



*Professional Real Estate Inspections*



**Could be your Newer Home , TX -**

**Rod Inspects**  
**Professional Real Estate Inspections**  
**Rod Stewardson (Owner/Operator) TREC#6291**

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**PROPERTY INSPECTION REPORT**

|                      |  |                             |
|----------------------|--|-----------------------------|
| <b>Report #:</b>     | WebNewrHmSample  |                             |
| <b>Prepared For:</b> | (Name of Client)   |                             |
| <b>Concerning:</b>   | Could be your Newer Home, TX -<br>(Address of Inspected Property)      |                             |
| <b>By:</b>           | <b>Rod Stewardson, #6291</b><br>(Name and License Number of Inspector) | <b>12/02/2009</b><br>(Date) |

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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, 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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**The following inspectors were present during the inspection.**

Rod Stewardson TREC #6291

**The Following Parties Were Present:**  **Buyer(s)**  **Buyers Agent**  **Listing Agent**  **Seller(s)**

**Description Of Property:**  **One**  **Two story single family dwelling.**

**Weather Conditions:**  **Cloudy**  **Sunny**  **Hot**  **Rainy (wet)**  **Cold**

**Building Status:**  **Vacant**  **Occupied**

**Approximate Age:** **4 Years** **2700 Sq. Ft.**

***NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT  
TRANSFERABLE.***

**It Is Important That the Client carefully review the entire report and following notes:**

**Client:** The Client should understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in this report.

**Foundation:** Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**Attic Inspection:** Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make ever attempt to access your attic space. However, insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.

**Insulation:** Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.

**Attic Framing:** The Texas Real Estate Commission requires attics be inspected for "proper" framing. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this. These items were not available for this limited inspection. Any visible defects of the attic and framing will be noted.

**Roof Inspection:** Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make ever attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

**Exterior Doors:** Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

**Windows:** Failed thermal paned seals in insulated glass windows are not always detectable. Windows are reported (below if applicable) as they are observed at the time of the inspection. If you have concerns regarding the integrity of the thermal pane window seals, it is strongly recommended that you consult a Window Specialist. Alarm contacts may have been installed in the lower window frame. Holes drilled in the frame may void the window warranty. Alarm contacts should be sealed with silicone sealant. If the contacts are not properly sealed, moisture may enter the lower window frame and allow water intrusion into the wall cavity.

**Walls:**

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.
- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

**Plumbing:**

- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and cabinet flooring may not be completely observed.
- Clogged sink faucet aerators (clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

**Electrical, Mechanical, Roofing, or Plumbing** items that are checked "Deficient" should be further evaluated/repaired by a licensed professional in that field.

**Fireplace:** The National Fire Protection Association recommends an NFPA-211, Level II inspection of any fireplace when a home is sold. Such an inspection is beyond the scope of this inspection and may reveal problems not apparent to this inspector. It is strongly recommended that an NFPA 211, Level Fireplace inspection be performed by a certified/qualified fireplace inspector.

Digital pictures in this report are only a sample of the damage in places and should not be considered to show all of the damages and/or deficiencies found. There WILL be some damage and/or deficiencies not represented with digital imaging.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188, AUSTIN, TX 78711

## **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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544(<http://www.trec.state.tx.us>) This form is available on the TREC website at [www.trec.state.tx.us](http://www.trec.state.tx.us)

**TREC Form No. OP-I (10-27-2008)**

|                    |                         |                       |                     |
|--------------------|-------------------------|-----------------------|---------------------|
| <b>I=Inspected</b> | <b>NI=Not Inspected</b> | <b>NP=Not Present</b> | <b>D=Deficiency</b> |
| I                  | NI                      | NP                    | D                   |

## I. STRUCTURAL SYSTEMS

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### A. Foundations

Type of Foundation(s): Slab

Comments:

- The foundation appears to be performing the function intended.
- Foundation opinion is based solely on visual indicators present and observable at the time of the inspection. This Inspection company does not take measurements to determine amount of settlement present (if any).

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### B. Grading & Drainage - Comments

1. Soil grade and/or drainage patterns around some areas of the structure do not appear to properly direct water away from the structure/foundation. The grade should slope away from the structure at least 6" within the first 10' (3" in 5'). Lack of proper drainage can allow water intrusion in the structure and is a contributing factor to foundation movement. b **Front**



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### C. Roof Covering Materials

Type(s) of Roof Covering: Shingles - Asphalt

Viewed From:

Comments:

- **Recommend further evaluation/repair by Professional Roofing Contractor.**
  - Inspected from the roof where pitch and safety allow access. Not all areas of the roof were walked due to safety concerns.
1. b Satellite dish .. Basketball net has been installed directly on to the roof covering. This condition can cause leaks around the attachment point. Recommend removing and installing in a more appropriate location.
  2. Tree branches are in contact (or are too close) with the roof. Recommend trimming tree branches back 3-5 feet to prevent roof damage. Right and left sides in places.



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I NI NP D

1. Roof (cap) shingles are not properly installed over the roof penetration flashing . Blowing rain can enter under the flashing without these shingles. Fasteners are installed over the shingles. Recommend proper shingles be installed.  No evidence of current leakage noted in this area.



1. Shingle manufacturer does not recommend that composition type shingles be installed on this low sloped roof. The minimum pitch for composition shingles is 2:12. Roof pitch is less than 2:12. Rolled type roofing is approved for this low slope. Increased **potential** for leakage. Valley behind chimney. Water staining is observed in the attic on the right side of the chimney chase.



#### **D. Roof Structure & Attic**

*Viewed From:**Approximate Average Depth of Insulation: 12-14**Approximate Average Thickness of Vertical Insulation: 8-10**Comments:***Type of Attic Ventilation:**

Soffit  Ridge  Gable  Turbine vent  Static roof vent  Powered attic fan

**Attic:**

- Some areas of the attic were not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic viewed from mechanical access platform.
1. Evidence of moisture/water stains are visible at the roof decking and/or rafters adjacent to the Chimney roof penetration. No (average) moisture indications are present as measured with a moisture meter.

I=Inspected  
I NI

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NP D

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1. Areas of poor insulation coverage are present in areas of the attic. Entry way wall insulation should be spread out.



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#### E. Walls (Interior & Exterior) - Comments

##### Exterior:

Note: Slight mortar crack in the entry way arch. Does not appear to be a significant structural concern at this time.



1. Hairline cracks are visible in the exterior stucco. All cracks should be sealed to prevent possible water intrusion. Isolated areas.
2. All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, HVAC plumbing penetrations, etc.) should be sealed to prevent moisture and air intrusion.
3. Sealed cover(s) should be installed at the exterior HVAC line transition to prevent water intrusion around the line.

I=Inspected  
I NI

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- Note: Exterior door frame is set directly into the wall with no protective flashing visible over the top of the door frame. Over time this installation can lead to door frame water damage. Master patio.



**Interior:**

- Master bedroom window surround damaged.

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**F. Ceilings & Floors - Comments**

**Ceiling:**

1. Note: The ceiling is water stained. Rear side of fireplace stone, master bath (2 places). No (average) moisture indications are present as measured with a moisture meter.



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

**Exterior:**

1. Door weather-striping seals poorly around the perimeter of the door. Visible light is present. Garage entry door, Master Patio.

**Interior:**

- Note: Left shared both door frame trim is loose.

|                    |                         |                       |                     |
|--------------------|-------------------------|-----------------------|---------------------|
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- Door(s) rub/stick. Shared bath closet

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**H. Windows - Comments**

- The inspection of some windows was limited due to furniture, window coverings or items blocking access to the windows.
- Windows are dirty. The condition of the thermal pane seals could not be determined in regards to the window's being fogged (moisture between panes). It is suggested that all windows be cleaned and re-examined for possible "fogged" windows.

  - One or more window screens are torn.
  - Some window side lift supports are loose or sprung and need adjustment or replacement. Rear living area.

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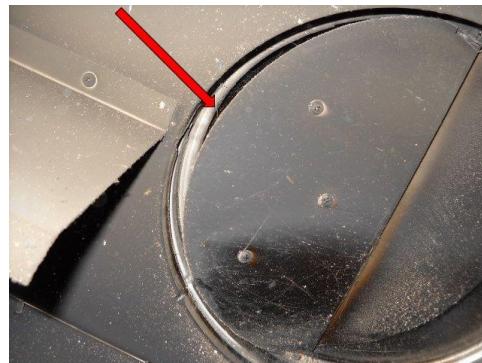
**I. Stairways (Interior & Exterior) - Comments**

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**J. Fireplace/Chimney - Comments**

**It is recommend that cleaning and repair be performed by a Licensed Professional/Chimney Sweep who is a member of the Chimney Sweep Guild.**

- Creosote build-up is present in the chimney flue. This is considered to be a **Fire Safety Hazard**.
- Flue damper does not close fully.

**Chimney**

- The chimney flue pipe is in contact with attic insulation. The placard on the flue pipe states that an airspace should be maintained between insulation and building materials.



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

- Cracking in the rear concrete patio appears to be the result of shallow rebar. Cracking does not appear to pose a significant structural concern at this time.

I=Inspected  
I NI

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.. .. þ .. L. Other - Comments

## II. ELECTRICAL SYSTEMS

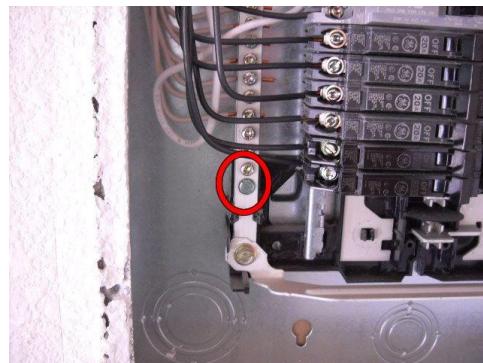
þ .. .. þ A. Service Entrance and Panels - Comments

### Main Panel

1. The A/C condensing unit circuit breaker/fuse is not the correct amperage as indicated on the data-plate of the unit. The external HVAC unit calls for a 25 amp max circuit breaker/fuse. A 50 amp breaker/fuse is installed. **The correct size circuit breaker should be installed. Right unit.**

### Sub-panel(s)

1. Arc-fault circuit interrupting devices are not installed protecting the electrical circuits of family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreations rooms, closets, hallways, or similar rooms or areas. (TREC Standard reporting). þ Not required when house was built.
2. Arc Fault Circuit breaker(s) installed are not the proper "Combination" type breaker. þ Not required when house was built.
3. The Ground and neutrals on the same bus bar (typically found in older homes). Today's higher electrical standards do not allow the grounds and neutrals to be connected to the same bus bar. A **Green** bonding screw/strap/wire is installed in the sub-panel. The sub-panel should not be bonded.



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

Type of Wiring: Copper

### Comments:

- Smoke detectors present in each sleeping room and adjacent hallway : þ Yes .. No

1. Smoke alarm is not properly secured to the ceiling or wall. Sitting on Kitchen bar. Master bedroom.
2. Exterior electrical receptacles located in a "wet" location do not have proper covers installed (newer standard, TREC standard). Receptacles installed outdoors in a wet location must be installed within an enclosure and cover that is weather proof at all times. Recommend replacing current covers with ones that are water proof.

I=Inspected  
I NI NP D

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3. GFCI protected receptacles are not installed in accordance with **today's standards**.
4. Exterior outlet cover is missing. Rear porch.
5. Receptacle outlets for kitchen counter surfaces should be spaced so that no point is greater than 24" (2ft./ 4ft.rule). All counter spaces greater than 12" requires a receptacle. No receptacle, left side of sink.
6. Living area light switch/ rheostat is very warm. Rheostat may be defective. Recommend replacement.



1. Some light fixtures and/or bulbs are missing or do not function. Recommend installing new bulbs to see if the fixtures are functional. Shared bath, Kitchen under counter lights.
2. Some ceiling fan(s) are inoperative, Left side bedroom.
3. The island/peninsula receptacle(s) are improperly installed. An island/peninsula requires outlets located **no more than 12" below the counter top**. The counter-top overhang cannot be more than 6".



- þ Garage (all receptacles including ceiling receptacles)  
þ Exterior (including soffit)

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

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#### **A. Heating Equipment**

Type of System: Zoned

Energy Source: Electric

Comments:

þ .. .. þ

#### **B. Cooling Equipment:**

Type of System: Zoned

Comments:

- **The refrigeration coils were not physically observed. The coils may be located within the cabinet and/or plenum of the unit and may require specialized tools to access and re-assemble. If concern exists about the physical condition of the coils, Certified HVAC Technician should be consulted to completely evaluate the HVAC equipment.**

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**Condensation drain line terminates:** " Exterior ↳ Sink drain " Unknown

**Secondary pan drain line terminates:** " Rear " Front " Right " Left ↳ None

- Float/moisture switch is present in secondary drain pan.

**Unit #1 Left unit:**

**Recommend cleaning, complete service check and further evaluation by a Licensed HVAC technician.**

1. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.
2. Cover is missing at the plenum connection. Unit has been sucking unfiltered air. Coils are dirty.



**Unit #2 Right unit:**

1. No indication at thermostat. Unit operates.



1. Suction line (large line to the air conditioning condenser) insulation covering should be sealed so that the line will be completely insulated at the unit connection. Exposed suction lines develop condensation during operation and drip which can cause water damage. **Water is dripping onto attic decking.**

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

I NI NP D



1. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.

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**C. Duct System, Chases, and Vents - Comment**

1. HVAC ceiling air vents are dirty. Dirty vents are an indication of possible dirty ducts.
2. The return air duct opening in the hallway is dirty. Recommend a thorough cleaning of this area. Left, right.

**Unit #1 Left unit:**

1. Air leakage is present (at the conditioned air side of the plenum). The plenum should be properly sealed with UL-181 Foil Tape or Mastic.
2. Duct connection mastic has not been applied at ducts connections and air is leaking. Recommend completely sealing duct connections to prevent loss of conditioned air. Typical of this age home.

**Unit #2 Right unit:**

1. Air leakage is present (at the conditioned air side of the plenum). The plenum should be properly sealed with UL-181 Foil Tape or Mastic.

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I NI NP D



1. Duct connection mastic has not been applied at ducts connections and air is leaking. Recommend completely sealing duct connections to prevent loss of conditioned air. Typical of this age home.

## **IV. PLUMBING SYSTEM**

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### **A. Water Supply System and Fixtures**

*Location of water meter:* Front left yard

*Location of main water supply valve:* Not located

*Static water pressure reading:* 95 psi

*Comments:*

1. Exterior hose bibb vacuum breakers are not installed on one or more exterior faucets. Vacuum breakers prevent possible cross contamination of the potable water supply system due to negative pressure in the water supply lines. This finding is typical in older homes. Vacuum breakers are inexpensive to purchase and easy to install. **TREC SOP**.
2. Water pressure is higher than the normal 40-80 psi. Pressure was measured at an exterior hose bibb at **95 psi**. Pressure reducing valve should be installed in the main water line to bring water pressure into acceptable limits. **Recommend further inspection and repair by a reputable Licensed Plumber. Current standards also requires the installation of an expansion tank on the water heater when a Pressure Reducing Valve (PRV) is installed.**



#### **Kitchen Sink:**

- Signs of previous leakage are present in the Kitchen under sink cabinet. There is no moisture indication at this time (confirmed with a moisture meter).

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

I NI NP D

**Left Shared Bath**

1. Bath sink is slow to drain.
2. Sealant or grout is needed in areas around the tub/shower enclosure. Cracks in the sealant or tile grout can lead to water intrusion behind the wall. Especially at shower/tub window and soap holder inset.

**Master Bath:**

1. Sealant or grout is needed in areas around the tub/shower enclosure. Cracks in the sealant or tile grout can lead to water intrusion behind the wall. Especially at the soap holder inset.
2. Water continues to flow into the toilet bowl after the ballcock assembly has reset. Suggest repair/replacement of the flapper and ballcock assembly.

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**B. Drains, Wastes, and Vents - Comments**

- See Section IV. A. Plumbing Systems for any Drain, Waste, Vent items.

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**C. Water Heating Equipment**

*Energy Source: Electric  
Capacity: 40 gal*

**Right Attic Water Heater:**

**Recommend further inspection and repair by a reputable, licensed Plumber.**

1. Water is leaking (slight) at the sweat fitting.

I=Inspected  
I NI NP D

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**Left Attic Water Heater:**

1. Corrosion is present at the plumbing line connections. Corrosion is an indication of a slight leak that has sealed itself over a period of time.



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**D. Hydro-Massage Therapy Equipment - Comments**

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**V. APPLIANCES****A. Dishwasher - Comments**

1. The dishwasher is not properly secured to the cabinet.
2. Drain connection may be the sound of the moisture under the sink. Recommend monitoring.
3. Rack rollers are missing (one or more).
4. Water is present on the floor in front of the unit. Recommend determining sources of leak.



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**B. Food Waste Disposer - Comments**

1. The disposal does not function.

I=Inspected  
I NI NP D

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**C. Range Exhaust Vent - Comments**

- Downdraft: Jennair type (vented to the exterior).

  - The manufacture recommends that the downdraft duct pipe (under counter) be made of smooth metal ducting to prevent grease buildup in the duct.



- Grease filter is not installed.

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**D. Ranges, Cooktops, and Ovens - Comments**

- Oven tested at 350° Acceptable at: 350°

**Cook-top:**

- Combustible cabinetry has been installed too close over the cooking surface. Manufacturers installation instructions require at least 30" of clearance unless special non-combustible material is installed.



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**E. Microwave Oven - Comments**

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**F. Trash Compactor - Comments**

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**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments**

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**H. Garage Door Operator(s) - Comments**

- The pressure sensitive auto reverse **DOES NOT** automatically reverse the door operation when resistance is applied to the downward travel of the door. ***Adjustment is needed. Safety Hazard.***
- The door manual locking mechanism is not disabled (required when an opener is installed). This prevents the door from being manually locked. Damage can occur to the door if the door is manually locked and the door opener is actuated.

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|-------------|------------------|----------------|--------------|
| I           | NI               | NP             | D            |

b .. .. I. Doorbell and Chimes - *Comments*

- b .. .. b J. Dryer Vents - *Comments*
1. The dryer vent/or duct pipe has excessive lint accumulation and should be cleaned. **Possible Safety Hazard.**
  2. The dryer vent cover is loose at the exterior side of the wall and is not sealed around the perimeter.

## VI. OPTIONAL SYSTEMS

- b .. .. b A. Lawn and Garden Sprinkler Systems - *Comments*
- Operated in Manual mode only.
  - Sprinkler system was checked for operation only. Spray head coverage was not verified.
  - Rain Sensor location: " Rear " Left " Right } None located
  - Irrigation System Rain Sensor was not observed. This sensor saves water and extends irrigation system life by automatically measuring precipitation and preventing irrigation system from operating in rainy (wet) conditions.

**Recommend further evaluation by an Irrigation Specialist.**

1. The sprinkler system spray heads should be adjusted/relocated so they do not directly spray onto the structure (doors and windows in particular), mechanical/electrical systems, pool equipment, porches/decks/sidewalks, etc. Allowing the sprinkler system to continuously spray on these areas can cause damage to the structure or equipment. **Numerous spray heads.**
2. Some spray heads are inoperative. They may be clogged or intentionally "shut off." Zone #4, left side yard.



.. b .. B. Private Sewage Disposal (Septic) Systems

*Type of System:*

*Location of Drain Field:*

*Comments:*

Not inspected.