

## PROPERTY INSPECTION REPORT

**Prepared for: Real Client**

**Concerning: 1234 Anystreet Houston, TX**

**By: S. Robert Hill, Professional Inspector TREC # 5665**

**Date: 11/08/2007**



The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

-A maintenance guide is included as an addendum to this report. It contains valuable information and maintenance advice critical to understanding the report and the property. The maintenance guide should be attached at the end of this report. If you did not receive the maintenance guide addendum please contact our office to arrange delivery.

-If the property inspected is a condominium or townhouse; systems, components or aspects of the property may not be accessible and / or may be outside the scope of this inspection (i.e. common areas, attics, roofs, foundations, etc.).

Typically, a homeowners association is responsible for exterior repairs and maintenance. If problems are experienced with the roof, foundation, exterior wall coverings, common plumbing, et al., the association should be informed immediately.

-If the property is occupied at the time of inspection; personal belongings, stored items, furniture, etc. may prevent complete observation of some aspects, systems, components or appliances. It is beyond the scope of this inspection to move or disrupt any such items and further evaluation is recommended. A return visit is not included in the price of the initial inspection.

-We recommend that you get repair bids from at least three qualified service professionals for any system, component or appliance with the "in need of repair" box checked. Other problems may be discovered that were not noted during this limited visual evaluation.

Precipitation: Dry

Temperature: 70-80

Natural gas: On

Electric: On

Water: On

House faces: West

Occupied: Yes

Maintenance guide: Attached

Approximate age of house: 50 years

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection item
I	NI	NP	R	

**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

*NOTE:* FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND PERIMETER OF THE FOUNDATION THE ENTIRE YEAR TO PREVENT MOVEMENT. TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE UNDER OR ALONG SIDE ANY PART OF THE FOUNDATION. DEPENDING ON THE DESIGN AND METHOD OF ORIGINAL CONSTRUCTION OF A PIER AND BEAM FOUNDATION, THE FLOOR SYSTEM MAY NEED LEVELING PERIODICALLY. HAIRLINE CRACKS OR CORNER POPS MAY HAVE BEEN OBSERVED THAT ARE NOT INDIVIDUALLY NOTED. THIS TYPE OF CRACKING IS TYPICALLY THE RESULT OF SHRINKAGE OF THE CONCRETE AS IT CURES AND IS NOT TYPICALLY CAUSE FOR ALARM. THESE AREAS SHOULD BE MONITORED.

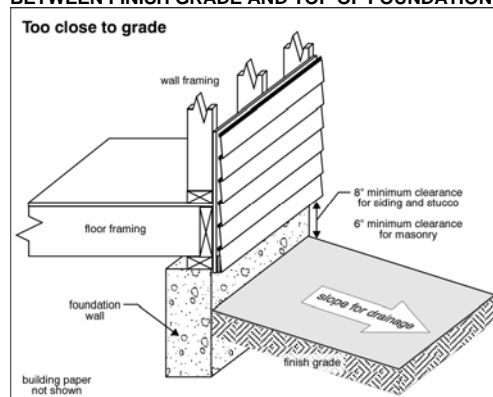
*Comments:*

- Type: Slab on grade.
- Foundation: An informal elevation survey with a digital level as well as a visual examination of the visible exterior slab, framing connections, window and wall conditions indicated that the foundation appears to be performing within acceptable standards at the time of inspection. Some differential settlement and cracking may be acceptable. The amount of movement does not appear to suggest a serious structural problem at this time- although no benchmark of the original foundation was given and/or most foundations are poured or built with some out-of-levelness. This area should, of course, be monitored and maintained with proper grading and moisture control. The purpose of the foundation is to provide a stable base for the building, which it appears to be doing. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer. The rate of movement cannot be predicted during a one-time inspection and continual observation is recommended.

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**B. Grading & Drainage**

*NOTE:* FOUNDATION AREA-SURFACE OR SUBSURFACE DRAINS ARE NOT TESTED. WATER SHOULD NOT POND WITHIN 10 FEET OF THE FOUNDATION. THE GROUND SHOULD SLOPE AWAY FROM THE FOUNDATION AT A RATE OF 1-INCH PER FOOT FOR 6 - 10 FEET. IF PROPER GRADING CANNOT BE REASONABLY ACCOMPLISHED, A DRAINAGE SWALE, SUBSURFACE DRAIN OR SIMILAR SYSTEM CAN TYPICALLY ACHIEVE THE DESIRED RESULT. A 4-8 INCH CLEARANCE SHOULD BE MAINTAINED BETWEEN FINISH GRADE AND TOP OF FOUNDATION WALL.



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*Comments:*

- Recommend removing planter boxes adjacent to house.
- Lower soil at rear (master bedroom) to maintain proper clearance.

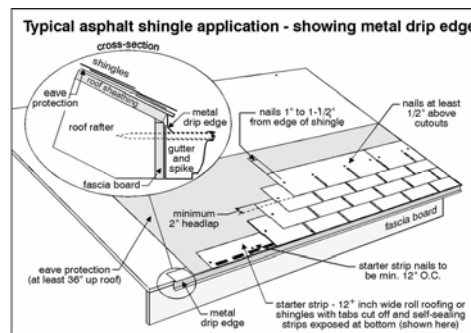
**C. Roof Covering**

**NOTE** WEATHER CONDITIONS, WIND, HAIL AND EXTREME TEMPERATURES AFFECT ALL ROOFING FROM DAY TO DAY. CONTINUAL OBSERVATION IS RECOMMENDED. MOST ROOF FASTENERS ARE NOT READILY ACCESSIBLE OR VISIBLE AND ARE BEYOND THE SCOPE OF THIS INSPECTION. GUTTERS MAY BE DESIRABLE AND SHOULD NOT DISCHARGE ONTO THE ROOF SURFACE AND SHOULD BE CLEANED TO PREVENT SPILL OFF, WHICH COULD CREATE A POTENTIAL LEAK. ALL DOWNSPOUTS SHOULD DISCHARGE AWAY FROM THE FOUNDATION. THE ROOF IS WALKED UNLESS OTHERWISE NOTED.

• Roof: A limited cursory visual roofing inspection was performed to determine if the roof membrane was in need of immediate repairs. To determine the serviceability of the roofing membrane, the desired performance characteristics should be defined. In the inspectors opinion, this type of roof membrane must possess many performance characteristics and a few are:

- 1) To be installed properly
- 2) The ability to shed water
- 3) Resist rapid deterioration
- 4) Provide a pleasing attractive appearance

The purpose of this report was to determine the roofing membrane's ability to shed water so as to prevent viewable (when walking through the structure) water stains on the interior wall/ceiling surfaces within the living area of the house. It is not within the scope of this level of inspection to determine the point of origin and/or path through the structure. A more sophisticated and/or diagnostic type of inspection procedure would address the issues noted in items 1 - 3. Item 4 is very subjective and can be defined only by the observer.



*Comments:*

- Type: Single layer composition shingles over OSB decking.
- Minor trim rot observed at various locations. Recommended repainting and localized trim replacement as needed.



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- Trim tree branches away from roof.
- Lead plumbing vent flashings are slightly damaged from squirrels and should be repaired to prevent leaks. NOTE: it may be desirable to protect from future damage by adding 1/8" hardware cloth.



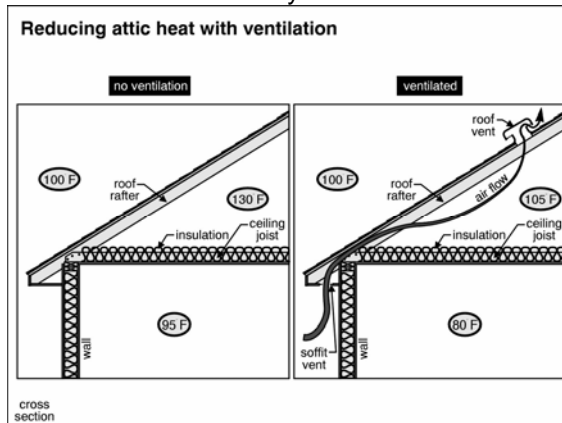
- Loose or damaged gutters and downspouts should be repaired or replaced as necessary to avoid spilling roof runoff around the building - a potential source of water entry or water damage.

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**D. Roof Structure & Attic**

**NOTE:** ATTICS ARE NOT TOTALLY OBSERVABLE. FRAMING CONNECTIONS ARE CHECKED FOR EVIDENCE OF SIGNIFICANT STRUCTURAL DISTRESS. MINOR FRAMING DEFICIENCIES OR INCONSISTANCIES MAY BE PRESENT THAT DO NOT AFFECT THE OVERALL STRUCTURAL INTEGRITY. FRAMING, VENTILATION AND INSULATION ARE CONSIDERED ADEQUATE UNLESS OTHERWISE NOTED OR HIGHLIGHTED BELOW.

- General Information: The following illustrates how attic vents reduce heat and increase home efficiency.



**Comments:**

- Approximately 6-inches of fiberglass insulation. Insulation improvements may prove cost effective depending on the term of ownership.
- Observed (two) rafters in the main attic were observed to be slightly cracked and should be re-supported, i.e. add "scab" 2 x 6 to the affected part of the rafter(s). In my opinion, this is not a major structural concern as it is very limited (only observed 2 rafters w/ cracks) and is a relatively simple repair and should be done as necessary to maintain long-term integrity.

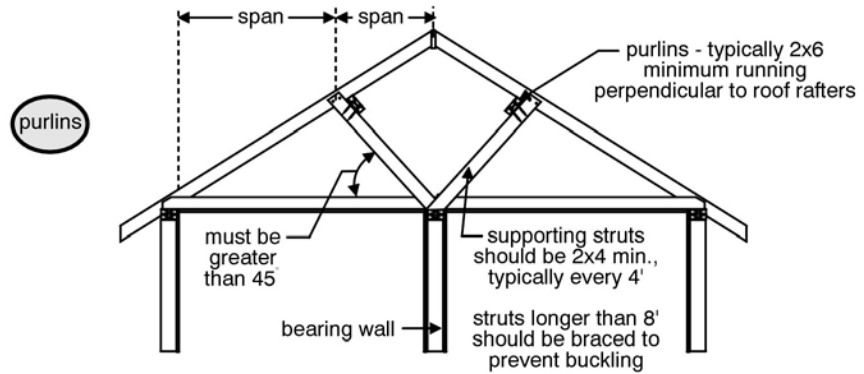
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This rafter is at the rear side of the attic adjacent to the hallway access. Another was observed at the front attic adjacent to HVAC equipment.

- Recommend adding purlin bracing at 4-ft intervals to maintain long-term integrity and reduce roof sag.



- Gable roof vents should be screened to prevent vermin activity.

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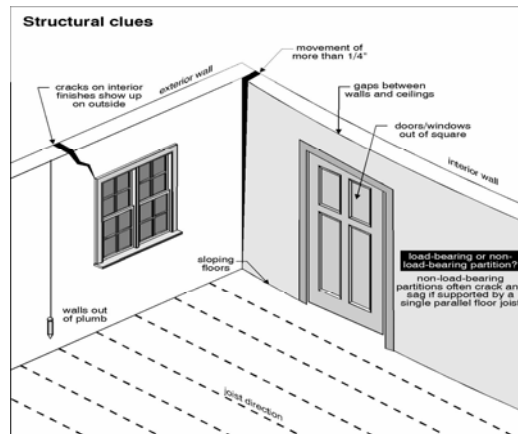
**E. Interior & Exterior Walls**

**NOTE:** CRACKS CAN BE EXPECTED TO DEVELOP AT OR AROUND DRYWALL JOINTS AND SEAMS OR IN BRICK MORTAR OVER TIME. THIS IS TYPICALLY DUE TO THE SETTLING OF THE FOUNDATION AND IS GENERALLY CONSIDERED NORMAL AND MAY CHANGE SEASONALLY. CRACKS ABOVE DOORS OR WINDOWS OR AT MORTAR JOINTS IN MASONRY VENEERS GREATER THAN 1/8-1/4 - INCH IN WIDTH CAN INDICATE GREATER THAN NORMAL AMOUNTS OF MOVEMENT WITHIN THE STRUCTURE AND MAY NEED FURTHER EVALUATION. PROPER WATER MAINTENANCE AND GRADING OF THE SOIL AROUND THE HOUSE WILL BE CRUCIAL IN THE FUTURE PERFORMANCE OF THE FOUNDATION.

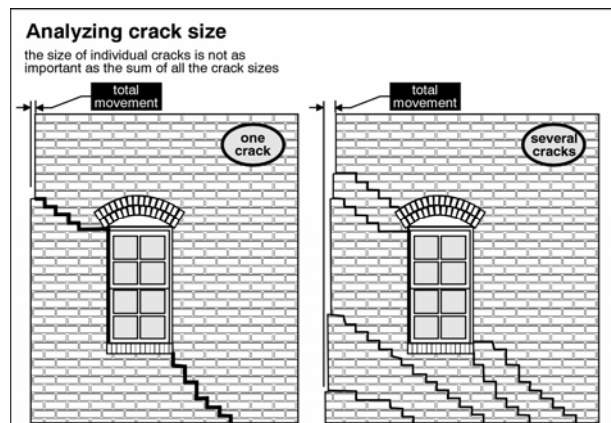
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• Interior: Observation of the interior gypsum board ("drywall" or "sheetrock") wall and ceiling surfaces revealed standard workmanship for a structure of this age. This type of construction reflects any frame movement and/or foundation movement by cracking and/or joint distortions appearing in the surface. No evidence of significant distortions and/or cracks were observed at the time of inspection but cosmetic appearing distress indicators or imperfections may have been observed that are not individually noted. This condition would suggest that *major* foundation movement does not appear to have occurred *since the surfaces were last painted.*



• Exterior Masonry: The exterior brick veneer was visually inspected and based on the inspectors experience; the materials and workmanship are considered to be typical quality for the home building industry. A veneer wall is not structural in the sense that it is supporting the residence, but is a water resistant covering. The wood framing behind the masonry is the main load bearing structural element. Like the interior walls, the masonry walls also reflect any frame and/or foundation movement by cracking. Observation of the exterior masonry may have revealed some cracking to be present. Foundation and frame movement are not the only forces to produce masonry cracking; temperature and moisture also can produce cracks in a masonry wall and both these elements can cause the masonry to expand and contract thereby adding stress to the wall. The conditions observed at the time of inspection appeared to be a combination of these factors; however, the observed conditions did not appear to suggest the presence of a *major* structural problem unless otherwise noted.



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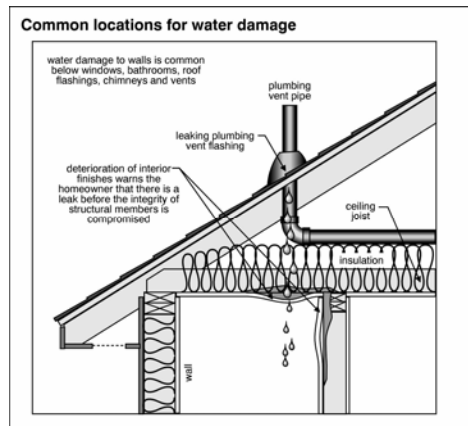
*Comments:*

- Evidence of previous wood destroying insect activity was noted. The amount of damage to structural members is not determined due to interior/exterior finishes or coverings. Further investigation may be desirable.

**F. Ceilings & Floors**

• **General Information:** A structure should be constructed in such a fashion that natural rainfall and resulting surface water will not be permitted to gain entry into the structure. To accomplish this desired ability to prevent water penetration, the building must be constructed in a fashion to shed rainfall and provide positive drainage away from the structure. Complete waterproofing is not practical; therefore, some minor dampness will generally be experienced. This level of minor dampness, as a general statement, may not present a problem and may go undetected. A water penetration inspection procedure can take on many forms; however, this present procedure was limited to a cursory visual procedure. In this type of inspection procedure, the structure's habitable area is "walked" in an effort to observe and determine if obvious wetness, staining and/or damage was viewable on the wall, ceiling and/or floor surfaces which would be suggestive of water penetration. It is not the intent to identify water and/or damage existing inside surfaces and/or structural elements or the path of water through the structure. Potential and/or future water penetration problems will not be addressed.



*Comments:*

- Stains were observed in the ceiling at various locations (hallway, family room, dining room) indicating possible previous leaks. However, a moisture meter did not reveal the presence of active moisture at the time of inspection.

**G. Doors (Interior & Exterior)**

DOORS SHOULD BE TRIMMED, WEATHER STRIPPED OR ADJUSTED AS NECESSARY TO SEAL PROPERLY AND OPERATE SMOOTHLY. KEYLESS LOCKS SHOULD BE USED ON ALL EXTERIOR DOORS FOR ENHANCED SAFETY. ATTACHED GARAGE MAN DOORS SHOULD BE EQUIPPED WITH AUTO CLOSING DEVICES.

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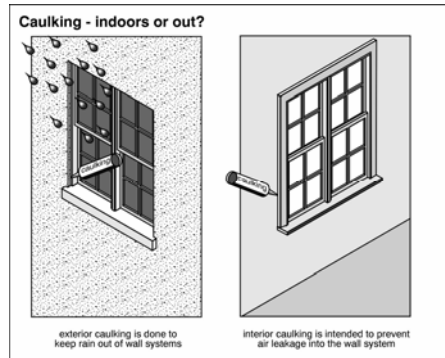
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- Door in front bedroom sticks slightly, which in my opinion indicates some structural settlement, as is typical for homes of this age and location. The door should be trimmed or adjusted as necessary.

**H. Windows**

**NOTE:** ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS WERE CHECKED FOR OPERATION AT THIS INSPECTION. AS THERMALPANE WINDOWS LOSE THEIR VACUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED. HOLES DRILLED IN WINDOW FRAMES FOR ALARM SENSORS MAY VOID MANUFACTURER'S WARRANTIES. THE MANUFACTURER SHOULD BE CONSULTED TO THIS REGARD. AT A MINIMUM ALL ALARM SENSORS SHOULD BE SEALED.



**Comments:**

- Current standards do not allow windows sills higher than 44-inches from the floor. This is a recognized safety hazard. Improvements are not always practical and may be protected by "grand fathering" in older construction. The client is urged to seek the opinion of local fire authorities.

**I. Fireplace/Chimney**

NOTE: CHIMNEY FLASHINGS ARE NOT TOTALLY VISIBLE. OLDER MASONRY CHIMNEYS ARE PRONE TO LEAKAGE OR SEEPAGE THROUGH THE CAP AND/OR BRICKS AND MORTAR. WE DO NOT USE VIDEO OR SPECIALTY EQUIPMENT TO INSPECT FOR LEAKS, CRACKS, SEPERATIONS OR DAMAGE IN THE FLUE.

**Comments:**

- Type: Masonry firebox w/ gas lighter
- Seal gaps in masonry cap on roof.





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- Repair spark arrestor/vermin screening at roof level.



**J. Porches, Balconies and Decks (attached)**

NOTE: PROPER FLASHING OF BALCONIES OR ROOF DECKS IS NOT VERIFIED.

*Comments:*

- The enclosed patio at the rear has wood rot and previous termite damage (appears to leak). Localized repairs should be undertaken as necessary.



**II. ELECTRICAL SYSTEMS**

NOTE: PROPER BONDING OF GAS AND WATER LINES MAY NOT BE VERIFIED UNLESS OTHERWISE NOTED. A QUALIFIED, LICENSED ELECTRICIAN SHOULD BE ENGAGED TO VERIFY PROPER BONDING.

**A. Service Entrance and Panels**

*Comments:*

- Service Panel(s): 120/240 volt above ground service.
- Service Panel(s): location(s): Garage
- Various deficiencies were observed in the electric panel including but not limited to: improperly linked 220v circuits; inadequate clearance @ weatherhead; improper labeling; deteriorated sheathing on weatherhead conductors; questionable 30-amp circuits (110-220??). Recommend engaging a qualified electrician to further evaluate and improve the service panel as necessary.

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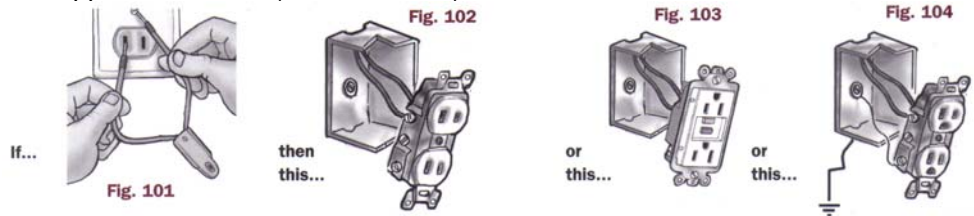
**B. Branch Circuits - Connected Devices and Fixtures**

*NOTE:* LIGHTS AND EQUIPMENT ACTIVATED BY PHOTOCCELL SWITCHES WERE NOT CHECKED. ALSO, LANDSCAPE AND EXTERIOR GROUNDS LIGHTING IS NOT INCLUDED IN THIS INSPECTION. ANTIQUATED WIRING SHOULD BE UPDATED; IT CREATES A POSSIBLE HAZARD. ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE OUTLETS ARE CHECKED. SECURITY SYSTEMS ARE NOT INCLUDED IN THIS INSPECTION. SMOKE DETECTION DEVICES SHOULD BE INSTALLED IN ALL ROOMS. EXTENSION CORDS SHOULD NEVER BE USED AS PERMANENT WIRING. HOMES CONSTRUCTED PRIOR TO 2002 WERE NOT EQUIPPED WITH ARC FAULT PROTECTION ON BEDROOM CIRCUITS. A QUALIFIED ELECTRICIAN SHOULD BE CONSULTED WITH REGARD TO THE BENEFITS OF ADDING AFCI PROTECTION.

- General Information: Exterior outlets, fixtures, junction boxes, etc. should be sealed against the wall to prevent excess moisture.

*Comments:*

- Type: Copper branch circuit wiring
- The installation of a ground fault circuit interrupter (GFCI) is recommended at all bathroom, all kitchen counter top locations, wet bars (counter tops within 6 feet of any sink) and outdoor (including garage) locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- It may be desirable to add exterior outlets.
- Current standards require closet lights to be protected by globes.
- Unable to verify operation of various light switches.
- Lights were found to be inoperative (family room). If the bulbs are not blown, the circuit should be investigated.
- Standard dimmer switches should not control ceiling fans (master, family room) and should be replaced with switches approved for such use (i.e. snap; rheostat).
- Secure loose switch in utility room.
- Two prong (ungrounded) outlets were observed and should only be changed by an approved method (see illustration).



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

*NOTE:* IDEALLY, A WELL DESIGNED HVAC SYSTEM IN A WELL CONSTRUCTED HOME WILL MAINTAIN NOT MORE THAN A 3-4 DEGREE TEMPERATURE DIFFERENTIAL BETWEEN ROOMS AT ALL TIMES. THE PERFORMANCE OF THE SYSTEM VARIES WITH WEATHER CONDITIONS AND IT IS IMPORTANT TO NOTE THAT THE INSPECTION TAKES PLACE DURING A SHORT PERIOD OF TIME. IF THE CLIENT EXPERIENCES PROBLEMS, A QUALIFIED HVAC PROFESSIONAL SHOULD BE ENGAGED TO MAKE ADJUSTMENTS / IMPROVEMENTS AS NEEDED.

**A. Heating Equipment**

*NOTE:* ONLY THE EMERGENCY HEAT MODE IS CHECKED ON HEAT PUMPS WHEN TEMPERATURE IS ABOVE 80 DEGREES. WE RECOMMEND THE HEATING SYSTEM BE COMPLETELY SERVICED BEFORE EACH HEATING SEASON. FILTERS SHOULD BE CHANGED AS NEEDED (AT LEAST EVERY 2 MONTHS). CHECKING HUMIDIFIERS, ELECTRIC AIR FILTERS AND PROPER AIRFLOW BALANCE IS NOT INCLUDED IN THIS INSPECTION.

Type of System(s): Central Forced Furnace  
 Energy Source: Natural Gas (approx. 13 years)

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*Comments:*

- Flame(s) observed for color and pattern. Unit(s) tested for evidence of carbon monoxide and gas leaks and are considered serviceable unless otherwise noted.
- Vent termination assembly does not meet current standards.



- The flex gas line should be hard piped at the point of entry at the gas furnace.



- The blower has slight vibration which should be further evaluated when servicing is performed.
- The vent pipe requires a minimum 1-inch clearance from combustibles. The roof deck should be trimmed away and/or the vent pipe adjusted as necessary.



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**B. Cooling Equipment**

NOTE: AIR CONDITIONING UNITS ARE NOT CHECKED WHEN OUTSIDE TEMP. IS BELOW 60 DEGREES. WE RECOMMEND THE A.C. UNIT BE COMPLETELY SERVICED BEFORE EACH COOLING SEASON AND THE CONDENSATE DRAIN FLUSHED WITH A CHLORINE BLEACH EVERY 2 MONTHS DURING THE COOLING SEASON TO PREVENT CLOGGING. EVAPORATOR COILS ARE NOT OPENED WHEN SEALED.

Type of System(s): Central  
Energy Source: Electricity

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*Comments:*

- As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. The system is considered serviceable unless otherwise noted.
- The outdoor unit of the air conditioning system requires cleaning.
- No electrical disconnect or service outlet adjacent to condenser – recommend installing when unit is replaced.

**C. Ducts and Vents**

*NOTE:* THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE ABILITY OF THE DUCTWORK TO REASONABLY DISTRIBUTE CONDITIONED AIR THROUGHOUT THE HOME. DUCTWORK IS CHECKED FOR SIGNIFICANT VISIBLE DEFICIENCIES - MUCH OF WHICH MAY BE CONCEALED. THE FOLLOWING MAINTENANCE ADVICE IS OFFERED: DUCTWORK CONNECTIONS SHOULD BE SEALED TIGHTLY AT SUPPLY PLENUM AND REGISTER CONNECTIONS WITH APPROPRIATE MASTIC. DUCTWORK SHOULD NOT BE CRAMMED TOGETHER IN ATTICS SO AS TO REDUCE CONDENSATION AND ALL RUNS SHOULD HAVE AS FEW BENDS AS POSSIBLE AND BE SUPPORTED OFF THE ATTIC FLOOR. RETURN CHASES/DUCTS SHOULD BE ADEQUATELY SIZED, SEALED AND INSULATED FOR OPTIMAL SYSTEM PERFORMANCE. THE DUCTS AND VENTS ARE CONSIDERED TO BE SERVICEABLE UNLESS OTHERWISE NOTED BELOW.

*Comments:*

- The ducts may require cleaning as part of regular maintenance.

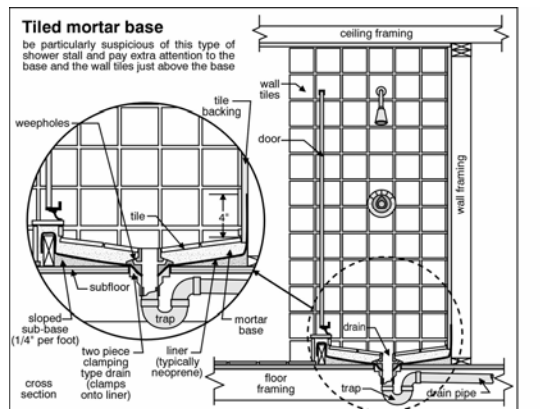
**IV. PLUMBING SYSTEMS**

*NOTE:* PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION. THE ONLY TRUE WAY TO TEST FOR PLUMBING LEAKS IS BY HYDRO-STATIC PRESSURE TEST WHICH IS BEYOND THE SCOPE OF THIS INSPECTION AND IS STRONGLY RECOMMENDED, ESPECIALLY IN OLDER HOMES.

**A. Water Supply Systems and Fixtures**

*NOTE:* SUPPLY PLUMBING IN ATTICS OR CRAWL SPACES SHOULD BE INSULATED. LAUNDRY CONNECTIONS (INCLUDING DRAIN) ARE VISUALLY INSPECTED ONLY. SHOWER STALLS ARE VULNERABLE TO LEAKS AND ARE TESTED BY RUNNING THE SHOWER FOR A SHORT PERIOD, TYPICALLY 30-45 MINUTES.



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*Comments:*

- Type: Galvanized and copper supply lines. NOTE: although most of the galvanized piping appears to have been replaced, some likely still exists and older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- General Information: Main shut off location: front exterior
- It is recommended that an anti-siphon device be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.



- Repair slightly leaky faucet at left exterior.
- Cracked, deteriorated and/or missing bathtub and shower enclosure grout and caulk should be replaced.
- Tub drain stop is inoperative.
- Hot and cold faucets are reversed in master sink.

**B. Drains, Wastes, Vents**

**NOTE:** IF BATH TRAPS ARE NOT PRESENT OR READILY ACCESSIBLE, THEY ARE NOT INSPECTED. BATH TRAPS WITH ACCESS DOORS ARE RECOMMENDED BEHIND ALL TUBS/SHOWERS TO ALLOW FOR INSPECTION OF LEAKS, PROPER PLUMBING CONFIGURATION, WOOD DESTROYING INSECT ACTIVITY, ETC. WE RECOMMEND OLDER DRAIN / WASTE PIPING BE VIDEO INSPECTED AND/OR PRESSURE TESTED.

- General Information: A flush and drain test is performed; *i.e.* tubs and sinks filled then drained simultaneously while flushing commodes multiple times. The system is considered serviceable unless otherwise noted below.

*Comments:*

- Type: For the most part, the drain/waste piping within the house appears older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis. NOTE: A PVC cleanout was observed at the rear exterior, indicating that previous repairs have been undertaken.
- The bathtub was observed to drain slowly, suggesting that an obstruction may exist, likely due to the old drum trap. It may be desirable to replace the drum trap with a "P" trap. A qualified plumber should be consulted.

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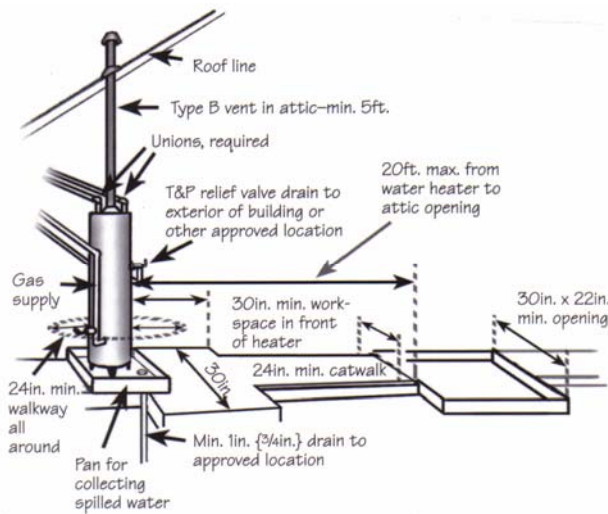
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**C. Water Heating Equipment**

TEMPERATURE PRESSURE RELIEF (TPR) VALVES ARE NOT TESTED DUE TO POTENTIAL LEAKAGE AND SHOULD BE REPLACED EVERY 2-YEARS. WATER HEATERS SHOULD BE DRAINED REGULARLY AS PART OF GENERAL MAINTENANCE. THE WATER HEATER(S) IS CONSIDERED SERVICEABLE UNLESS OTHERWISE NOTED OR HIGHLIGHTED BELOW.



**Comments:**

- Exterior closet: 40 gallon gas water heater (6 years old)
- Vent termination assembly does not meet current standards.



- Maintain 1-inch vent clearance from combustibles (i.e. sheetrock).

I=Inspected      NI=Not Inspected      NP=Not Present      R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection item
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- Corrosion observed on cold supply should be repaired (clean or replaced) as necessary.



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**D. Hydro-Therapy Equipment**

*NOTE:* AN ANTI-VORTEX DRAIN GRATE SHOULD BE ADDED TO ALL WHIRLPOOL TUBS TO ENHANCE SAFETY.

*Comments:*

**V. APPLIANCES**

*NOTE:* THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: CLOCKS, TIMERS, AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM COMMUNICATION MODES. MICROWAVES ARE NOT CHECKED FOR RADIATION LEAKAGE.

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**A. Dishwasher**

- General Information: Unit was operated in normal mode and showed no evidence of visible leaks or other issues unless otherwise noted.

*Comments:*

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**B. Food Waste Disposer**

- General Information: The food disposer was operated and is considered to be serviceable unless otherwise noted.

*Comments:*

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**C. Range Hood**

*Comments:*

- Inoperative – repair or replace.

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or in Need of Repair		Inspection item
I	NI	NP	R					

**D. Ranges/Ovens/Cooktops**  
*Comments:*  
 ▪ Oven did not respond using normal controls and should be repaired or replaced as necessary.

**E. Microwave Cooking Equipment**  
*Comments:*

**F. Trash Compactor**  
*Comments:*

**G. Bathroom Exhaust Fans and/or Heaters**  
*NOTE:* BATHROOM EXHAUST FANS SHOULD TERMINATE DIRECTLY TO THE EXTERIOR. GAS WALL HEATERS SHOULD BE REMOVED OR REPLACED AS THEY ARE NO LONGER CONSIDERED SAFE.  
*Comments:*  
 ▪ Gas wall heaters not tested.

**H. Whole House Vacuum Systems**  
*Comments:*

**I. Garage Door Operators**  
 • General Information: Appears to be performing intended function unless otherwise noted below.  
*Comments:*

**J. Door Bell and Chimes**  
*Comments:*  
 ▪ Operation not verified.

**K. Dryer Vents**  
*NOTE:* DRYER VENTS THAT VENT UP THROUGH THE ROOF REQUIRE PERIODIC CLEANING AND SHOULD TERMINATE THROUGH A BACK DRAFT DAMPER.



I=Inspected      NI=Not Inspected      NP=Not Present      R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection item
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*Comments:*

- Dryer vent should terminate at exterior via back draft damper (not garage).

**VI. OPTIONAL SYSTEMS**

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**A. Gas Lines**

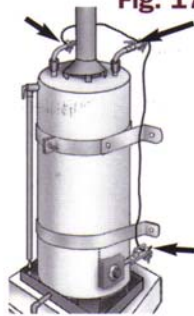
*NOTE:* PRESSURE TESTING OF GAS LINES IS SPECIFICALLY EXCLUDED FORM THIS INSPECTION. A QUALIFIED PLUMBER OR LOCAL UTILITY REPRESENTATIVE SHOULD BE ENGAGED TO PERFORM SUCH TESTING.

- General Information: No evidence of gas leaks at main meter or appliance connections at the time of inspection unless otherwise noted.

*Comments:*

- General Information: Unable to verify adequate bond.

**Fig. 17 Bonding the Piping System**



Bonding of piping systems is required by code. Many jurisdictions prefer to have hot, cold, and gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service.

- No shut off valve at gas grill (required w/ in 6') – grill not inspected. Recommend removing copper lines from meter (currently shut off).

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**B. Fire/smoke Protection Equipment**

*Comments:*

- Smoke alarms not installed in required locations. See fire safety addendum.