

Inspection Report

LOCATED AT:
933 Happy Grasshopper Drive
Sugarland, TX 77479

PREPARED EXCLUSIVELY FOR:
Philip Martin

INSPECTED ON:
Friday, September 10, 2021



Inspector, Paul Ferguson, TREC # 6883
A Plus Inspections Of Texas

Friday, September 10, 2021
Philip Martin
933 Happy Grasshopper Drive
Sugarland, TX 77479






Dear Philip Martin,

We have enclosed the inspection report we prepared for you after our visit on Friday, September 10, 2021 at:

933 Happy Grasshopper Drive
Sugarland, TX 77479

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Safety risks and conditions or health risks that should be repaired.
-  = Damage and irregularities that should be repaired.
-  = Improvement is recommended.
-  = Deferred cost items that may soon need repairs.
-  = This item should be further evaluated and monitored for damage, and repaired if necessary.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Paul Ferguson, TREC # 6883
A Plus Inspections Of Texas

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PROPERTY INSPECTION REPORT

Prepared For: Philip Martin

Concerning: 933 Happy Grasshopper Drive Sugarland, TX 77479

By: Paul Ferguson, TREC # 6883

Date: Friday, September 10, 2021

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

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I. STRUCTURAL SYSTEMS

This inspection and report was limited per TREC rules to what was visible and accessible at the time of the inspection. The structure and property had multiple concealed areas and parts that were not all readily accessible. Some concealed conditions were likely present. Further evaluation by qualified, licensed contractors may reveal additional items needing repair or replacement, and is recommended.

☒ ☐ ☐ ☒ **A. Foundations**

TREC Standards Of Practice apply. See 22 TAC §535.228(a)

Comments:

BASIC INFORMATION

Slab material: Poured concrete

TYPE OF FOUNDATION(S)

Slab-on-grade

GENERAL COMMENT

Foundation level check readings



Front left area at the foyer



Front right area at the laundry room



Front right area at the garage



Back right area at the dining room



Transition from ceramic tile to carpet



Transition from ceramic tile to carpet

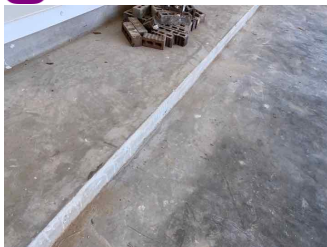


Back left area at the primary bedroom

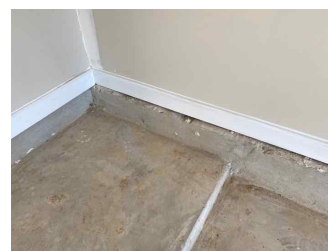
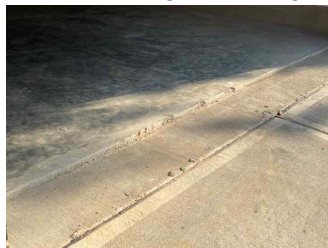
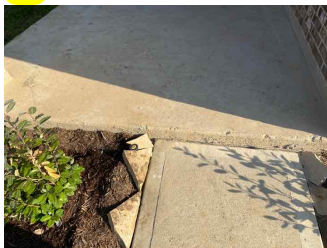
The building and foundation had signs of settling and movement, but the foundation was reasonably level and stable at the time of the inspection. Elevation variations were at less than 1" inch in 20' feet at the time of the inspection. The foundation was performing as intended.



Settling and curing cracks were present as are found at many homes.



The foundation surfaces had limited damage and irregularities that could be repaired.



B. Grading and Drainage

TREC Standards Of Practice apply. See 22 TAC §535.228(b)

Comments:

GRADING

The grading of the lot appeared for the most part to properly and adequately drain excess surface water and roof runoff away from the structure.

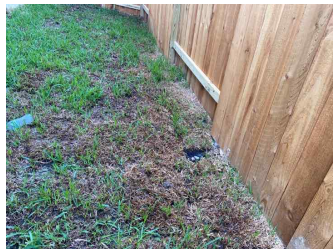
DRAINAGE

A surface drainage system is designed to collect and divert roof runoff and other surface water. It normally is installed in pipe or tubing and flows continuously downhill to a point of discharge.

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MONI

There were some surface drains at the yard areas. The surface water drainage system was below grade and could not be viewed or evaluated. Designs and materials for these systems vary widely. They often clog and may require repair from time to time. A budget should be maintained for this.



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C. Roof Covering Materials

TREC Standards Of Practice apply. See 22 TAC §535.228(c)

Types of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments:

BASIC INFORMATION

Location: Covers whole building

Roof slope: Steep pitch

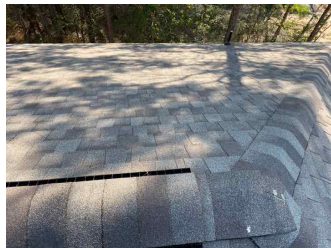
Layers: Single layer

IMPR

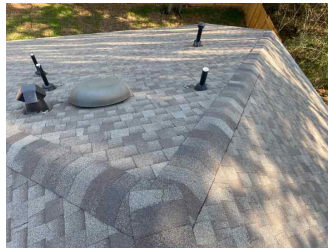
Roof drainage system: Rain gutters were present at some areas, but were not present at all areas, which could be installed to help manage rainwater runoff.

GENERAL COMMENT

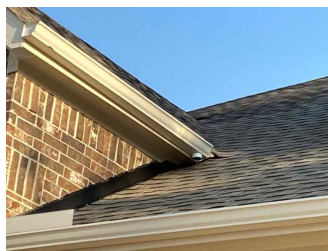
Views of the roof covering



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REP There were gaps at the soffit and fascia boards where they meet the shingles that need to be covered with flashing, to reduce chances wind driven rain entry, and to keep out small animals such as bats or birds. See IRC 1503.2.1



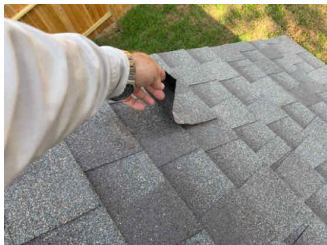
MONI The roof decking had some uneven areas and raised areas as are found at many houses. Adjustments and repairs are recommended.



Some of the roof trim and gutters had marks and regularities that need to be touched up and repainted.

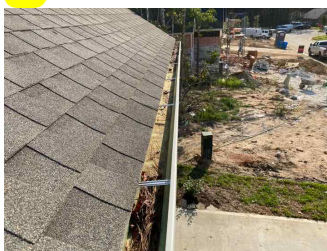


REP There was a loose shingle part at the back left roof area that needs to be removed by a roofer.

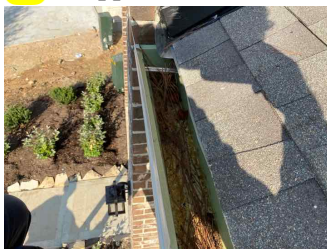


GUTTERS

REP Leaves and debris were present at the rain gutters that need to be cleaned out.

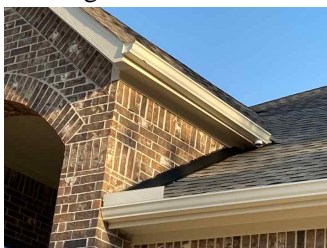


REP It appeared that water will stand in some of the rain gutters. Adjustments are needed.



DOWNSPOUTS

REP Some of the rain gutters and gutter downspouts terminated at the roof surface as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150



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FLASHINGS: OVERALL

REP Some of the flashing parts and vents were not overlapped at the sides by shingles. There were gaps at the shingles by the vent flashing parts that need to be sealed and repaired to reduce chances of rainwater entry.



REP Some of the flashing parts at the roof surfaces had exposed metal. Exposed metal should be painted, so it does not rapidly rust out.



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D. Roof Structures and Attics

TREC Standards Of Practice apply. See 22 TAC §535.228(d)

Viewed From: Attic areas
Approximate Average Depth of Insulation: 12 - 14 inches
Comments:

ATTIC INSULATION

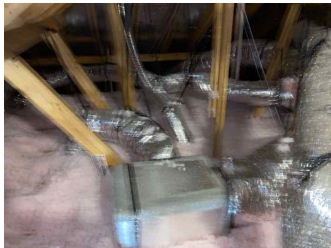
The attic has blown-in fiberglass insulation.

MISCELLANEOUS

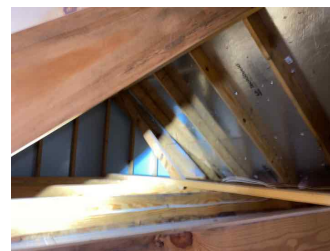
Views of the attic areas



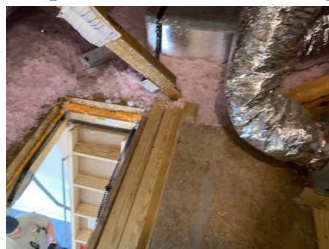
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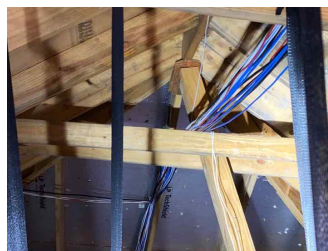
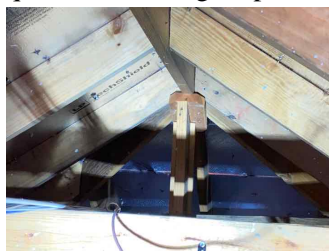
SAFT The attic floor decking had gaps and irregularities, and did not have a guard or handrail at the perimeter of the decking areas. Repairs are recommended as a safety precaution.



REP There were gaps at the attic area insulation that could be repaired.



REP The ridge boards were supported with vertical parts using palm bracing. At each of these, pieces of wood and a vertical brace were supporting the weight of several of the roof rafters and the ridge, and they may break or fail, and this is also a wind uplift risk. It is recommended that metal straps be installed to anchor the ridge boards to the vertical members, to reinforce the roof structure and prevent wind uplift risks. This should be evaluated and repaired by a qualified framing carpenter.



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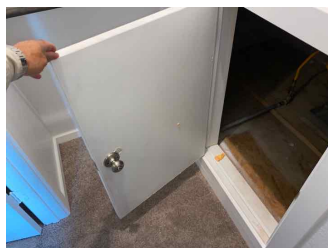
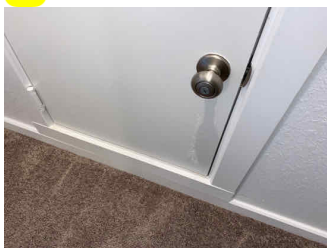
REP The attic area framing had some irregularities. It could be evaluated and reinforced or repaired by a qualified framing carpenter.



REP Some of the attic area insulation had been moved around and compressed. It needs to be fluffed up and evenly distributed.



REP The lower back attic entrance door did not have insulation, which should be installed.



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

TREC Standards Of Practice apply. See 22 TAC §535.228(e)

Comments:

MATERIALS

The exterior walls were brick veneer and cement fiber siding.

The interior walls were drywall.

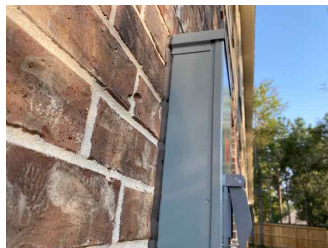
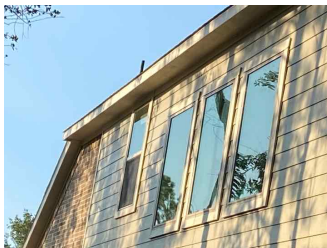
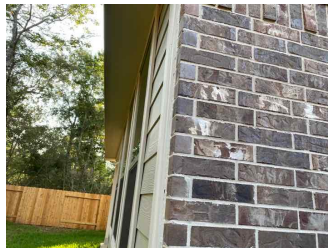
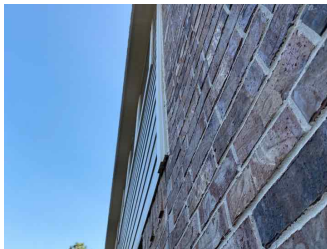
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EXTERIOR WALLS

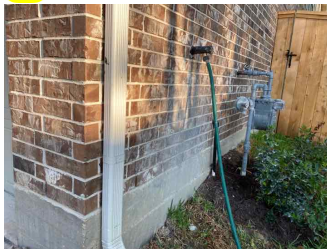
REP The exterior siding and trim had limited gaps, damage, and irregularities, and could be repaired.



REP There were gaps at the exterior wall surfaces, a common item that should be repaired and sealed, to reduce chances of moisture entry. See R703.8



REP There were limited marks and irregularities at the exterior walls that could be cleaned up.



I	NI	NP	D
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REP There were some nail sticking out of the walls that could be removed.

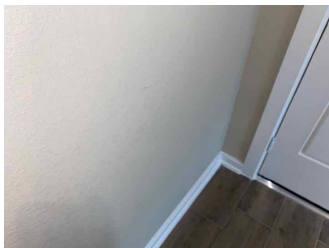


INTERIOR WALLS

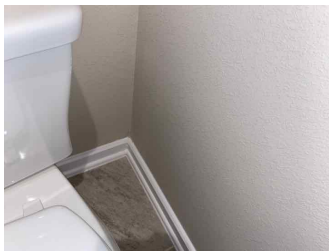
REP The shower and tub wall and tile wall area grout lines had not yet been sealed. They should be sealed, to reduce chances of moisture entry and organic growth formation.



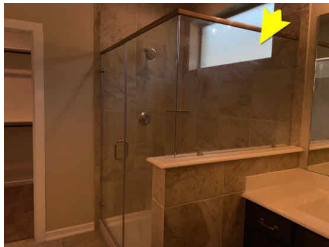
REP There were limited gaps, marks and irregularities at the interior walls and trim areas that could be repaired.



I	NI	NP	D
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SAFT The master bathroom shower glass panel by the left sink did not have markings clearly indicating it was tempered safety glass. This could be repaired by a qualified contractor.



☒ ☐ ☐ ☒ **F. Ceiling and Floors**

TREC Standards Of Practice apply. See 22 TAC §535.228(f)

Comments:

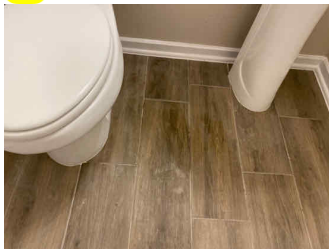
MATERIALS

Ceilings were sheetrock
The floor coverings were carpet and ceramic tile

FLOOR

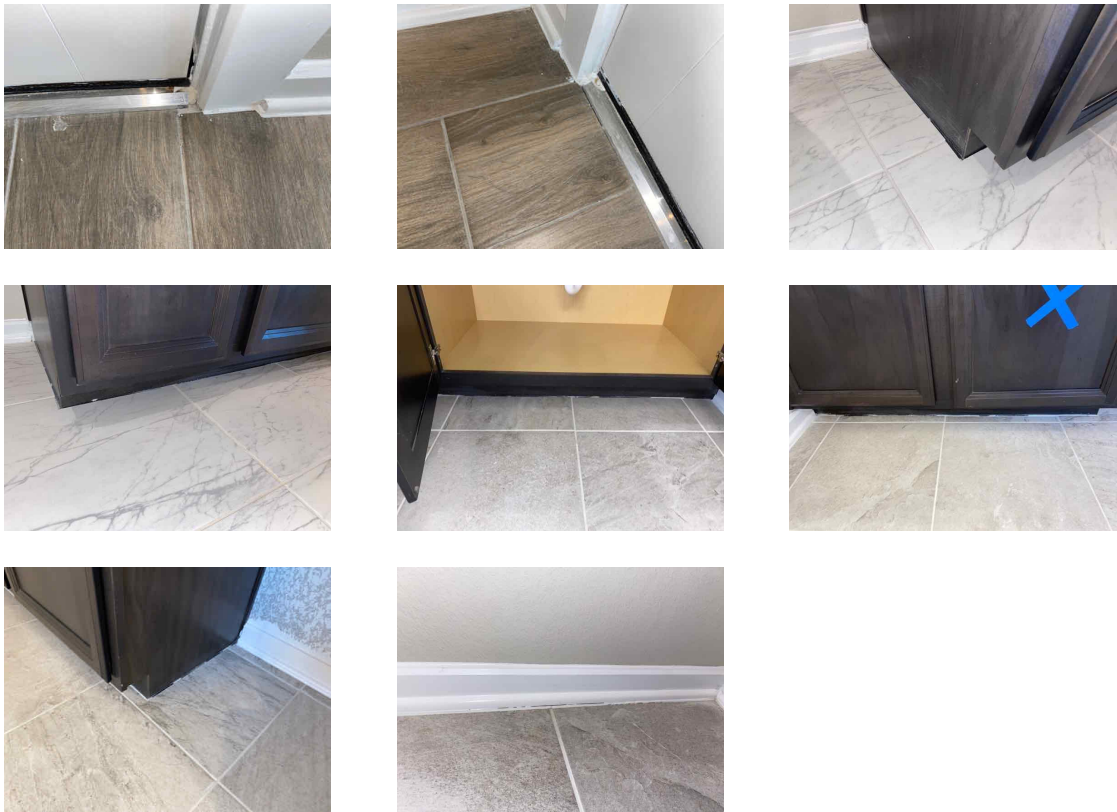
The floor coverings appeared to be properly installed and for the most part in good condition at the time of the inspection other than the items noted below.

REP The tile grout lines had not yet been sealed. They need to be sealed.



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IMPR The flooring and floor trim pieces had limited gaps and irregularities that could be repaired.



REP The flooring had some irregularities. Repairs are recommended.



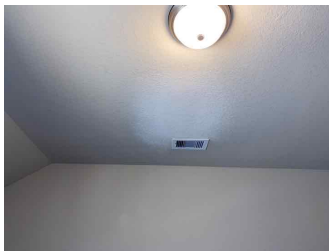
CEILING

The ceiling is generally serviceable, except for the item(s) noted.

REP There were limited irregularities and marks at the ceilings that could be touched up and repaired.



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G. Doors (Interior and Exterior)

TREC Standards Of Practice apply. See 22 TAC §535.228(g)

Comments:

DOORS

The interior and exterior doors appeared to be for the most part properly installed and in serviceable condition other than the items listed below.

REP Some of the screws at the exterior door thresholds were loose and need to be properly installed.

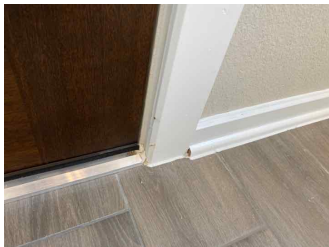


DOORS

REP Some of the doorstops were missing and some were broken. They need to be replaced.



REP The doors had some damages and irregularities that could be repaired.



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☒ ☐ ☐ ☒ **H. Windows**

TREC Standards Of Practice apply. See 22 TAC §535.228(h)

Comments:

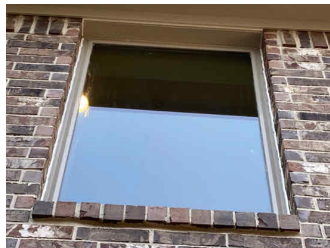
MATERIALS

Double pane windows

WINDOWS

The windows appeared to be for the most part properly installed, operated properly, and were in serviceable condition.

REP There were gaps around the windows and window trim that need to be sealed, to reduce chances of rainwater entry.



I	NI	NP	D
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REP Some of the window screens were not installed correctly. They need to be properly installed.



REP Flashing was not visible above some of the windows or window trim, which should be installed if it is not present.

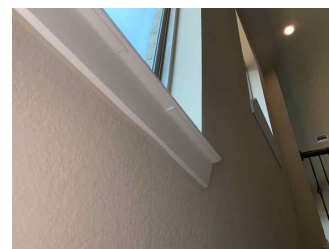


REP Some of the window drain openings plastic flaps were missing and need to be replaced.



WINDOWS

REP The windowsills had some marks and irregularities, and need to be sanded, caulked and repainted.



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

TREC Standards Of Practice apply. See 22 TAC §535.228(i)

Comments:

RAILINGS

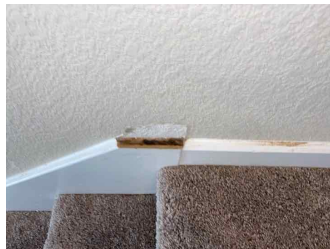
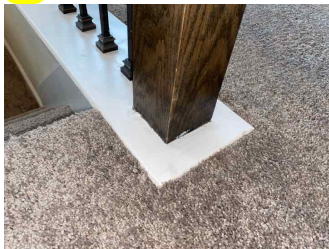
The railings appeared to be for the most part properly installed and were in serviceable condition.

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STAIRS

The stairs were used several times during the inspection and were functional.

REP The stairway trim parts had some irregularities that need to be repaired.



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J. Fireplaces and Chimneys

TREC Standards Of Practice apply. See 22 TAC §535.228(j)

Comments:

Not Inspected & Not Present

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K. Porches, Balconies, Decks, and Carports

TREC Standards Of Practice apply. See 22 TAC §535.228(k)

Comments:

BALCONY/PORCH

The porches were for the most part in good condition and functioning as intended at the time of the inspection.

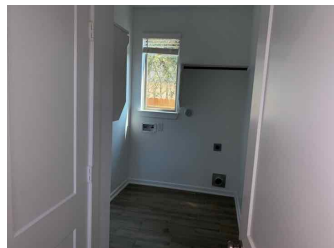
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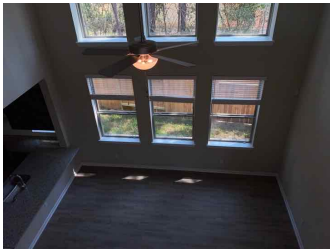
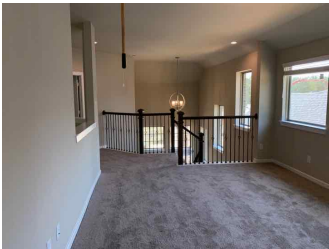


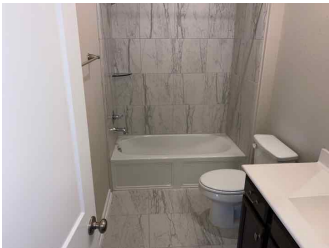



L. Other

Comments:

VIEWS OF THE INTERIOR AND EXTERIOR AREAS (SHOW ALL SIDES/ROOMS)

Interior areas



I NI NP D			
			
			
			
			
			
			

I	NI	NP	D
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Exterior areas



CABINETS

REP The counters did not have sufficient support at some locations, such as under the breakfast bar. Supports should be present within 10 inches of the countertop edge every 2 feet for 3/4" counters, and 3 feet for 1 1/4" counters. This should be evaluated and repaired by a qualified contractor.

Granite countertop not observed with supports where the overhang is 10 inches or more. (No sub-top plywood under the granite or legs, brackets, corbels, or columns.) [ref: IRC R102.4; Marble Institute of America; Residential Stone Countertop Installation Manual; Spans and Cantilevers. In designs where part of the countertop is spanning between supports, the length of the span shall be limited to 2'- 0" (600 mm) for 3/4" (20 mm) stone thicknesses and 3'- 0" (900 mm) for 1- 1/4" (30 mm) stone thicknesses. In designs where the countertop is cantilevered or overhanging the supports, the cantilever shall be limited to 6" (150 mm) for 3/4" (20 mm) thick countertops and 10" (250 mm) for 1-1/4" (30 mm) countertops, but in no case may the cantilevered portion represent more than 1/3 of the width of the countertop. Cantilevered countertops exceeding these dimensions will require corbelled supports beneath the stone. The exposed underside of cantilevered portions of countertops will be sawn or otherwise unfinished surfaces. Note: Fragile stones may require corbelled supports for cantilevers that are less than those specified.[ref: IRC R102.4; Marble Institute of America; Residential Stone Countertop Installation Manual; Dimension Stone Design Manual]

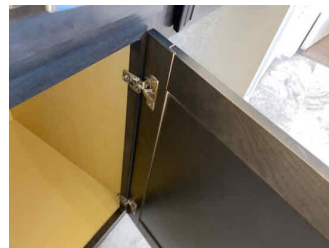


I	NI	NP	D
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REP The counters and backsplashes had limited gaps and irregularities and need repairs.



REP The cabinets had some marks and irregularities and need repairs.

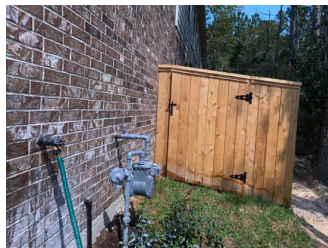


OTHER

WDI sticker



REP The fence was in contact with the exterior walls. It should be trimmed back, to reduce chances of pest infestation.



SAFT It appeared that limited organic growth or mold may be present that can be treated and cleaned up as is found in many homes. Further evaluation and repairs are recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

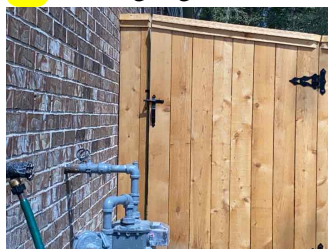
D=Deficient

I	NI	NP	D
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REP

The right gate did not readily latch. It needs to be adjusted and repaired.



II. ELECTRICAL SYSTEMS

Many of the electrical system parts were not readily visible or apparent at the time of the inspection. Further evaluation and testing by a licensed electrician is recommended.

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (a).

Comments:

BASIC INFORMATION

Service entry into building: Underground service lateral

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 200 amperes

System grounding source: Driven metal rod

Branch circuit protection: Circuit breakers

Wiring material: Aluminum main service wiring where seen

Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

View of the meter, main breaker, and service entrance



I	NI	NP	D
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View of the meter and main breaker panel



REP The main breaker at the yard area by the side of the front porch was not readily accessible and was found to be stuck shut. This needs to be repaired. Further evaluation and repairs should be performed by a qualified, licensed electrician.

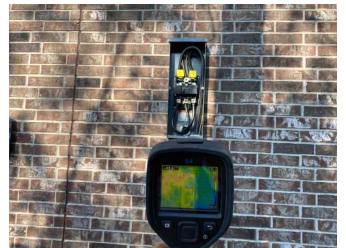


SAFT The main breaker panel was installed close to the soil. This could be a risk such as if moisture and rainwater enter. We recommend it be raised at least 8 inches.

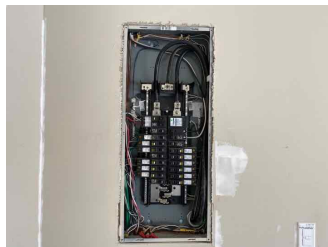


CB MAIN PANEL

View of the main breaker panel



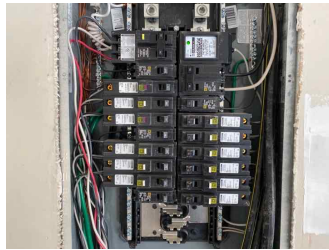
Views of the breaker panel



I	NI	NP	D
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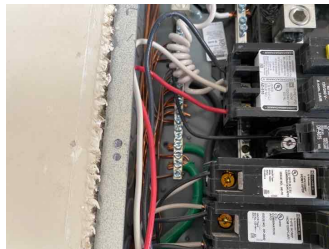
GENERAL COMMENT

SAFT A white wire was connected to one of the breakers. It should be marked at either end with black electrical tape, to indicate it is carrying a positive current.



REP The breaker panel had some markings but was not clearly marked to show what each breaker protects. It should be marked by an electrician.

IMPR There were instances of more than one ground wire secured at the ground buss bar. This could be repaired as a precaution, to reduce chances of loose ground connections.



AFCI PROTECTION

Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. AFCI breakers were present at the areas where they were required at the time of construction. If at any time a circuit in the house does not have power, one of the AFCI breakers at the breaker panel may need to be reset or a loose connection may have developed that would then require repair.

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

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.229 (b).

Type of Wiring: Copper

Comments:

BRANCH CIRCUITRY

The accessible branch circuitry was examined and for the most part appeared to be properly installed and in serviceable condition, along with the fixtures, receptacles, and switches, other than the items noted.

RECEPTACLES



There were gaps at some of the electrical receptacles between the receptacle covers and the walls. This is a safety risk that should be repaired.



Some of the electrical receptacles were installed out of plumb. We recommend they need adjusted by an electrician.



LIGHTS / FAN



Some of the light fixtures were installed out of level. They need to be adjusted.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The heating and cooling system was tested using normal controls, however not all of the parts or systems were readily accessible. Further evaluation and repair by a licensed HVAC contractor is recommended.



A. Heating Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (a).

Type of Systems: Forced Hot Air

Energy Sources: Energy source: Natural gas

Comments:

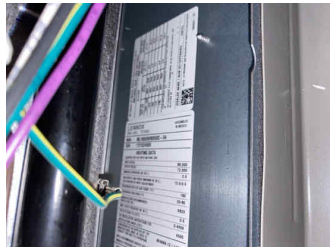
BASIC INFORMATION

Furnace location: Attic

I	NI	NP	D
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VIEW OF UNIT(S)

View of the heating equipment



Made in 2021 by Lennox

GENERAL COMMENT

Views of the heating supply and return readings.



Downstairs Supply



Downstairs Return



Upstairs Supply

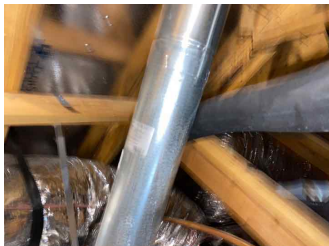


Upstairs Return

The heating equipment was fairly new, heated properly and responded to normal operating controls and with routine maintenance should be reliable for a number of years.

VENT

SAFT The heating system vent was installed too close to a combustible material. We recommend that approved clearance of at least 1" inch be provided.



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B. Cooling Equipment

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (b).

Type of Systems: Central Split System

Comments:

BASIC INFORMATION

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

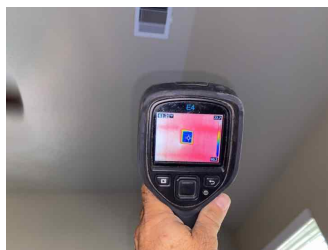
Manufacturer: Lennox

Condenser location: Left side of structure

Electrical disconnect location: Adjacent to condensing unit

GENERAL COMMENT

Views of the air conditioning supply and return readings.



Downstairs Supply



Downstairs Return



Upstairs Supply



Upstairs Return

The air conditioning equipment at this home appeared to be appropriately sized.

MONI The air conditioner equipment was evaluated at the readily visible and accessible areas and checked for temperature changes of at least 15-20°F between supply and return vents but was not dismantled or tested such as for coolant levels and coolant leakage. We recommend a qualified HVAC contractor evaluate and check the air conditioner equipment before completing the purchase.

The air conditioning equipment was fairly new, responded to normal operating controls and cooled properly. As a precaution, we recommend further evaluation of all units by a qualified HVAC contractor before completing the purchase.

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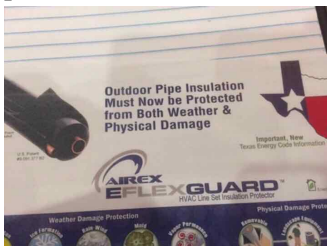
CONDENSING UNIT

Views of the condenser unit



4 tons, made in 2021 by Lennox,
410a coolant, 22.9-35 a breaker
req.

REP The air-conditioner condenser unit coolant line insulation did not have a weatherproof protective sleeve, which should be installed.



EVAPORATOR COIL

Views of the evaporator unit



Made in 2021 by ADP

An air conditioner evaporator unit primary condensation drain line terminated at the upstairs guest bathroom sink drain.



I	NI	NP	D
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REP There were gaps at the air-conditioner coolant line insulation that need to be repaired, to prevent moisture from dripping from it.



REP The air-conditioner secondary condensation drain pan did not have a float cutoff switch, which could be installed to reduce chances of water damage in the building.



☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.230 (c).

Comments:

FILTER SIZES

12 x 24 x 1

16 x 25 x 1

20 x 25 x 4

DUCTS

The ducts were functional at the time of the inspection.

MONI The ducts and HVAC units have been in use since they were installed and should be treated and cleaned soon. Ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation that is present at most homes.

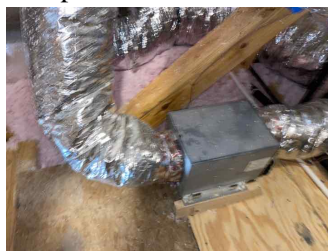
I	NI	NP	D
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REP Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.

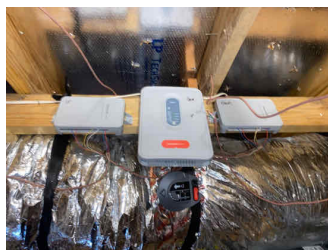


OTHER EQUIPMENT

There was a fresh air ventilation system present that was not yet set up for use. It needs to be set up for use and further evaluated by a qualified HVAC contractor.



A dual zone duct system was present. There were two thermostats, one at the upstairs and one at the downstairs area.



IV. PLUMBING SYSTEM

Most of the plumbing supply and drain system parts were concealed and not readily visible at the time of the inspection. Further evaluation and hydrostatic testing such as by a licensed plumber is recommended.

- ☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**
TREC Standards of Practice for Inspectors apply.

I	NI	NP	D
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See 22 TAC §535.231(a)

Location of Water Meter: The water meter was located at the front of the building.

Location of Main Water Supply Valve: Left Garage Wall

Static Water Pressure Reading: 45 psi

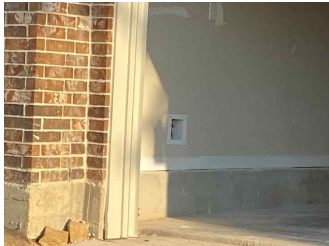
Comments:

MATERIALS

PEX water supply lines at most visible areas

WATER SHUTOFF COMMENTS

View of the water supply cutoff valve



GENERAL COMMENTS

The plumbing supply system appeared to be intact and operated properly.

MONI Concealed and buried water lines, joints, and parts were present on the property that could not be readily viewed or evaluated. Further investigation, such as hydrostatic testing is recommended and could be performed by a licensed plumber.

View of the water meter



REP The water meter was under water and could not be readily observed.

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B. Drains, Wastes, and Vents

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(a)

Comments:

MATERIALS

PVC drain lines

DRAIN LINES

The visible drain piping appeared to be intact, drained properly and did not back up when it was tested during the inspection.

I	NI	NP	D
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MONI Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

CLEANOUT

View of the main drain clean out



SINKS AND TUBS

REP The upstairs guest bathtub had surface damages and needs to be treated and repaired, to reduce chances of it rusting out.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(b)

Energy Sources: Natural gas

Capacity: 40 gallons

Comments:

BASIC INFORMATION

Location: In the attic

Unit type: Free standing tank

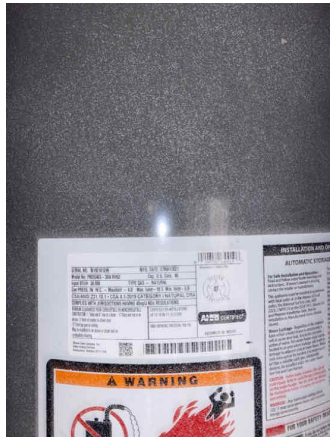
IMPR Output: Minimal for a building of this size

Insulation: Yes, installed behind outer jacket

I	NI	NP	D
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GENERAL COMMENT

Views of the water heating equipment



40 gallon natural gas water heater,
made in 2021 by Rherm

The water heater heated water at the time of the inspection.



This was a newer water heater, that was operating and with routine maintenance should be reliable for a number of years.

REP The water heater drain pan did not have a warning or shut down device which is recommended to reduce chances of water damage in the building.



T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. The temperature and pressure relief valve operated properly when it was tested during the inspection.

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

TREC Standards of Practice for Inspectors apply. See 22 TAC §535.231(c)

Comments:

Not Inspected & Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Other

Comments:

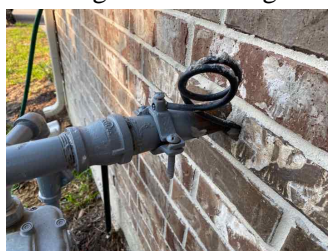
GAS SUPPLY

View of the gas meter



The gas supply lines operated properly during the inspection.

Bonding between the gas supply lines and the breaker panel was present.



REP

A protective sleeve or wrap was not present where the main gas supply line passed through the exterior wall, which should be present to protect the gas line.



DEFF

Some of the gas supply line parts had rusted and may soon leak. They need to be repaired or replaced.



V. APPLIANCES

The accessible areas and appliances were evaluated, however some concealed conditions may be present, and all equipment will eventually need to be repaired or replaced. It is advisable to maintain a reputable and comprehensive warranty on the property especially once the home builder's warranty has expired.

I	NI	NP	D
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- A. Dishwashers**

TREC SOP's apply. See 22 TAC §535.232(b)

Comments:

REP

The dishwasher was not present.



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- B. Food Waste Disposers**

TREC SOP's apply. See 22 TAC §535.232(c)

Comments:

DISPOSAL

Views of the disposal



The disposal was turned on with normal user controls and observed to be in working condition.

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- C. Range Hood Exhaust Systems**

TREC SOP's apply. See 22 TAC §535.232(d)

Comments:

REP

A range hood was not present.



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- D. Ranges, Cooktops, and Ovens**

TREC SOP's apply. See 22 TAC §535.232(e)

Comments:

I	NI	NP	D
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REP There was not an oven and stove present.

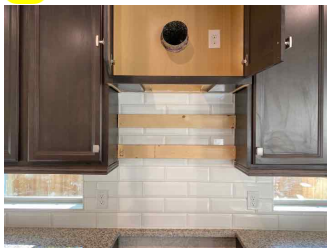


☐ ☒ ☒ ☒ **E. Microwave Ovens**

TREC SOP's apply. See 22 TAC §535.232(f)

Comments:

REP A microwave was not present.



☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

TREC SOP's apply. See 22 TAC §535.232(g)

Comments:

VENTILATION

The vent fans operated and vented properly when they were tested during the inspection.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

TREC SOP's apply. See 22 TAC §535.232(h)

Comments:

GARAGE DOOR OPENER

View of the garage door operator



The garage door opener operated properly to raise and lower the garage door.

Optical sensors were present and they operated properly.

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems
TREC SOP's apply. See 22 TAC §535.232(i)

Comments:

DRYER VENT

The dryer vent appeared to be properly installed and in serviceable condition.

Dryer vent vents through the wall

SAFT The dryer vent had accumulated junk and debris. It should be cleaned as a safety precaution.



WASHER/DRYER

MONI The dryer hookup is intended for a 240 volt electric unit only.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other
Comments:
 Not Inspected & Not Present

VI. OPTIONAL SYSTEMS

There were concealed areas and parts at the items in this section that were not accessible or visible for inspection. Further evaluation by qualified, licensed contractors is recommended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems
TREC SOP's apply. See 22 TAC §535.233(c)

Comments:

EXTERIOR PLUMBING

The sprinkler system operated properly when it was tested during the inspection.

View of the sprinkler system controller



I	NI	NP	D
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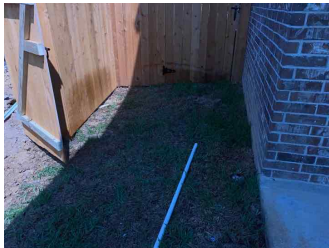
View of the rain sensor



View of the the sprinkler system backflow prevention device



REP The sprinkler system over sprayed onto the fences, flatwork, and the building. Adjustments are needed to reduce chances of moisture damage, slip hazards, and to prevent wasted water.



Sprinkler system zone 1



Sprinkler system zone 2



I	NI	NP	D
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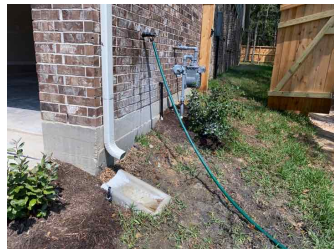
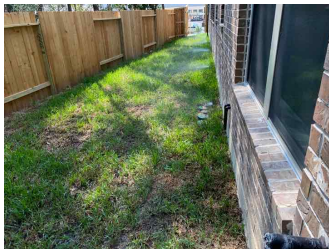
Sprinkler system zone 3



Sprinkler system zone 4



Sprinkler system zone 5



Sprinkler system zone 6



REP There was a leak at the sprinkler system at zone one at the front left yard area that needs to be repaired by a licensed irrigation contractor.



☐ ☒ ☒ ☐ **D. Private Water Wells**
TREC SOP's apply. See 22 TAC §535.233(g)

Comments:
 Not Inspected & Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, And Equipment
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TREC SOP's apply. See 22 TAC §535.233(d)

Comments:

Not Inspected & Not Present

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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TREC SOP's apply. See 22 TAC §535.233(e)

Comments:

Not Inspected & Not Present

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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TREC SOP's apply. See 22 TAC §535.233(g)

Type of System: Not Inspected & Not Present

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Not Inspected & Not Present

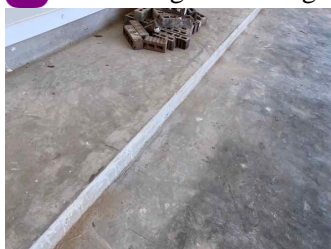
Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

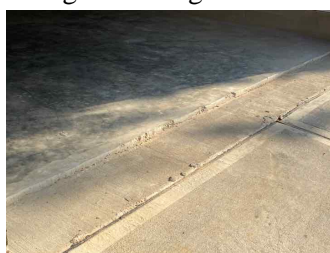
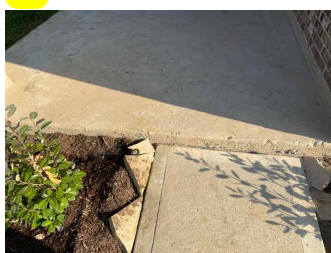
Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

A. FOUNDATIONS I. STRUCTURAL SYSTEMS GENERAL COMMENT

MONI 1: Settling and curing cracks were present as are found at many homes.



REP 2: The foundation surfaces had limited damage and irregularities that could be repaired.



B. GRADING AND DRAINAGE I. STRUCTURAL SYSTEMS GRADING & DRAINAGE

MONI 3: There were some surface drains at the yard areas. The surface water drainage system was below grade and could not be viewed or evaluated. Designs and materials for these systems vary widely. They often clog and may require repair from time to time. A budget should be maintained for this.

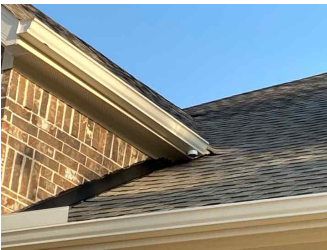


C. ROOF COVERING MATERIALS I. STRUCTURAL SYSTEMS BASIC INFORMATION

IMPR 4: Roof drainage system: Rain gutters were present at some areas, but were not present at all areas, which could be installed to help manage rainwater runoff.

C. ROOF COVERING MATERIALS I. STRUCTURAL SYSTEMS OTHER FEATURES GENERAL COMMENT

REP 5: There were gaps at the soffit and fascia boards where they meet the shingles that need to be covered with flashing, to reduce chances wind driven rain entry, and to keep out small animals such as bats or birds. See IRC 1503.2.1



MONI 6: The roof decking had some uneven areas and raised areas as are found at many houses. Adjustments and repairs are recommended.



7: Some of the roof trim and gutters had marks and regularities that need to be touched up and repainted.



REP 8: There was a loose shingle part at the back left roof area that needs to be removed by a roofer.

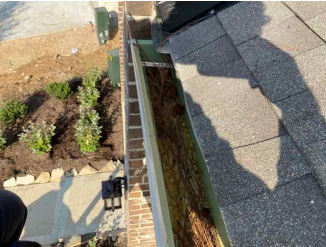


C. ROOF COVERING MATERIALS I. STRUCTURAL SYSTEMS OTHER FEATURES GUTTERS

REP 9: Leaves and debris were present at the rain gutters that need to be cleaned out.

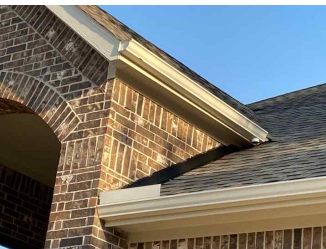


REP 10: It appeared that water will stand in some of the rain gutters. Adjustments are needed.



C. ROOF COVERING MATERIALS I. STRUCTURAL SYSTEMS OTHER FEATURES DOWNSPOUTS

REP 11: Some of the rain gutters and gutter downspouts terminated at the roof surface as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150



C. ROOF COVERING MATERIALS I. STRUCTURAL SYSTEMS FLASHINGS FLASHINGS: OVERALL

REP 12: Some of the flashing parts and vents were not overlapped at the sides by shingles. There were gaps at the shingles by the vent flashing parts that need to be sealed and repaired to reduce chances of rainwater entry.



REP 13: Some of the flashing parts at the roof surfaces had exposed metal. Exposed metal should be painted, so it does not rapidly rust out.



D. ROOF STRUCTURES AND ATTICS I. STRUCTURAL SYSTEMS OTHER FEATURES MISCELLANEOUS

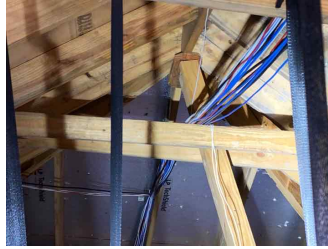
SAFT 14: The attic floor decking had gaps and irregularities, and did not have a guard or handrail at the perimeter of the decking areas. Repairs are recommended as a safety precaution.



REP 15: There were gaps at the attic area insulation that could be repaired.



REP 16: The ridge boards were supported with vertical parts using palm bracing. At each of these, pieces of wood and a vertical brace were supporting the weight of several of the roof rafters and the ridge, and they may break or fail, and this is also a wind uplift risk. It is recommended that metal straps be installed to anchor the ridge boards to the vertical members, to reinforce the roof structure and prevent wind uplift risks. This should be evaluated and repaired by a qualified framing carpenter.



REP 17: The attic area framing had some irregularities. It could be evaluated and reinforced or repaired by a qualified framing carpenter.



REP 18: Some of the attic area insulation had been moved around and compressed. It needs to be fluffed up and evenly distributed.



REP 19: The lower back attic entrance door did not have insulation, which should be installed.

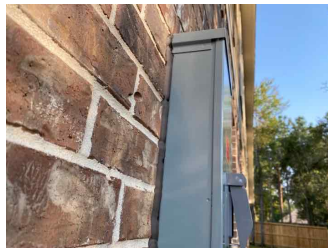
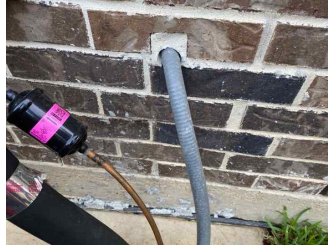
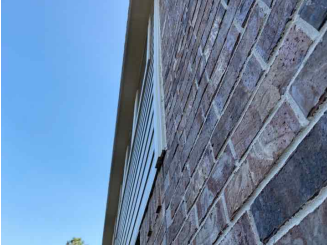


E. WALLS (INTERIOR AND EXTERIOR) I. STRUCTURAL SYSTEMS EXTERIOR WALLS

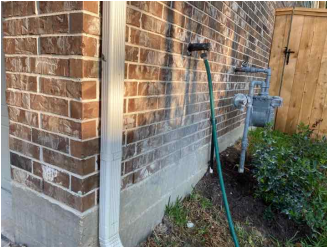
REP 20: The exterior siding and trim had limited gaps, damage, and irregularities, and could be repaired.



REP 21: There were gaps at the exterior wall surfaces, a common item that should be repaired and sealed, to reduce chances of moisture entry. See R703.8



REP 22: There were limited marks and irregularities at the exterior walls that could be cleaned up.



REP 23: There were some nail sticking out of the walls that could be removed.

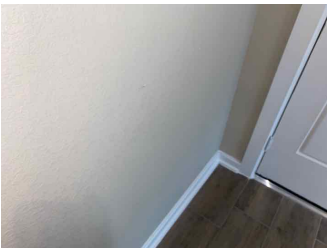


E. WALLS (INTERIOR AND EXTERIOR) I. STRUCTURAL SYSTEMS INTERIOR WALLS

REP 24: The shower and tub wall and tile wall area grout lines had not yet been sealed. They should be sealed, to reduce chances of moisture entry and organic growth formation.

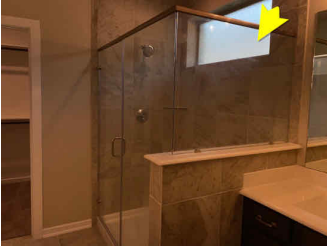


REP 25: There were limited gaps, marks and irregularities at the interior walls and trim areas that could be repaired.



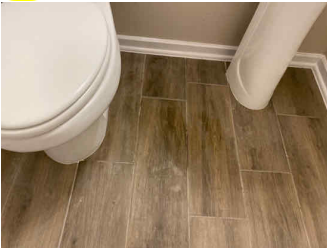


SAFT 26: The master bathroom shower glass panel by the left sink did not have markings clearly indicating it was tempered safety glass. This could be repaired by a qualified contractor.

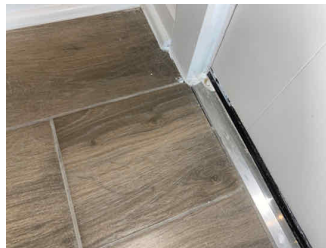


F. CEILING AND FLOORS I. STRUCTURAL SYSTEMS FLOOR

REP 27: The tile grout lines had not yet been sealed. They need to be sealed.



IMPR 28: The flooring and floor trim pieces had limited gaps and irregularities that could be repaired.



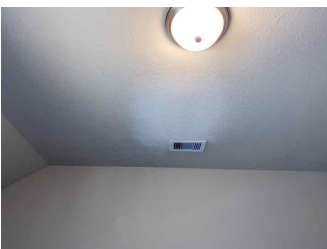


REP 29: The flooring had some irregularities. Repairs are recommended.



F. CEILING AND FLOORS I. STRUCTURAL SYSTEMS CEILING

REP 30: There were limited irregularities and marks at the ceilings that could be touched up and repaired.



G. DOORS (INTERIOR AND EXTERIOR) I. STRUCTURAL SYSTEMS DOORS

REP 31: Some of the screws at the exterior door thresholds were loose and need to be properly installed.



G. DOORS (INTERIOR AND EXTERIOR) I. STRUCTURAL SYSTEMS DOORS

REP 32: Some of the doorstops were missing and some were broken. They need to be replaced.

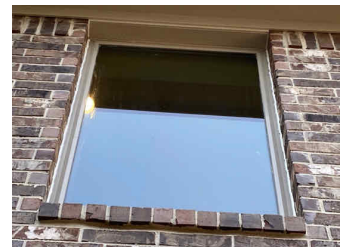


REP 33: The doors had some damages and irregularities that could be repaired.



H. WINDOWS I. STRUCTURAL SYSTEMS WINDOWS

REP 34: There were gaps around the windows and window trim that need to be sealed, to reduce chances of rainwater entry.





REP 35: Some of the window screens were not installed correctly. They need to be properly installed.



REP 36: Flashing was not visible above some of the windows or window trim, which should be installed if it is not present.



REP 37: Some of the window drain openings plastic flaps were missing and need to be replaced.



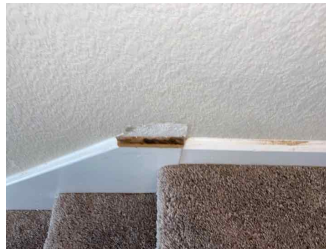
H. WINDOWS I. STRUCTURAL SYSTEMS WINDOWS

REP 38: The windowsills had some marks and irregularities, and need to be sanded, caulked and repainted.



I. STAIRWAYS (INTERIOR AND EXTERIOR) I. STRUCTURAL SYSTEMS STAIRS

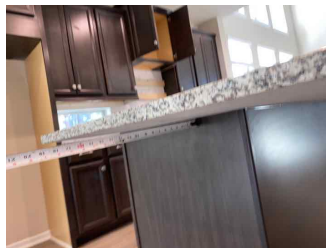
REP 39: The stairway trim parts had some irregularities that need to be repaired.



L. OTHER I. STRUCTURAL SYSTEMS CABINETS

REP 40: The counters did not have sufficient support at some locations, such as under the breakfast bar. Supports should be present within 10 inches of the countertop edge every 2 feet for 3/4" counters, and 3 feet for 1 1/4" counters. This should be evaluated and repaired by a qualified contractor.

Granite countertop not observed with supports where the overhang is 10 inches or more. (No sub-top plywood under the granite or legs, brackets, corbels, or columns.) [ref: IRC R102.4; Marble Institute of America; Residential Stone Countertop Installation Manual; Spans and Cantilevers. In designs where part of the countertop is spanning between supports, the length of the span shall be limited to 2'- 0" (600 mm) for 3/4" (20 mm) stone thicknesses and 3'- 0" (900 mm) for 1- 1/4" (30 mm) stone thicknesses. In designs where the countertop is cantilevered or overhanging the supports, the cantilever shall be limited to 6" (150 mm) for 3/4" (20 mm) thick countertops and 10" (250 mm) for 1-1/4" (30 mm) countertops, but in no case may the cantilevered portion represent more than 1/3 of the width of the countertop. Cantilevered countertops exceeding these dimensions will require corbelled supports beneath the stone. The exposed underside of cantilevered portions of countertops will be sawn or otherwise unfinished surfaces. Note: Fragile stones may require corbelled supports for cantilevers that are less than those specified.[ref: IRC R102.4; Marble Institute of America; Residential Stone Countertop Installation Manual; Dimension Stone Design Manual]



REP 41: The counters and backsplashes had limited gaps and irregularities and need repairs.

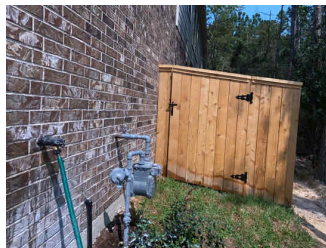
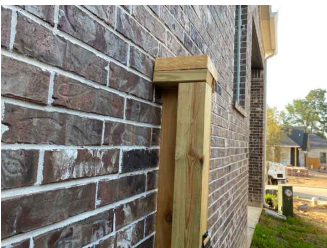


REP 42: The cabinets had some marks and irregularities and need repairs.



L. OTHER I. STRUCTURAL SYSTEMS OTHER

REP 43: The fence was in contact with the exterior walls. It should be trimmed back, to reduce chances of pest infestation.



SAFT 44: It appeared that limited organic growth or mold may be present that can be treated and cleaned up as is found in many homes. Further evaluation and repairs are recommended.



REP 45: The right gate did not readily latch. It needs to be adjusted and repaired.



A. SERVICE ENTRANCE AND PANELS II. ELECTRICAL SYSTEMS ELECTRIC LOCATIONS METER & MAIN

REP 46: The main breaker at the yard area by the side of the front porch was not readily accessible and was found to be stuck shut. This needs to be repaired. Further evaluation and repairs should be performed by a qualified, licensed electrician.

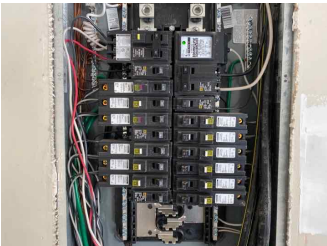


SAFT 47: The main breaker panel was installed close to the soil. This could be a risk such as if moisture and rainwater enter. We recommend it be raised at least 8 inches.



A. SERVICE ENTRANCE AND PANELS II. ELECTRICAL SYSTEMS GENERAL COMMENT

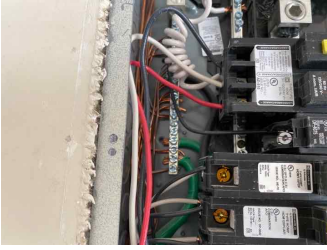
SAFT 48: A white wire was connected to one of the breakers. It should be marked at either end with black electrical tape, to indicate it is carrying a positive current.



REP 49: The breaker panel had some markings but was not clearly marked to show what each breaker protects. It should be marked by an electrician.



50: There were instances of more than one ground wire secured at the ground buss bar. This could be repaired as a precaution, to reduce chances of loose ground connections.



B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES II. ELECTRICAL SYSTEMS ELECTRICAL RECEPTACLES



51: There were gaps at some of the electrical receptacles between the receptacle covers and the walls. This is a safety risk that should be repaired.



52: Some of the electrical receptacles were installed out of plumb. We recommend they need adjusted by an electrician.



B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES II. ELECTRICAL SYSTEMS ELECTRICAL LIGHTS / FAN



53: Some of the light fixtures were installed out of level. They need to be adjusted.



A. HEATING EQUIPMENT III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS VENTING/COMBUSTION VENT

SAFT 54: The heating system vent was installed too close to a combustible material. We recommend that approved clearance of at least 1" inch be provided.

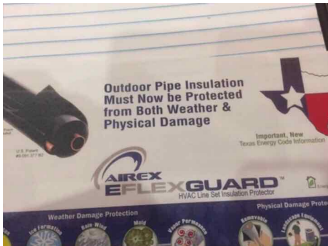


B. COOLING EQUIPMENT III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS GENERAL COMMENT

MONI 55: The air conditioner equipment was evaluated at the readily visible and accessible areas and checked for temperature changes of at least 15-20°F between supply and return vents but was not dismantled or tested such as for coolant levels and coolant leakage. We recommend a qualified HVAC contractor evaluate and check the air conditioner equipment before completing the purchase.

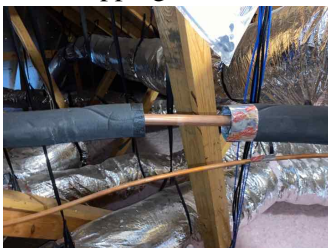
B. COOLING EQUIPMENT III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS EQUIPMENT CONDENSING UNIT

REP 56: The air-conditioner condenser unit coolant line insulation did not have a weatherproof protective sleeve, which should be installed.



B. COOLING EQUIPMENT III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS EQUIPMENT EVAPORATOR COIL

REP 57: There were gaps at the air-conditioner coolant line insulation that need to be repaired, to prevent moisture from dripping from it.



REP 58: The air-conditioner secondary condensation drain pan did not have a float cutoff switch, which could be installed to reduce chances of water damage in the building.



C. DUCT SYSTEMS, CHASES, AND VENTS III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS HEATING EQUIPMENT DUCTS

MONI 59: The ducts and HVAC units have been in use since they were installed and should be treated and cleaned soon. Ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation that is present at most homes.

REP 60: Some of the ducts were in contact with each other, which could lead to condensation formation and organic growth development. It is recommended that the ducts be separated with insulation where they are close to and in contact with each other.



A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES IV. PLUMBING SYSTEM GENERAL COMMENTS

MONI 61: Concealed and buried water lines, joints, and parts were present on the property that could not be readily viewed or evaluated. Further investigation, such as hydrostatic testing is recommended and could be performed by a licensed plumber.

REP 62: The water meter was under water and could not be readily observed.

B. DRAINS, WASTES, AND VENTS IV. PLUMBING SYSTEM DRAIN/WASTE/VENT DRAIN LINES

MONI 63: Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

B. DRAINS, WASTES, AND VENTS IV. PLUMBING SYSTEM DRAIN/WASTE/VENT SINKS AND TUBS

REP 64: The upstairs guest bathtub had surface damages and needs to be treated and repaired, to reduce chances of it rusting out.



C. WATER HEATING EQUIPMENT IV. PLUMBING SYSTEM BASIC INFORMATION

IMPR 65: Output: Minimal for a building of this size

C. WATER HEATING EQUIPMENT IV. PLUMBING SYSTEM GENERAL COMMENT

REP 66: The water heater drain pan did not have a warning or shut down device which is recommended to reduce chances of water damage in the building.



E. OTHER IV. PLUMBING SYSTEM PLUMBING GAS SUPPLY

REP 67: A protective sleeve or wrap was not present where the main gas supply line passed through the exterior wall, which should be present to protect the gas line.



DEFF 68: Some of the gas supply line parts had rusted and may soon leak. They need to be repaired or replaced.



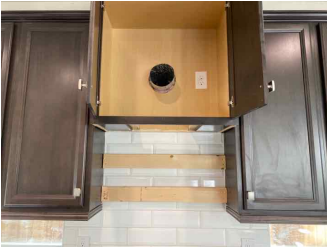
A. DISHWASHERS V. APPLIANCES DISHWASHER

REP 69: The dishwasher was not present.



C. RANGE HOOD EXHAUST SYSTEMS V. APPLIANCES VENTILATION

REP 70: A range hood was not present.



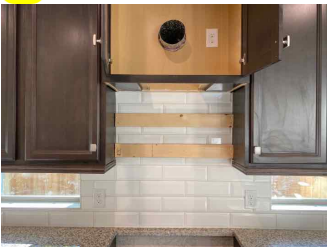
D. RANGES, COOKTOPS, AND OVENS V. APPLIANCES OVEN

REP 71: There was not an oven and stove present.



E. MICROWAVE OVENS V. APPLIANCES MICROWAVE

REP 72: A microwave was not present.



H. DRYER EXHAUST SYSTEMS V. APPLIANCES DRYER VENT

SAFT 73: The dryer vent had accumulated junk and debris. It should be cleaned as a safety precaution.

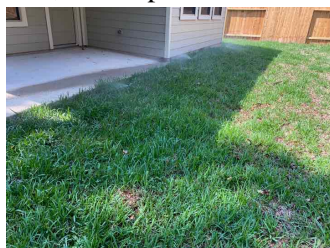
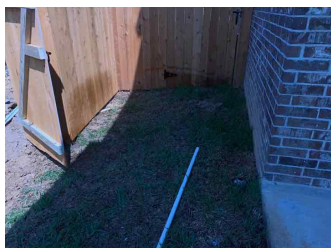


H. DRYER EXHAUST SYSTEMS V. APPLIANCES WASHER/DRYER

MONI 74: The dryer hookup is intended for a 240 volt electric unit only.

A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS VI. OPTIONAL SYSTEMS EXTERIOR PLUMBING

REP 75: The sprinkler system over sprayed onto the fences, flatwork, and the building. Adjustments are needed to reduce chances of moisture damage, slip hazards, and to prevent wasted water.



REP 76: There was a leak at the sprinkler system at zone one at the front left yard area that needs to be repaired by a licensed irrigation contractor.

