



TREC RESIDENTIAL HOME INSPECTION

1234 Main St.
Colleyville TX 76034

Buyer Name
04/05/2018 9:00AM



Inspector
Brian Botch
Tx License #22824
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Agent
Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 205 Timberline Dr N, COLLEYVILLE TX 76034
(Address or Other Identification of Inspected Property)

By: Brian Botch - Tx License #22824 04/05/2018 8:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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

Present at Inspection: Buyer, Buyer Agent, Owner

Occupancy: Occupied

Building Status: The home was furnished at the time of the inspection.

Weather Conditions: Clear

Temperature (approximate): 62 Fahrenheit (F)



Utilities: All Utilities On

Inspector Time In: 8:00 AM

Inspector Time Out: 11:30 AM

Type of Building: Single Family

Year of construction (according to public records): 2005

For reference in this report, the front of the home faces: North

NOTICE:

THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.

THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

All deficiencies noted in this report should be deferred to a qualified and licensed technician, in the appropriate trade, for evaluation and recommended remediation.

Some information in this report is obtained from publicly available data. Its accuracy is dependent upon the data source and is not warranted by the writer of this report.

Reference for views in this report: Exterior references will be made to four elevations: Front, Back, Right and Left as viewed from the street facing the structure.

Roof references will be made to four slopes: Front, Back, Right and left as viewed from the street facing the structure. If Dormers are present the reference remains the same. Example of a home with two dormers on the front slope might be "Damage to the right slope of the front left dormer."

Regarding Photographs: Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during the time of inspection. There may be some conditions and/or deficiencies not represented with photographs.

Additional information provided is not exhaustive, but rather, the points covered are merely for informational purposes concerning only those items discussed, and the client should not assume all possible points are covered. In addition to being governed by TREC standards, the Pre-Inspection Agreement is binding on all clients.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade -
Visual Inspection of the exterior.

Slab on Grade:

This structure is supported by a concrete slab type foundation. The type of concrete reinforcement was not determined.

Foundation Performance Opinion:

In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited visible observation today.

At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

Suggested Foundation Maintenance and Care:

Proper drainage and moisture management around foundations is essential due to the expansive nature of the area's load bearing soils. Drainage must be directed away from all sides of the foundation through proper grading, and carried away from the structure via grade slopes, drainage systems or swale's designed for this purpose.

Maintenance of these drainage systems is essential for effective moisture control and foundation performance.

As is typical, in all but the most severe cases, floor coverings and/or stored articles prevent recognition of the signs of settlement. It is important to note that this inspection is not a structural engineering survey nor is any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is noted, the client is advised to consult with a Structural Engineer who is licensed by the State of Texas and familiar with local soil conditions. A properly qualified and licensed Structural Engineer is trained and equipped to perform the necessary excavation and perform specialized testing necessary to isolate and identify causes of foundation damage and instability. The Structural Engineer will use the testing data to offer remediation recommendations to stabilize and correct structural damage and / or movement.

1: Exposed Cable Ends

Multiple places along the foundation including - Right front wall behind bushes in flower bed.; Right

One or more of the post tension cable ends are exposed and need to be properly sealed.

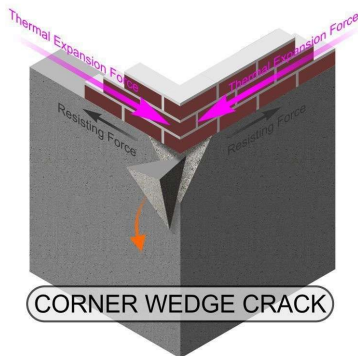


2: Corner Wedge Crack

Right Front wall in flower bed

Corner Popping (A.K.A. Corner Wedge Cracking) is extremely common and is almost always cosmetic in nature. This is typically an easily correctable condition and should be remedied.

Brick, especially in the Texas summers, expands due to thermal expansion and water absorption. A slab foundation, is less porous than the brick, is mostly underground and has much less exposure. The stress develops is between the brick mortar below the bottom bricks and the top of the concrete. This puts the brick in compression and the concrete foundation in tension. Concrete is very weak in tension but brick is very strong in compression, the concrete loses and the corner cracks.



B. Grading and Drainage

Gutters Present: Yes -

Note: Though generally not required, gutters and downspouts are recommended to help divert water away from the structure.

Sub Surface Drains Present: Yes

Sub surface drains:

Note: Sub surface drains (underground) are not inspected. If present we do not not locate termination point or verify if surface drains are adequate and or if they operate properly.

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

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1: Downspout Discharge Onto Roof

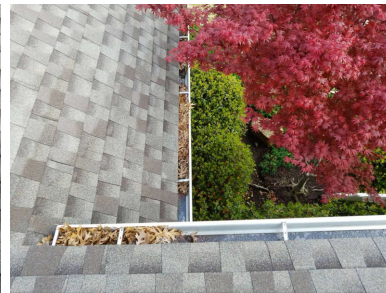
Multiple

Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



2: Gutters Clogged

The gutters are clogged and require a simple cleaning to avoid spilling roof runoff around the building. This is a common maintenance concern, which if not corrected, has potential to become a source of water entry or water damage. In addition, gutters that overflow can allow water to pool or pond near the foundation which could lead to result in structural issues over time.



C. Roof Covering Materials

Types of Roof Covering: Asphalt, Architectural



Viewed From: Roof Surface

Inspected Performing: - -

Inspected and appeared to be performing at the time of the inspection.

1: Nail Heads Exposed

Under-driven or exposed nails were found in one or more roof coverings. While this is often not an immediate threat for water penetration, it can lead to further, more rapid degradation to the roof covering material at these locations. Under-driven or exposed nails should be sealed or otherwise repaired..

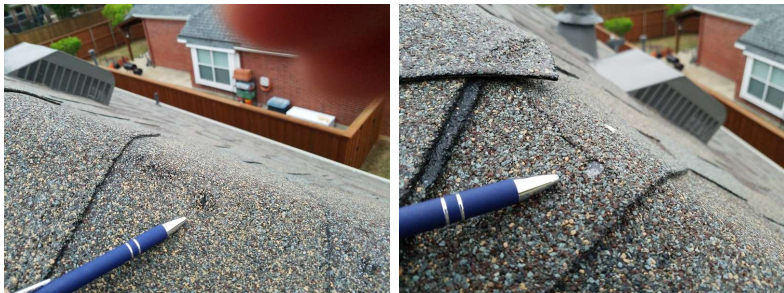
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2: General Damage to Coverings

Roof coverings exhibited minor general damage that could affect performance over time.



D. Roof Structure & Attic

Viewed From: Roof Framing / Attic viewed by entering attic. -

Visibility today was limited by obstructions in the space including any equipment, ductwork, framing members, insulation, etc. which were present.

Approximate Average Depth of Insulation: 8 - 10 Inches



Roof Structure / Framing: Rafters / Ceiling Joists

Radiant Barrier Present: No visible Radiant Barrier was observed

Type of Attic Ventilation: Ridge Vents, Soffit Vents

Inspected Performing: - -

Inspected and appeared to be performing at the time of the inspection.

E. Walls (Interior and Exterior)

Framing Construction: Wood Frame

Exterior Siding: Stone, Brick Veneer, Hardy Backer

Interior Major Wall Finishes: Plaster / Drywall

1: Exterior Walls - Siding Deterioration

Left wall of Dormer

Deterioration of the siding was observed. Improved roof flashing and guttering to properly shed water from the roof surface can reduce the impact of this type of deterioration. Once repaired, monitoring and regular maintenance are recommended to maintain the integrity of the siding. When the roof covering material is due for replacement it is recommended that the roofers understand where these vulnerable points are and install flashing to help protect them.



2: Walls Tape and Bed Joint Crack

A joint crack was observed on the wall. Temperature swings in the summer and winter months can cause expansion and contraction of building materials which at times can be observed as a crack in the joint between two pieces of sheetrock.



F. Ceilings and Floors

Major Ceiling Finishes: Plaster / Drywall

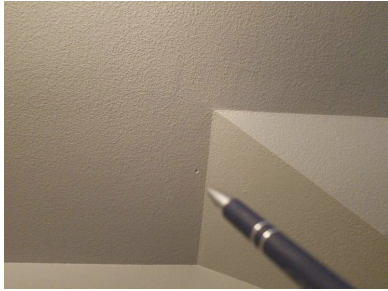
Major Flooring Finishes: Carpet, Tile, Hardwood

1: Ceiling Nail Pop

As the wood framing members such as ceiling joists shrink and pull away from the drywall, at times, the nail will not be pulled with it. The nail head instead will remain flush with the drywall surface. Because this occurs on a ceiling, the remainder of the sheetrock moves, however the nail will remain stationary. The head of the nail will appear to **pop** out, although, in fact, its not moving, its the wallboard being pushed back against the framing members in the ceiling, which creates the nail pop effect.

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G. Doors (Interior and Exterior)

H. Windows

Note::

The determination of broken or compromised vapor barriers on windows has several limitations. For example, dirty windows, access to windows (occupied houses), weather conditions (clear vs. cloudy, warm vs. cold, dry vs. humid), time of day (morning vs. evening) or any after market solar blocks. A compromised vapor barrier may or may not be indicated by fogging or condensation inside the window panes at time of inspection. If inspector comments above indicate windows with evidence of condensation, it is recommended a window professional be consulted to evaluate all windows for thermal pane seal condition.

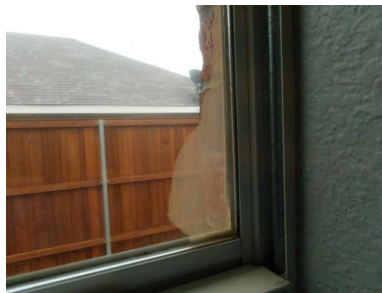
Unless otherwise noted some windows were obstructed and could not be accessed, operated and or inspected.

Type of Glazing:

Single Hung

1: Lost Seal

The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties. The glass should be repaired or replaced.



2: Window Condensation

The windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.

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I. Stairways (Interior and Exterior)

Stairway Performance:

Inspected and appeared to be performing at the time of the inspection

J. Fireplaces and Chimneys

Type of Fireplace::

Factory Built / Zero-Clearance Fireplaces are pre-manufactured fireplaces where the unit or firebox can be placed almost directly against combustible materials like wood, walls, or paneling. This is because the construction and materials of the firebox on a Zero-Clearance Fireplace are made of materials that do not allow the outside of the fireplace to get hot enough to burn other materials. Zero-Clearance Fireplaces do not require a hearth in order to function properly.

1st Floor Living Room



Gas Logs Present:

Yes

Inspected Performing:

Inspected and appeared to be performing at the time of the inspection. Recommend cleaning prior to use.

TREC Limitations I-J:

TREC LIMITATIONS The inspector is not required to:

- Verify the integrity of the flue
- Perform a chimney smoke test
- Determine the adequacy of the draft

K. Porches, Balconies, Decks, and Carports

Inspected Performing:

Inspected and appeared to be performing at the time of the inspection

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Panel Main Disconnect Rating: 200 AMP

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Location:
Garage



Method of Service:
Underground Service



Type of Service Drop Wiring:
Copper



Ground Type: Grounding Rod



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Electrical Bonding Location:
Not Located

Type of Over current Devices:
Circuit Breakers

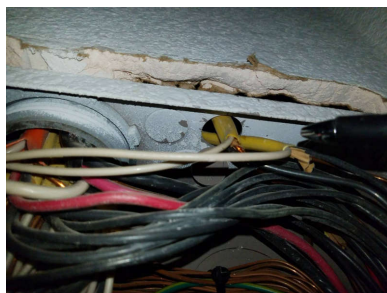
AFCI Protection: Some AFCI breakers present in panel -
An arc fault circuit interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnect power before the arc starts a fire. The AFCI should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Arc faults in a home are one of the leading causes for household fires. AFCIs resemble a GFCI (Ground-Fault Circuit Interrupter) in that they both have a testbutton, though it is important to distinguish between the two. GFCIs are designed to protect against electrical shock, while AFCIs are primarily designed to protect against fire.

Note: AFCI Breakers were not tested today because the home was occupied.



1: Cable Clamps Needed

Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



2: Openings In Panel

Any openings in the main panel should be covered.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Circuit Wiring: Copper -

Aparent type of branch circuit wiring is an observation of wire only. Places this may be observed could be a main or auxiliary panel, any outlets, switches or boxes in which the cover may have been removed, etc.

Inspected Performing:

[Inspected and appeared to be performing at the time of the inspection.](#)

GFCI:

Accessible GFCI receptacles and switches are tested. Receptacles in locations which are inaccessible (second level eaves, behind appliances / furnishings and storage) cannot be tested / inspected.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Heat

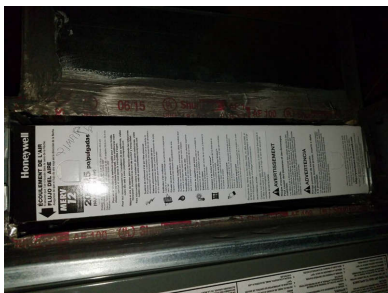
Brand: American Standard



Energy Source: Gas

Area Serviced: First Floor -

Filter Size: 20 X 25 X 4 -



Location: Attic

Gas Furnace Note:

Per the National Association of Home Builders the average life expectancy of a gas furnace is

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18 years.

Inspected Performing:

Inspected and appeared to be performing at the time of the inspection.

1: Air Filter Dirty

The dirty air filter should be replaced.

B. Cooling Equipment

Type of System: Central Air Conditioner

Brand: American Standard -

Two outside units were observed the smaller unit is the Trane the larger unit is the American Standard.



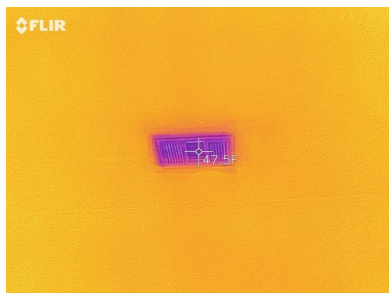
American Standard

Refrigerant Type: R-410a -

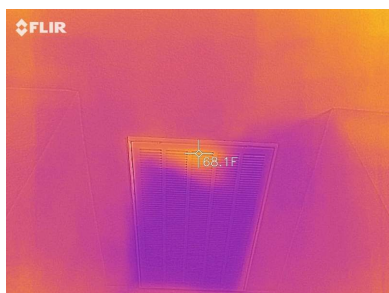
Refrigerant type identification based on unit labeling. Trane uses the R22

Location: Left, Exterior, Wall

Supply Temperature: 47 Degrees



Return Temperature: 68 - Degrees



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Temperature Differentia: 21 - Degrees

A Note About Temperature Differential Readings:

This is a fundamental standard for testing the proper operation of the cooling system. The normal acceptable temperature difference between the return air and supply air is considered to be between 15 to 21 degrees Fahrenheit. total as an approximation. At times, unusual conditions may exist such as excessive humidity, low outdoor temperatures and restricted airflow, as examples. When these conditions are present, occasionally abnormal results can present themselves causing the appearance of failed operation during testing even though the equipment is functioning basically as designed and/or may indicate normal operation in spite of an equipment malfunction.

Cooling System Note:

Per the National Association of Home Builders the average life expectancy of a central air conditioner is 15 years.

Inspected Performing:

Inspected and appeared to be performing at the time of the inspection.

Note: The outside temperature at the time of the inspection was approximately 78 degrees Fahrenheit. The ambient temperature in the home according to the HVAC thermostat was 71 degrees Fahrenheit. The unit was running for approximately 20 minutes. It is important to note the unit would need to run for an extended period of time to generate excess amounts of condensation.



TREC Limitations III-B:

TREC LIMITATIONS the inspector is not required to:

- Program digital thermostats or controls
- Inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves
- Operate setback features on thermostats, or controls
- Operate cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit
- Operate radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment
- Verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger
- Determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations

C. Duct System, Chases, and Vents

Type of Ducting: Fiberglass insulated, Aluminum Wrapped, Flex Ducting

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Inspected Performing:
Inspected and appeared to be performing at the time of the inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Water Meter Location: Directly in front of the home between the sidewalk and the street

Main Water Supply Valve Location: Flower bed directly in front of the home



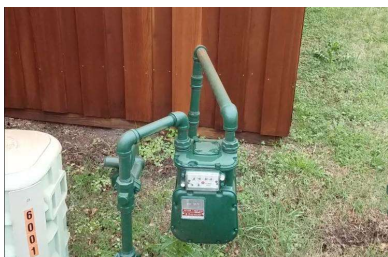
Water Supply Piping Material: Copper -
As observed at visible locations such as under sinks, etc.

Static Water Pressure Reading (Approximate): 75



Gas Meter Location:

Gas supply enters the home on the left exterior wall, Meter is located in the left rear corner of the property.



Gas Line Material In Accessible Locations: Rigid Black Pipe

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1: Hose Bib Leaks

The hose bib is leaking at the handle when turned on and should be repaired.



B. Drains, Wastes, & Vents

Type of Sewer System: Public Sewer

Drain, Waste and Vent Pipe Material: PVC -

As observed at visible locations such as clean outs, vent stacks, etc.

Important Note about drainage systems:

Sewer lines are inspected by operating faucets and fixtures for functional operation only. Evaluation of sewer lines, pipe degradation or hidden leakage must be performed by a licensed and qualified plumber. If concerns exist about the condition of sewer lines and their future performance we recommend further evaluation / inspection by a qualified plumber with specialized tools to access and inspect.

Primary Sewer Clean Out Location: Flower bed directly in front of the home



1: Poor/Slow Drainage

Downstairs Master Bathroom. Vanity sink on the left

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.



C. Water Heating Equipment

Brand: Rheem

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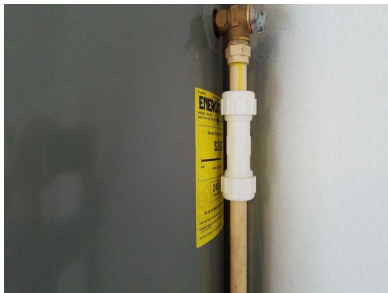
Location: Garage
Capacity: 50 Gallons
Energy Source: Gas
Water Temperature: 125 - 150 Degrees Fahrenheit -
Measurement taken at the kitchen sink.



Note:
Per the National Association of Home Builders the average life expectancy of an electric water heater is 11 years and gas water heater is 10 years.

1: Discharge Tube Needs Improvement

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater has a questionable fitting, this should be replaced with an appropriate fitting.



2: Spillage Of Exhaust

The water heater venting system shows evidence of exhaust "spillage". This is a serious condition that could be a health threat to the occupants of the home. This condition should be addressed promptly.

3: Vent Pipe Connections

For enhanced safety, it is recommended that the connections of the water heater venting system be improved.

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D. Hydro-Massage Therapy Equipment
Brand: Undetermined



Inspected Performing:
Inspected and appeared to be performing at the time of the inspection.

V. APPLIANCES

A. Dishwashers
Brand: KitchenAid -
Model:



1: Airgap Device Missing
The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

2: Dishwasher Poorly Attached
The dishwasher should be properly secured.

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B. Food Waste Disposers
Brand: Badger -
Model:

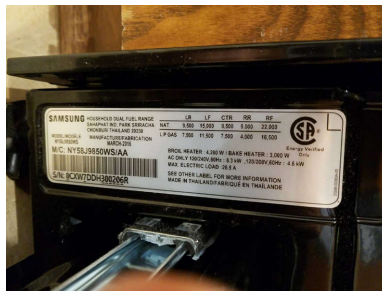


Disposer performing:
The food waste disposer is performing at of the time of the inspection.

C. Range Hood and Exhaust Systems
Exhaust Hood Type: Re-circulate, Built-in with Microwave
Brand: General Electric -
Model:

Range Hood Performing:
The range hood appeared to be performing at of the time of the inspection.

D. Ranges, Cooktops, and Ovens
Range/Oven Brand: Samsung -
Tested at 350F, Variance noted: Approximately 20F (max variance 25F)



Range/Oven Energy Source: Gas, Electric

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

I	NI	NP	D
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1: Gas Shutoff Valve in Inaccessible Location

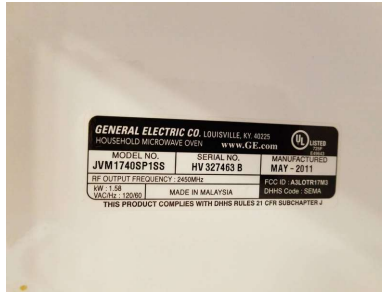
▲ Safety Hazard

The gas shut off valve for the range is not located in an accessible location. This situation should be investigated and if feasible repaired for improved safety.

-

E. Microwave Ovens

Brand: General Electric -
Model:



Microwave Performing:

The microwave appeared to be performing at of the time of the inspection.

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters Performing:

Mechanical exhaust vents and bathroom heaters appeared to be performing at the time of the inspection.

-

G. Garage Door Operators

Brand: Overhead Door Legacy -

Two garage door openers were present at the time of the inspection.



1: Opener Auto Reverse Defective

▲ Safety Hazard

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.



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H. Dryer Exhaust Systems

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

I NI NP D

Dryer Exhaust System Performing:

The dryer exhaust system appeared to be performing at the time of the inspection.

Dryer Installed:

The dryer was installed and hooked up to the venting system, limiting my visual inspection today.