inspector, or further evaluation by qualified contractors. This will ensure that repairs are made properly, as well as further evaluating systems and components over time. It is also recommended to purchase a home warranty for at least the first year in your new home.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Concrete Slab, Post-Tension

*Foundation Performance Comment:* The foundation is NOT performing as intended., There is framing or frieze board separation, There are window, wall, or ceiling cracks or separations, The masonry exterior (brick or stucco) is rotating, cracking, or deflecting

*Method used to observe Crawlspace:* No crawlspace

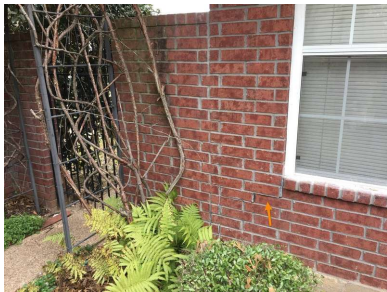
*Columns or Piers:* N/A

### 1: Signs of Settling - SE

🔴 **Recommendation**

Rear of house, middle

The foundation shows signs of settling around the home, evident mainly by cracks in the slab or brick walls, cracks above doors and windows, gaps around exterior trim or lowered areas of the floor. Further evaluation by a structural engineer is recommended to help determine if corrective action is necessary.



Left rear of house. There appears to be rotation of the brick face just below the corner of the window.



There appears to be rotation of the brick face just below the corner of the window.



A trim piece has been added, presumably to cover a gap between the window and the brick.



Separation of the brick mold from the wall.



Cracks at the foundation wall and brick wall.



Right rear of house.

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## 2: Exposed reinforcement

### 🔴 Recommendation

Post tension cable ends, rebar or nails were found to be exposed at the time of inspection and showing signs of rust. It is recommended to clean the exposed metal of rust and apply a non-shrink grout to help prevent rust which may lead to cracks in the slab.



## B. Grading and Drainage

### *Planting Beds Near Foundation:*

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above.



### *Gutter Debris:*

Debris visible in the gutters at the time of the inspection should be removed to help encourage proper drainage. This is a maintenance item.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Gutter Discharges to Roof**

🔴 Recommendation

One or more gutters around the home was found to be discharging directly to the roof surface. This condition should ideally be corrected to help prevent premature deterioration of the shingles in this area due to high water volumes. This is a common issue for new homes.

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**C. Roof Covering Materials**

*Types of Roof Coverings:* Asphalt Composition Architectural Shingles

*Viewed From:* Walked

*Roof Type:* Hip

**1: Fasteners-exposed**

🔴 Recommendation

Some areas of the roof had fasteners visible. Fasteners have been installed to secure shingles or flashings from being blown loose by wind. Exposed fasteners should be sealed periodically to prevent moisture intrusion into the roof structure.

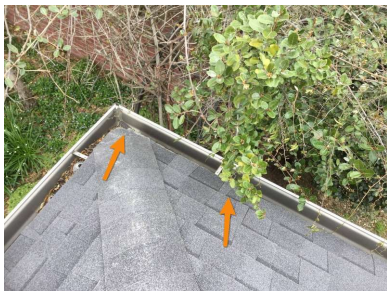
Recommendation: Contact a qualified roofing professional.



**2: Tree Limbs**

🔴 Recommendation

The tree limbs that are in contact with the roof or hanging near roof can cause abnormal wear and moisture penetration at the roof. Recommend trimming all tree limbs at least 18" away from the edge of the roof.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Granules in Gutter**

🔴 Recommendation

Granules from the asphalt shingles were accumulated in the gutters. This is not a defective condition, but is common and expected. However, the granules trap sediment which hardens and prevents fully functional drainage of the gutters and may hasten rust or corrosion. The Inspector recommends thorough cleaning to help prevent deterioration of the gutters.

**4: Minor Deterioration**

🔴 Recommendation

Shingles exhibited signs of minor deterioration commensurate with the age of the roof at the time of inspection. Given the age of the roof (approximately 15 years old), we recommend budgeting to replace the roof within the next few years.



**5: Rusted Flashing/vents**

🔴 Recommendation

At the time of the inspection, flashing, turtle vents, and lead boots were showing signs of rust or corrosion. These may need to be replaced before it begins to leak to help prevent damage from moisture intrusion to the home materials, the roof structure and to help prevent development of microbial growth.



**6: Flashing-Improper/missing**

🔴 Recommendation

Above and to the left of front door

Flashing appeared to be missing or improperly installed and may allow moisture intrusion resulting in damage to home contents or materials. It is recommended to have this corrected to help prevent moisture intrusion into the roof structure.





<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**7: Rusting lead boot**

🔴 Recommendation

The lead "boots" on a number of vent pipes are beginning to rust. This leads to pitting, and then leaking, which allows moisture penetration down the outside surface of the vent pipe, into the attic, and possibly the ceiling.

Recommendation: Contact a qualified professional.



**D. Roof Structures and Attics**

*Attic Space Viewed From:* Inside - walked

*Depth of Insulation (Approximate):* 6 in - 9 in

*Evidence of water penetration:*

Evidence of minor water penetration (leaking) was observed in the roof structure when viewed from the attic. The inspector was unable to determine if this occurred recently.

A couple of places above the eaves of the house

*Roof Structure Type:* 2 X 6 Rafters

*Attic:* Accessible, Pull-Down Stairs

*Pull-down attic stairs:*

The inspector was not able to fully open the attic pull-down stairs due to furniture beneath the stairs, and so is unable to give an opinion about the performance of these stairs (he did access the attic space via his own ladder).

**1: Insulation meets minimum standards but...**

🔴 Recommendation

Insulation meets minimum standards (6" - 9") but adding insulation would increase the home's energy efficiency.

Recommendation: Contact a qualified professional.

**E. Walls (Interior and Exterior)**

*Wall Structure:* 2 X 4 Wood

*Wall Covering Material:* Gypsum Board

*Siding Material:* Brick veneer, Composite board

**1: Brick - Cracks**

🚩 Deficiency or Safety Hazard

Exterior brick walls had cracks visible that may be an indication of settling.

**2: Trim Decay**

🔴 Recommendation

Front door

Exterior trim had decay visible in areas. This condition should ideally be corrected to help prevent water penetration into the wall structure and to help prevent further deterioration.



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### 3: Possible Wood-boring Insect damage

🚫 Recommendation

Left of, and above, front door

There is evidence of activity by possible wood-boring insects. Recommend an inspection by a licensed pest inspector.

Recommendation: Contact a qualified professional.



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### 4: Vegetation against house

🚫 Recommendation

Vegetation was observed growing against the house at various locations. This contributes to wear and provides a pathway for insect access, including wood-boring insects. Recommend cutting vegetation away from the house at least 18 inches.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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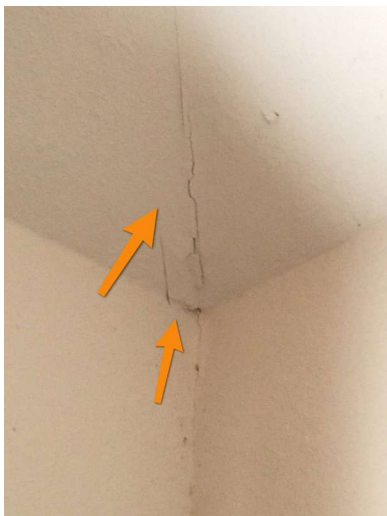


- F. Ceilings and Floors**  
*Ceiling Structure:* 2X6  
*Ceiling Materials:* Gypsum Board  
*Floor Structure:* Slab  
*Floor Coverings:* Carpet, Tile

**1: Ceiling Cracks**

🔴 **Recommendation**

The ceiling has cracks, which may be an indication of settlement.



Master bedroom, at the outside corner.  
There is a similar crack on the same outside wall in the opposite corner.

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**2: Ceiling Moisture**

🔴 **Recommendation**

A moisture meter indicated the possibility of moisture in the garage ceiling materials. This may be an indication of roof leakage, leaking pipes or condensation in the attic and should ideally be corrected by a qualified professional to help prevent further deterioration.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**G. Doors (Interior and Exterior)**

*Interior Doors:* Hollow core

*Exterior Entry Doors:* Steel

*Garage Door Material:* Metal

**1: No self-closing hinges**

**▲ Deficiency or Safety Hazard**

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

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**2: Misaligned latch, did not stay closed**

**● Recommendation**

Master bathroom closet

The latch bolt of a door did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.

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**3: Garage door does not reverse on obstruction**

**▲ Deficiency or Safety Hazard**

The garage door was tested with a hand hold test to determine if it would reverse upon encountering an obstruction. The garage door did not reverse. Per safety standards, the door is required to reverse if it encounters an obstruction. Failure of this safety feature could endanger a child or pet who (which) could become trapped when the door closes. We recommend having the door closing mechanism analyzed and repaired by a qualified professional.

Recommendation: Contact a qualified professional.

**H. Windows**

*Windows:* Thermal/Insulated, Double Pane -

Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change. [Click here for more information](#)



*Sky Light(s):* None

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Difficult to operate**

🔴 Recommendation

One or more windows in the home were difficult to operate at the time of inspection and needed maintenance.

**2: Inoperable window**

🔴 Deficiency or Safety Hazard

Several locations

One or more windows were inoperable at the time of inspection. Windows in sleeping rooms should be made operable to facilitate escape in the event of an emergency.

**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

*Types of Fireplaces:* Solid Fuel

*Chimney (exterior):* Wood, Composition board

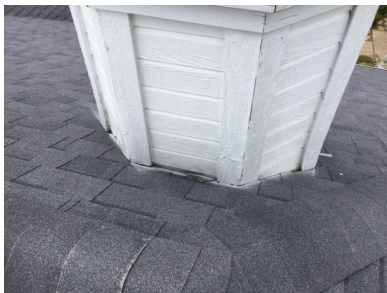
*Fireplace not operated:*

The fireplace was not operated at the time of Inspection. The unit was not remotely controlled or automatic. The Inspector is not required to apply open flame to any appliance.

**1: No cricket**

🔴 Recommendation

The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eaves). This chimney appeared to measure more than 30 inches in width. Further evaluation by a qualified professional is recommended.



**2: Chimney extension in need of repair**

🔴 Recommendation

The chimney is showing signs of weather deterioration and should be repaired by a qualified professional.

Recommendation: Contact a qualified professional.



**K. Porches, Balconies, Decks and Carports**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**L. Other**

*Type:* Concrete drive, Sidewalk, Concrete walkway, Grass, Brick fence

**1: Cracks in fence**

**🔴 Recommendation**

Significant settling cracks exist in the brick fence. Recommend a structural engineer evaluate.

Recommendation: Contact a qualified professional.

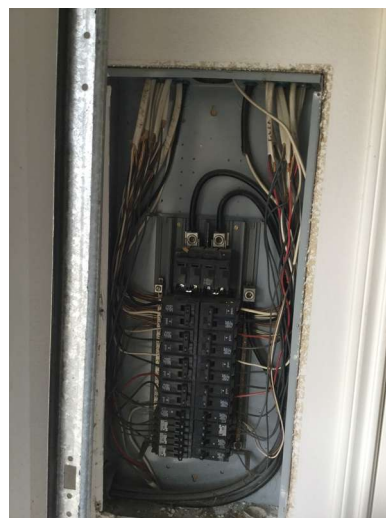


## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Service Panel Location:*

Garage



*Electrical Service:* Underground

*Panel Type:* Circuit breakers

*Electrical Panel Capacity :* 200 Amps

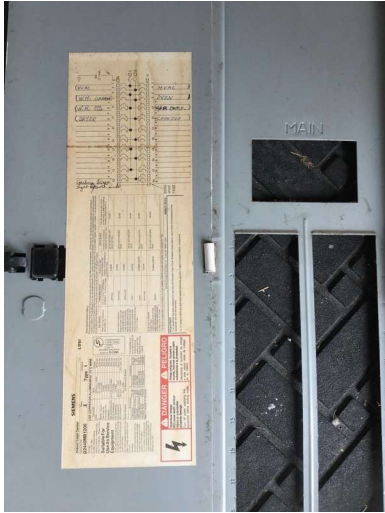
*Electric Panel Manufacturer:* SIEMENS

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**1: Label panel**

**⊖ Recommendation**

A Circuit Directory identifying individual electrical circuits was missing, illegible or inaccurate at this panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.



**2: Double-lugged neutrals**

**⊖ Recommendation**

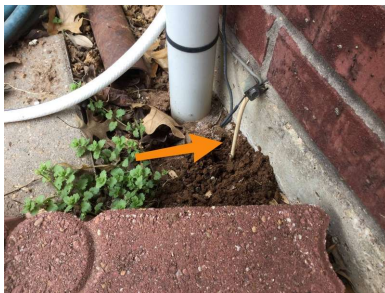
Neutral conductors did not terminate individually on a bus bar in the electrical service panel but were double-lugged. This is a defective installation and should be corrected by a qualified electrical contractor.

**3: Grounding Rod**

**⊖ Recommendation**

While there was a grounding cable connected to the panel, the inspector was unable to verify the presence of a grounding rod. Recommend a licensed electrician evaluate and repair if necessary.

Recommendation: Contact a qualified professional.



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

*Type of Wiring:* Copper

*Wiring Methods:* Romex

*Plugs, Switches - Not Removed:*

Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Poorly placed/missng smoke detectors**

**▲ Deficiency or Safety Hazard**

Smoke detectors in this home were missing or poorly placed. The Inspector recommends that smoke detectors be placed in accordance with generally-accepted modern standards to protect sleeping areas. This is a life-safety issue. **Specifically, a smoke alarm was missing in the hallway outside the master bedroom.** [Click here for more information.](#)

**2: No GFCI; exposed wiring**

**▲ Deficiency or Safety Hazard**

Front flower bed, right of front door

No ground fault circuit interrupter (GFCI) protection of some of the home electrical receptacles was provided in areas at the time of inspection. Also, wiring was exposed at this location and at the base of the mailbox. These issues should be repaired by a licensed electrician.



**3: Exposed wiring**

**▲ Deficiency or Safety Hazard**

Base of mailbox, Back porch ceiling, back patio

Exposed wiring was visible and should be protected from physical damage as a safety precaution. This should ideally be performed by a qualified professional.



**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type of Systems:* Furnace, Heat Pump

Furnace: Attic Heat Pump: near garage

*Energy Sources:* Electric

*Furnace - Date of Manufacture:* 2012 -

The date of manufacture is derived from the serial number on the furnace data plate.





<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner, Heat Pump

*Cooling Equipment Energy Source:* Electricity

*Central Air Brand:* AMANA, GOODMAN -  
Amana is manufactured by Goodman.



*Condenser - Date of Manufacture:* 2012 -

The date of manufacture is derived from the serial number on the condenser unit data plate.

*Condenser Unit Location:*

The unit is a combination condenser/heat pump.

Left, near garage

*Unit size and SEER:*

This is a 4 ton unit, 16 SEER.

*A/C not operated - less than 65 degrees:* The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less to avoid possibly damaging the unit.

**1: Unable to operate condensate pump**

**🔴 Recommendation**

The attic unit uses a condensate pump to remove condensation from the a/c unit. The inspector was unable to test or activate this pump manually. This does not imply that the unit is defective, only that the inspector was not able to observe its function at the time of the inspection.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**C. Duct Systems, Chases and Vents**

*Ductwork:* Insulated  
*Filter Type:* Disposable  
*Filter Size:* N/A

**1: Dirty filter**

**➤ Recommendation**

The disposable filter is clogged and is dirty. The filter needs to be replaced.

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**2: HVAC duct(s) not supported by strapping**

**➤ Recommendation**

Air conditioning duct work should be suspended by proper strapping material. Allowing ductwork to lay directly on ceiling joists compacts insulation and increases the possibility of condensate buildup.

Recommendation: Contact a qualified professional.



## IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution System and Fixtures**

*Water Supply:* Public  
*Location of water meter:* at street  
*Location of main water supply valve:* Not Found  
*Static water pressure reading:* Water pressure was not tested due to winterized condition.  
*Water Supply into Home:* Not Visible

*Plumbing Water Distribution Inside home:* CPVC

*Shut-Off Valves - Not Operated:*

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

*Hot water fixtures not functional in master bath:*

All fixtures supplied by the master bathroom hot water heater did not function at the time of inspection. This is possibly due a malfunctioning cold water shutoff valve at the water heater (see water heater section for more details). Recommend a licensed plumber evaluate and repair as needed.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Caulk line failed**

🚫 Recommendation

Master bath shower

The sealant where the shower floor meets the wall was old and had sections of sealant missing, which may allow damage from moisture intrusion of the wall assembly.



**2: Shower glass not tempered**

🚫 Recommendation

The glass shower enclosure may not have been made from tempered glass or the label was not visible at the time of inspection. Tempered glass is typically required in this area. Further evaluation by a qualified contractor is recommended if this is an area of concern to you.



**B. Drains, Wastes and Vents**

*Plumbing Waste:* Public

*Plumbing Waste Pipe:* PVC

*Drain, Waste & Vent Pipes - Not Visible:*

Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

**C. Water Heating Equipment**

*Energy Sources:* Electric

*Capacity:* 2- 55 Gallon Units. located in the garage, and master bathroom

*Water Heater Manufacturer:* A.O. SMITH

*Water Heater - Date of Manufacture:* 1998 -

The date of manufacture is derived from the serial number on the data plate.

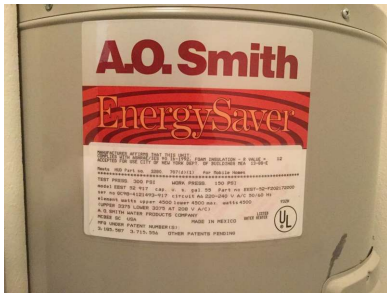
*Water Heater Location:*

The tag on the garage unit was inaccessible. The bathroom unit is shown here. **Based on the tag (and extensive research), these units were manufactured in 1998, which puts them near the end of**

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**their functional life. Recommend budgeting for replacement.**

Locations: #1 Garage #2 Master bathroom closet



***TP&R Not Operated:***

The TP&R valve for the water heater was not operated at the time of inspection, since the water heater was in the attic or the inspector felt that water damage may occur from a malfunction in the valve or piping. Temperature, pressure and relief valves should be tested periodically to ensure proper operation. Consult a qualified plumber if this an area of concern.

**1: No overflow pipe at drip pan**

🔴 **Recommendation**

The drain pipe serving this water heater drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. Water heaters installed in garages with sloped floors are not typically required to have a drip pan & overflow pipe installed, however it may help prevent potential water damage if the unit leaks.

**2: Garage, not raised**

🔴 **Recommendation**

Although this gas water heater was installed in the garage, it was not installed on a raised platform a minimum of 18 inches in height as is required by generally-accepted modern safety standards for water heaters that are not a Flammable Vapor Ignition Resistant (FVIR) type. This water heater did not appear to be a FVIR Type. The Inspector recommends correction by a qualified plumbing contractor.



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**3: Cold water shut off leaks, appears not to function**

**🔴 Recommendation**

Master bathroom water heater closet

The cold water supply shutoff to this water showed visible evidence of long term leaking. This valve appeared to have failed, cutting off the water supply to the water heater, which allowed no hot water function at the attached hot water faucets. Recommend a qualified plumber evaluate and repair as needed.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*No pump access:*

No hatch was provided for access to the pump for the tub. A hatch should be provided to allow for inspection, service and repair of the pump and electrical equipment. All work should be performed by a qualified contractor.

**E. Other**

**V. APPLIANCES**

**A. Dishwasher**

*Dishwasher Brand: KENMORE*

**B. Food Waste Disposers**

*Disposer Brand: IN SINK ERATOR*

*Inoperable:*

The food waste disposer was inoperable at the time of inspection.

**C. Range Hood and Exhaust System**

*Exhaust/Range hood: RANGAIRE*

**D. Ranges, Cooktops and Ovens**

*Range/Oven Manufacturer: KENMORE*

*Type: Oven*

*Energy Source: Electricity*

*Cooktop Manufacturer: Kenmore*

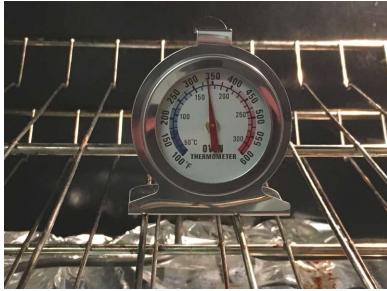
*Energy Source: Electricity*

*Type: Cooktop*

*Temperature:*

Achieved Oven temperature of 340 degrees when set at 350. This is within the +/- 25 degree range specified by TREC.

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**E. Microwave Ovens**  
*Built in Microwave Manufacturer:* KENMORE

**F. Mechanical Exhaust Vents and bathroom Heaters**

**1: Exhaust fan inoperable**

**🚫 Recommendation**

Guest Bathroom

The exhaust fan was inoperable at the time of the inspection and may need to be serviced soon.

Recommendation: Contact a qualified professional.

**G. Garage Door Operator(s)**  
*Auto-opener Manufacturer:* CHAMBERLAIN

**1: Failure to reverse**

**🚫 Recommendation**

A garage door opener failed to reverse when a reasonable amount of resistance was applied. This is an indication the garage door opener may need to be adjusted by a qualified professional.

**2: Lock/Latch not disabled**

**🚫 Recommendation**

The locks or latches for the garage vehicle door should be removed or disabled to help prevent damage from accidentally operating the opener while the door is latched or locked.

**H. Dryer Exhaust System**

*Dryer Lint:*

It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard. **This dryer vent had a large accumulation of lint at the time of the inspection.**

**1: No damper**

**🚫 Recommendation**

The dryer exhaust vent was not equipped with a backdraft damper or the damper may have been missing. This condition may allow pests to enter the vent, creating a potential fire hazard. The Inspector recommends installation of a proper backdraft damper.

**I. Other**

*Refrigerator Manufacturer:* NONE

*Refrigerator not inspected:*

The inspector understood that the refrigerator was not staying after the sell of the house and so was not inspected.

*Washer/Dryer Not Operated:*

Washing machines and dryers are typically not operated during the inspection.

**VI. OPTIONAL SYSTEMS**

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- A. Landscape Irrigation (Sprinkler) Systems**  
*Not operated:*  
Due to temperatures below freezing, the lawn irrigation system was not operated at the time of inspection.
  
- B. Swimming Pools, Spas, Hot Tubs and Equipment**  
*Type of Construction:* N/A  
*Pool Shape:* N/A
  
- C. Out Buildings**
  
- D. Private Water Wells (a coliform analysis is recommended)**  
*Type of Pump:* N/A  
*Type of Storage Equipment:* N/A  
*Proximity to any known septic system:* N/A
  
- E. Private Sewage Disposal (Septic) System**  
*Type of System:* N/A  
*Location of Drain Field:* N/A  
*Proximity to any known water well:* N/A
  
- F. Other**