

Square D Inspections, PLLC

Property Inspection Report



123 Sample Report, Central, TX 12345
Inspection prepared for: Steve & Pam Demny
Date of Inspection: 2/6/2018 Time: 9:00 am
Age of Home: 2012 Size: 2250
Weather: 74* Sunny
Inspector: Stephen C. Demny

License #22804

Central, TX

Phone: 254-444-1109

Email: sdemny@squaredinspection.com



PROPERTY INSPECTION REPORT

Prepared For:	<u>Steve & Pam Demny</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>123 Sample Report, Central TX, 12345</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Stephen C. Demny, License #22804</u>	<u>2/6/2018</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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. 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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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 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 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**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, sunrooms, recreation 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.

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

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab on grade, post-tension reinforced

Comments:

- In my opinion, this foundation does appear to be satisfactorily performing the function for which it is intended at the time of inspection. This is not an engineering report, but is only an opinion based on my observation of conditions known to be related to foundation performance.
- Note: Corner pops were observed on the exterior of the foundation.
- Dirt was observed to be too high on the foundation for drainage and almost touching the masonry or stone. It is recommended to have at least 4" exposed.
- **Dirt was observed to be too high on the foundation for drainage and almost touching the masonry or stone. It is recommended to have at least 4" exposed.**
- **Cable ports on post tension foundations should be sealed with mortar.**



Corner pop observed



Exposed tendon cable

B. Grading and Drainage

Comments:

- **Evidence of water pooling/standing was observed in the front and/or back flower bed areas. Allowing water to pool against the home is not recommended as this can encourage movement in the foundation of the home. Recommend landscape technician for further evaluation and improvements to the grading and drainage in the flower beds.**
- **The grade (soil/ground covering) was observed to be above the slab on the rear side of the home. This is not recommended as it can cause moisture and pest intrusion into the home.**
- **Gutters are not performing as intended and diverting water away from the structure.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Landscape soil above brick ledge



Gutter downspout connection

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt/Fiberglass Composite Shingle Roof

Viewed From:

- Roof

Comments:

- The roof covering appears to be performing as intended at the time of the inspection.
- Note: There are exposed nail heads in various areas around the roof. Recommend weather sealing the exposed nail heads to help prevent moisture intrusion in the roofing system.
- Note: Plastic vents protruding from the roof should be painted to protect them from UV damage. All vent penetrations should be sealed and caulked.
- The roof covering was observed to be in contact with tress branches. Recommend licensed landscape contractor to trim branches 12" away from roof.



Recommend Caulking



Exposed Nails

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

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

D. Roof Structure and Attics

Viewed From:

- Attic Space

Approximate Average Depth of Insulation:

- 9"

Comments:

- The attic ladder comes as a built in item, it is recommended to insulate the attic ladder drop down hatch if it is installed in a controlled environment.
- Note: The inspector was unable to access the entire attic space due to limited room for movement. As a result, the inspector could not visually inspect all areas of the attic including roof, decking, framing, insulation, ceiling framing, and electric.
- The attic insulation appears to have been installed over the perimeter soffit vents which are necessary for proper cross ventilation in the attic space.
- **The attic ladder was observed to be installed with improper fasteners. This condition should be further evaluated and corrected as necessary for safety concerns.**



Mounting hardware and Insulation



Insulation Depth

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior Wall Covering is Brick
- Exterior Wall Covering is Wood Lap Siding

Comments:

- Some of the wood trim showing signs of wear and moisture intrusion in multiple areas around the structure. Recommend sealing and repainting these areas around the house to prevent moisture intrusion. This includes the various areas of fascia and some areas of the soffit.
- Minor cracks were observed in brick and mortar joints along the exterior side of the home. Expansion joints were not observed, which may contribute to this condition.
- Multiple cracks were observed on the interior walls throughout the home in various areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Caulking Recommended



Missing Expansion Joint Minor Cracks



Minor Crack



Minor Settlement

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling Covering is Drywall

Comments:

- A crack was observed in the drywall on the ceiling of the living room.
- All ceilings and floors appeared to be functional at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Previous Ceiling Repair

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

G. Doors (Interior and Exterior)

Comments:

- Door hardware is missing in one of the doors in the garage to kitchen.
- Double cylinder locks were observed in one or more locations at the egress doors. ALL exterior egress doors should be readily operable from the interior side without the use of a key or special effort and/or knowledge as per current fire safety standards
- There are cracked and/or loose glass panes observed in the front door.
- **The door casing and jamb were observed to be rotted at the base of a door on the rear exterior side of the home.**



Missing Hardware



Cracked Glass

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Water Damage

H. Windows

Window Types:

- Vinyl Coated

Comments:

- All windows were found to be functional at the time of the inspection.
- Some window screens on the exterior side of the home are damaged.



I. Stairways (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

J. Fireplaces and Chimneys

Locations:

- Fireplace is Located in the Living Room

Types:

- Fireplace is Manufactured Direct Vent

Comments:

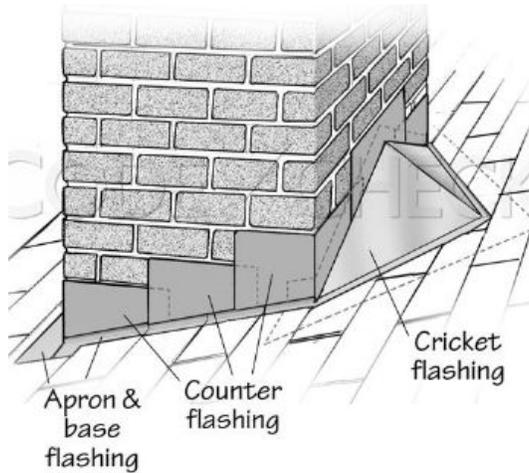
- The fireplace extending through the roof was observed to be missing the recommended cricket or saddle type flashing that is installed on wide chimneys to divert water around the chimney during rains.
- There is no permanently mounted fireplace screen on the wood burning fireplace. It is recommended that a screen be permanently installed for all wood burning fireplaces.
- **The opening was observed to be to close to the wall surface or combustible materials.**



Cricket Recommended



Wood Combustible



Chimney Cricket

Cricket Detail

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

K. Porches, Balconies, Decks, and Carports

Comments:

- The sidewalks have settlement and/or movement cracks which is a trip and safety hazard.



Sidewalk Trip Hazard

L. Other

Materials:

Comments:

- One or more tree branches were observed to be either contacting or too close to the roof line/shingles of the building. Recommend trimming all vegetation away from structures.

II. ELECTRICAL SYSTEMS

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

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

A. Service Entrance and Panels

Panel Locations:

- Electrical Panel is Located on an Exterior Wall
- Electrical Panel is Located in the Garage

Materials and Amp Rating:

- Copper Wiring
- 200 AMP

Comments:

- The electric panel is located on an exterior wall of the home. All electricity to the home can be shut off with 1 throw, or one switch of the main breaker which is rated at 200 AMPS.
- Service entrance wiring is underground.
- One of the breakers in the main panel was in the off position. Inspector did not turn the breaker on. Recommend a licensed electrician inspect the panel as well as verify the breaker turned to the off position.
- One of the breakers in the electric panel has been double tapped (2 wires in a breaker port, designed for only 1 wire), which is not recommended practice. Recommend a licensed electrician for further evaluation of the electrical panel.



Sub Panel Labeling



Double Lugging

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



200 Amp Disconnect

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper Wiring

Comments:

- The outlets in the garage are not believed to be **GFCI** protected.
- Doorbell functions normally.
- Note: Some of the exterior outlets are missing the recommended bubble type exterior cover.
- Multiple outlets in the home have an open ground.
- **Smoke and/or carbon monoxide detectors were found to be missing in recommended areas of the home. It is recommended that smoke detectors be placed in every sleeping area, outside the sleeping areas, and on every story of the home including basements and habitable attics. It is also recommended that carbon monoxide detectors be placed outside each sleeping area in homes with fuel fired appliances or attached garages.**



Extension Cord



Open Ground Connection

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

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



Missing Bubble Cover



Missing Smoke Alarm

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Electric Forced Hot Air

Energy Sources:

- Electric

Comments:

- The furnace/A-Coil is installed in a closet space in the hallway. The furnace is an electrically operated, forced air system that appeared to function as intended at the time of the inspection. The heat exchange was not inspected due to inaccessibility.

B. Cooling Equipment

Type of Systems:

- Electric Forced Cool Air

Comments:

- The air conditioning cooling system is a split system that appeared to function normally at the time of the inspection. The air was measured at a 17 degree temperature differential between the supply and return air.

- Rust and/or corrosion was noted in the condensate drip pan.
- Condensate drain line was missing insulation at the unit.

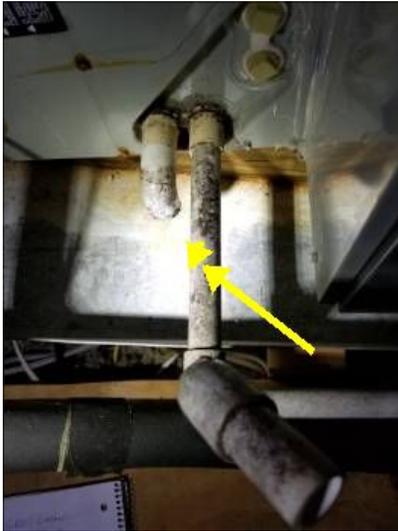
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing Insulation



2007 a/c condenser 60 Amp Bkr

C. Duct Systems, Chases, and Vents

Comments:

- Some of the ductwork was observed to have more than 90* degree bends which prohibit proper airflow and and unbalanced air system.
- The return air filter is dirty and should be replaced.
- The bathroom vent does not extend to exterior air and terminates in the attic. Vents are disconnected and/or improperly installed.



Bathroom Exhaust Vent

IV. PLUMBING SYSTEM

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

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

A. Plumbing Supply, Distribution System and Fixtures

- Location of Water Meter:
- Front of Structure
- Location of Main Water Supply Valve:
- Front of structure
- Comments:
- Static water pressure reading: 50 PSI

B. Drains, Wastes, and Vents

- Comments:
- The sink drain in the master bathroom is draining slowly. Recommend licensed plumber for further evaluation.
 - The water fill tubing was missing and 1" **air gap** is required on toilet fill valve.
 - The bathtub in the master bathroom is draining slowly. Recommend licensed plumber for further evaluation.



Missing 1" Air Gap tubing

C. Water Heating Equipment

- Energy Source:
- Electric
- Capacity:
- Unit is 50 Gallons
- Comments:
- The water heater in the bath closet appeared to be functioning properly at the time of inspection.
 - The **TPR valve** piping discharge line should terminate to the outside above the finished grade and remain uncapped. We found the existing piping to terminate at the drain pan inside the closet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



TPR piping

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher functioned properly during the inspection.
- No high loop or air gap in the drain line. Recommend securing the drain line to the bottom of the counter in order to prevent waste water and drain line back up into the dishwasher.

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

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



No raised Drain Loop

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

- While the vent hood system was functioning during the inspection, the light in the vent hood did not work.

D. Ranges, Cooktops, and Ovens

Comments:

- The electric cook top burners and electric oven functioned normally during the inspection. The oven temperature measured at 345 degrees F when set to 350 degrees F.
- The anti-tip bracket is missing from range installation. All freestanding, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door and prevents children from tipping over the oven.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fans were observed to be vented in the attic space. Recommend installing vent pipe and terminate to the exterior through the roof to remove moisture and CO2 gases.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

G. Garage Door Operators

Door Type:

- Sectional Door

Comments:

- Garage door and automatic opener functioned normally during the inspection. Note: It is recommended that the lock/latch on the garage doors be removed when an automatic opener is installed.



Remove Manuel Latch

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

H. Dryer Exhaust Systems

Comments:

- The dryer vent is a vertical vent that terminates on the roof of the home and was found disconnected in the attic and excessive lent was observed. Note: Vertical dryer vents have a tendency to clog easier which could potentially be a fire hazard. Routine inspections of the dryer vent should be established along with routine cleaning.

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

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



Disconnected Dryer Vent

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

I. Other

Observations:

- Washing machine drains were not tested during this inspection. We recommend testing drains prior to move in and start up of washing machine.

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Sprinkler system has 6 zones that all appeared to function normally during the inspection.

Note: The sprinkler head adjustments are not part of the inspection, and are not included. Its is the responsibility of the home owner to properly adjust the sprinkler heads. Its is beyond the scope of the inspection to test the backflow device on the sprinkler system. It is recommended that new home owners have a licensed backflow technician evaluate the backflow device for proper operation.

- There is no rain or moisture sensor present on the home at the time of inspection. It is recommended to have rain and freeze sensors to prevent the sprinkler from discharging water while it is raining.

• The sprinkler heads in zone 6 of flower bed was damaged and/or missing during the manual testing of the sprinkler system, allowing water to shoot straight up and not in an even flow pattern. Recommend further evaluation by a professional landscaper.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Leak on Zone 6

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

C. Outbuildings

Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

F. Other

Comments:

Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Dirt was observed to be too high on the foundation for drainage and almost touching the masonry or stone. It is recommended to have at least 4" exposed. • Cable ports on post tension foundations should be sealed with mortar.
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Evidence of water pooling/standing was observed in the front and/or back flower bed areas. Allowing water to pool against the home is not recommended as this can encourage movement in the foundation of the home. Recommend landscape technician for further evaluation and improvements to the grading and drainage in the flower beds. • The grade (soil/ground covering) was observed to be above the slab on the rear side of the home. This is not recommended as it can cause moisture and pest intrusion into the home. • Gutters are not performing as intended and diverting water away from the structure.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • The roof covering was observed to be in contact with tress branches. Recommend licensed landscape contractor to trim branches 12" away from roof.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The attic ladder was observed to be installed with improper fasteners. This condition should be further evaluated and corrected as necessary for safety concerns.
Page 8 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The door casing and jamb were observed to be rotted at the base of a door on the rear exterior side of the home.
Page 10 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The opening was observed to be to close to the wall surface or combustible materials.

ELECTRICAL SYSTEMS

Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Smoke and/or carbon monoxide detectors were found to be missing in recommended areas of the home. It is recommended that smoke detectors be placed in every sleeping area, outside the sleeping areas, and on every story of the home including basements and habitable attics. It is also recommended that carbon monoxide detectors be placed outside each sleeping area in homes with fuel fired appliances or attached garages.
-----------------	--	---

PLUMBING SYSTEM

Page 16 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The <u>TPR valve</u> piping discharge line should terminate to the outside above the finished grade and remain uncapped. We found the existing piping to terminate at the drain pan inside the closet.
-----------------	-------------------------	--

APPLIANCES

Page 19 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • The dryer vent is a vertical vent that terminates on the roof of the home and was found disconnected in the attic and excessive lent was observed. Note: Vertical dryer vents have a tendency to clog easier which could potentially be a fire hazard. Routine inspections of the dryer vent should be established along with routine cleaning.
-----------------	-----------------------	---

OPTIONAL SYSTEMS

Page 20 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none">• The sprinkler heads in zone 6 of flower bed was damaged and/or missing during the manual testing of the sprinkler system, allowing water to shoot straight up and not in an even flow pattern. Recommend further evaluation by a professional landscaper.
-----------------	--	---