

Home Inspection Report

Prepared for:

Customer's Name

Provided by:

PROPERTY **P**ERFORMANCE **A**SSESSMENTS
Office (817) 559-7477 / Fax (817) 573-0507



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Anywhere, TX 76000

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Property Performance Assessments

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PROPERTY INSPECTION REPORT

Report #: One Year Warran

Prepared For: _____
(Name of Client)

Concerning: TX
(Address of Inspected Property)

By: Steven L Chastain, #8057 05/07/2005
(Name and License Number of Inspector) (Date)

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

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

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

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

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain 62 Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

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

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | R=Not Functioning or In Need Of Repair |
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B. Grading & Drainage

Comments:

- ␣ Improper drainage from foundation
 - Gutters draining too close to the structure
 - Trees/heavy foliage too close to the structure
 - ⋮ Planter(s) adjoining the structure
 - ␣ Dirt slopes towards foundation
 - ␣ Signs of ponding along foundation
- Grading and drainage are not in compliance. Most areas and perimeter are in need of fill dirt to prevent ponding. Additional there are no rain gutters to prevent erosion.
- ␣ Erosion or ponding next to foundation/driveway
 - Plumbing leaks/Hose Bibs/Sprinkler System
 - ⋮ A/C condensation line terminates too close to structure
 - ␣ Inadequate grading clearance to exterior wall surface
 - ␣ Drainage needs to be corrected



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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Type(s): " Composition Shingles Wood Metal Tile Built-up " Other

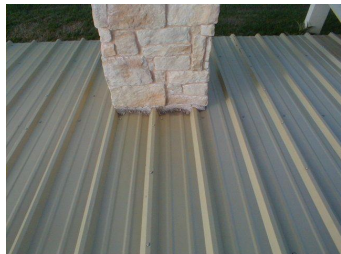
Point of Observation: " Ground Roof level " Edge of Roof " Binoculars

- " Some Damaged and/or missing shingles Brick chimney not properly flashed and counter-flashed
- " Roof decking deflection and/or sagging Skylight covers not secured and/or flashed properly
- " Roofing covering installed over older roof covering Missing rain skirts on metal fireplace or furnace flues
- " Inappropriate roof covering for slope of the roof Roof penetration(s) not properly flashed/sealed
- Trim, soffit, fascia boards are in need of repair Missing/damaged rain caps on furnace/water heater flues
- " Valley flashing in need of repair or replacement Missing/damaged rain caps on metal fireplace flues
- " Leaves/debris in the gutters and downspouts Missing step flashing.
- " Tree branches are too close to the roof structure Roof ventilation system damaged and in need of repair
- " Vent roof jacks missing or improper installation Loose, missing and/or damaged gutters or downspouts
- " The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

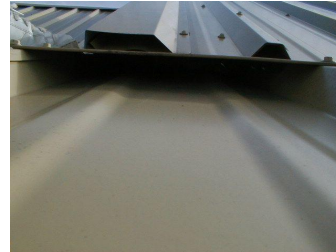
Roof covering missing some fasteners in various locations Stucco missing on roof transition

Flashing missing on roof transition

Chimney appears to flex and move



Some areas of the roof are missing weather stripping between roof metal, causing noise and vermin and insect intrusion.



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D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Point of Observation: " Scuttle Entrance Ⓟ Entered Attic Area " Some areas obstructed by storage
 There are three separate attic areas in this house, neither of is vented. However, because of the unique configuration of this house (metal frame with Styrofoam walls) there might not be a necessity for vents. It is recommended to check with manufacturer.

- Ⓟ Insufficient attic ventilation
- Ⓟ Damaged and/or missing roof sheathing
- Ⓟ Bath/Kitchen vents terminating in attic
- Ⓟ Damaged and/or missing vent screens
- " Inadequate roof support and/or failed members
- Ⓟ Evidence of moisture penetration

Insulation:

Type: " Batts " Blown-in
 Approx. Depth of Insulation: ___ Inches

There is no special separate insulation in this house, as all walls are steel frame and Styrofoam embedded on the inside and outside wall.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

" Signs of Structural Settling " Signs of Water Penetration " Freshly Painted

Exterior Walls

Type(s): " Brick Ⓟ Cement Board Ⓟ Wood " Stone Ⓟ EIFS

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- Vinyl
- Aluminum
- Stucco
- Asbestos

The exterior walls are Styrofoam with a facade covering of EIFS. No evidence of water intrusion.

- Fascia/trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking/sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in several areas
- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- One or more areas were obstructed by foliage and/or other items

Exterior trim is water damaged at garage door thresholds, trim attached to pillers and west side of garage facia bards showing water damage

Interior Steps, Railings, Stairways and Balconies

- Hand railing is loose/missing at one or more locations
- Vertical railing spacing is greater than 4"
- Hand railing is not terminated properly
- Improper dimensions of stair raisers
- Hand railing not at proper height
- Improper dimensions of stair treads

Interior looks fine with no evidence of repairs or damage.

F. Ceilings and Floors

Comments:

- Ceiling cracks in some areas
- Water stains on ceiling
- Signs of structural settling
- Floor cracks in some areas
- Water stains on floor
- Freshly painted

Ceilings show no sign of water intrusion or evidence of repair or damage.

The majority of the floor covering is Laminate. Three bathrooms are marble tile. Some tiles show cracks due to poor installing.

G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors at: _____
- Doors do not latch properly at: Master bathroom door misaligned and does not seat correctly.
- Doors are loose at the hinges at _____
- Doors rub, stick or hit at frames at: _____
- Closet doors slide poorly or are off of their rails at: _____
- Doorknobs are in need or repair at: _____

Exterior Doors

- Sliding glass door slides poorly or improperly installed at: _____
- Sliding glass door does not latch/lock properly at: _____
- Sliding screen door is missing/damaged at: _____
- Safety glass not present at: _____

Doors sealed poorly at: all six exterior doors all show signs of misalignment.

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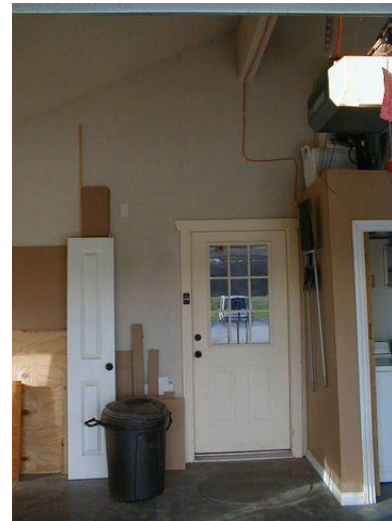


- .. **Doors do not latch properly at: all exterior doors**
- Doors rub, stick or hit the frames at: _____
- Door locks or doorknobs are in need of repair at: _____
- .. **Deadbolt locks, do not extend to properly lock the doors at: Master bedroom door to patio, at living room door to patio and at both exterior doors of mother in law quarters.**

Garage Doors

Type of Door(s): Metal Wood Fiberglass

- Some fastening hardware loose
- Doors and/or panels are water damaged
- Dedicated plug in for garage door is missing.**
- Door locking hardware is loose and/or missing
- Tension springs are not safely secured
- Connection door from garage to house is not fire rated.**



H. Windows

Comments:

- .. Some windows are difficult to open or close at: _____
- Some glass panes are loose, damaged or missing at: _____
- Some window lift supports are loose, damaged, or missing at: _____
- Some missing and/or damaged screens at: _____
- Some absence of safety glass at: _____
- Windows in sleeping areas are of inadequate size for egress at: _____
- Thermal pain window seals have failed and moisture has penetrated at: _____
- .. Inspection of the windows was limited due to furniture, window covers and/or stored items
- Burglar bars installed are a safety hazard. They do not provide adequate egress (escape) in the event of fire

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.. Storm windows installed are a safety hazard, if they do not provide adequate egress in the event of a fire
 p Observed signs of water intrusion. Condensation accumulation at window stools resulting in paint and wood deterioration. Possible cause is lack of insulation surrounding fenestration.



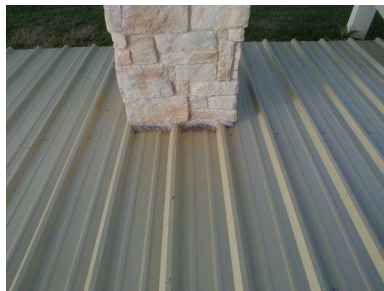
p p

I. Fireplace/Chimney

Comments:

Type of Fireplace: p Factory O Brick/Stone O Free Standing

- O Mantle is loose
- O Starter wand is damaged
- O No gas valve access panel
- O Damper is in need of repair
- p Hairline cracks in the firebox
- O No firebox screen
- p Chimney is not flashed correctly, shows signs of water penetration and is not structurally sturdy.
- .. Firebox hearth inadequate size or damaged
- p Some brick mortar is loose and/or missing. Hearth extension separates from hearth and mortar is breaking off.
- O Creosote build-up in firebox or flue
- O No rain cap and/or spark screen in place
- O Clean-out cover is loose and/or damaged
- .. Improper installation of gas log system



p

J. Porches, Decks and Carports (Attached)

Comments:

- O Vertical railing spacing is greater than 4"
- O Railing is loose or missing at one or more areas
- .. Inadequate structural support members
- .. Some decking fasteners are backing out
- O Some decking boards are loose or damaged
- .. Deck is not properly attached to main structure

Back porch shows some signs of settling- observed cracks in concrete.

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K. Other

Comments:
N/A

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

- Service drop is loose and/or pulling away " Service line is less than 10 feet above the ground

Main Disconnect Panel

Type of Wire: Ⓟ Copper " Aluminum

- Ⓟ Panel(s) are not labeled properly
- " Panel(s) are loose at the wall
- " One or more knockouts are missing
- " Double lugged breakers/fuses
- Ⓟ Incorrect size of breakers/fuses
- Ⓟ A/C condensing unit #1 specifies max amp breaker of 20 and a 30 amp breaker is in use
- Ⓟ Space in front of breaker panel not up to standard(30 inches). Space blocked by A/C.
- Ⓟ breaker manufacturer different to panel manufacturer Ⓟ Rust flakes observed in breaker panel.
- Main sub panel is lacking an approved handle tie on 125 Amp breaker (tied with copper wire.)
- Ⓟ breaker tie not up to standard of manufacturer (tied with copper wire.)



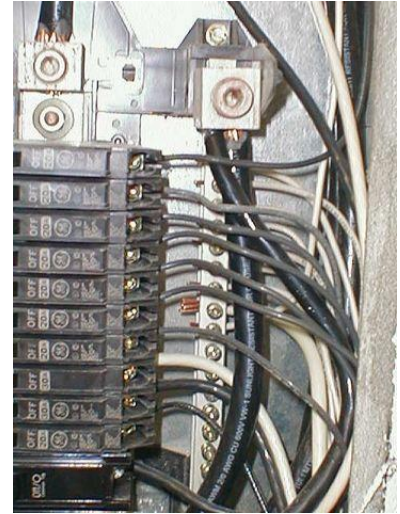
Sub Panels

Type of Wire: Ⓟ Copper " Aluminum

- Ⓟ Panel(s) are not labeled properly
- " Panel cover(s) are loose at the wall
- " Double lugged breakers/fuses in use
- Ⓟ Incorrect size of breakers/fuses
- Ⓟ too crowded (40% space required)
- Ⓟ breaker manufacturer different to panel manufacturer
- Ⓟ Incorrect size wire on breaker/fuse (three different wire sizes on same size of breaker)
- Ⓟ A/C condensing unit #2 specifies max amp breaker of 20 and a 30 amp breaker is in use
- Ⓟ A/C condensing unit #3 specifies max amp breaker of 20 and a 30 amp breaker is in use
- Ⓟ Paint splashes in panel

- Ⓟ Panel(s) installed at improper location (Closet)
- " Inadequate service space for sub panel
- " One or more knockouts missing
- " Grounds and neutrals on same bus bar (typical of older home installations)

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

- One or more junction boxes do not have covers
- Wires lying on the ground under house
- One or more wiring connections are not in junction boxes
- Branch circuits not correctly attached to panel

Outlet and Switches

Ⓟ Improper outlets and/or switches used

Type of Wire: Ⓟ Copper ⋅⋅ Aluminum

improper cover for outside junction box on west side of garage



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Loose/damaged/missing outlets and/or covers attic. Electrical boxes not tied in.



at:

- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- Aluminum wiring connections are missing antioxidant compound
- Concealed connections of aluminum and copper wire was not inspected

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- | | | | | | | | |
|-----------|---|--|---|------------|---|--|---|
| Kitchen: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| Exterior: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A | Garage: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Basement: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A | Wet Bar: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| A/C Unit: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A | Pool/Spa: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |

No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair

GFCI circuit not inspected at: _____

Electrical Fixtures

- Some light fixtures and/or bulbs did not function
- Some light fixture covers are damaged/missing
- Closet light fixture does not have proper clearance
- Ceiling Fans and/or light fixtures wobble or vibrate

Smoke and Fire Alarms

- Alarm(s) are loose at the ceiling/walls
- Alarm(s) did not function - Safety Hazard
- Alarm(s) are not hard-wired or connected. Smoke alarms had to be put in afterwards by owners. As they were put in afterwards, they are not connected with each other and therefore not according to SOP.
- No alarms installed - Safety Hazard
- No alarms installed in each bedroom.
- No alarms in hallways

Other Electrical System Components

Switch in main living room seems to have no connection. Romax cable at entries of attics within 6 feet are not protected. Romax cable is not supported correctly in attics.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: ,

Comments:

- Type of Equipment: Central Gas Electric Heat Pump Wall Heaters
- Floor furnaces in use may be hazardous
 - Inadequate ventilation for combustible air
 - Rust at the burner and/or burner compartment
 - Unit's blower fan and/or motor assembly vibrates
 - No gas cutoff valve and/or improper gas valve
 - Gas is turned off and/or no pilot flame
 - Gas leaks detected at: _____
 - System(s) show signs of being dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional
- Ⓟ Flue is loose or not properly connected to the unit
 - Flue is in contact and/or too close to combustibles
 - Improper clearance between door and unit
 - No shut-off switch located at filter door opening
 - Return air filter needs cleaning and/or replacement
 - Unit not properly grounded to outlet

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B. Cooling Equipment:

Type and Energy Source: ,

Comments:

Type of Equipment: Central Evaporative
 Type and Energy Source : Zoned, Electric

- .. Unit #1 - Supply Air Temp: 59 Return Air Temp: 75 Temp. Differential: 16 Degrees F
- .. Unit #2 - Supply Air Temp: 60 Return Air Temp: 77 Temp. Differential: 17 Degrees F
- .. Unit #3 - Supply Air Temp: 60 Return Air Temp: 79 Temp. Differential: 19 Degrees F
- .. Temperature differential is not within range of 15-20 degrees Fahrenheit)

Ⓟ Freon lines not properly insulated at outside of building. As they are not protected, insulation and line itself are subject to damage



- .. Condenser unit(s) coils dirty
- .. Condenser unit(s) are not level
- .. Condenser coil(s) fins are damaged
- .. Condenser airflow is restricted by foliage
- .. Condenser(s)
- .. Air Handler(s)
- .. In Attic
- .. Unit not properly grounded to outlet
- .. No electrical cut-off within view of condenser unit
- .. Air handler plenum is not properly sealed
- Ⓟ No drain pan and/or drain line under the air handler

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- ⌘ Condenser(s) installed too close to structure < 18 " ** Termination of condensate line is inadequate
- ⌘ No auxiliary drain on attic unit



- ** Condenser pad missing or inadequate height of 3"
- ⌘ Condenser pad washed out and plat form is about to fall off. Condenser units not firmly installed on platform
- ** Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- ** System shows signs of being dirty. Recommend cleaning, servicing and/or further evaluation by a licensed professional

- ⌘ Electric connection at condenser unit is pulling apart and also freon vapor line is laying on ground and is not buried and therefore subject to damage.



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C. Ducts and Vents

Comments:

Type of Ducting: ⌘ Flex Ducting ○ Duct Board ○ Metal Ducting

- ⌘ Ducting is kinked or restricted in one or more places affecting airflow, and not supported properly.
- ** Some ducting moisture barrier is damaged, missing and/or deteriorated
- ** There is no central airflow to the room addition(s) and/or garage conversions



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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Water Source: Public Private **Sewer Type:** Public Private

Sinks

- Ⓞ Leakage around sink(s)
- Ⓞ Hot and Cold water reversed
- Ⓞ No shut-off valves under sink
- Ⓞ Caulking or grout in need of repair
- Ⓞ Faucets have low water pressure
- Ⓞ Loose/damaged faucet handles
- Ⓞ Drains have no visible "P" trap
- Ⓞ Vegetable spray inoperable/leaking
- Ⓞ Drain stop inoperable
- Ⓞ Finish on sink is damaged
- Ⓞ Water hammering noted
- Ⓞ Overflow not working

Ⓟ Noaround waterline after entry through wall underneath basin.



Bathtubs and Showers

- Ⓞ Leakage around tub(s)
- Ⓞ Leakage around shower(s)
- Ⓞ Hot and cold water reversed
- Ⓞ Tile loose and/or missing
- Ⓞ Caulking or grout in need of repair
- Ⓞ Faucets have low water pressure
- Ⓞ Absence of safety glass enclosure
- Ⓞ Loose/damaged faucet handles
- Ⓞ Shower diverter valve not operating
- Ⓞ Drain stop inoperable
- Ⓞ Water hammering noted
- Ⓞ Shower head is leaking
- Ⓞ Improper slope of shower floor
- Ⓞ Enclosure needs to be sealed
- Ⓞ Soap dish missing

Commodes

- Ⓞ Leakage around commodes
- Ⓞ Bowl or tank is cracked/damaged
- Ⓞ Tank lid broken or missing
- Ⓞ Seal leaking between tank & bowl
- Ⓞ Flush mechanism inoperable
- Ⓞ Bowl refill tube is missing
- Ⓞ Loose at floor mounting
- Ⓞ Tank water level is too high
- Ⓞ Flapper valves are faulty

Washing Machine Connections

- Ⓟ Washing machine connected at this time - faucets, drains not tested for proper operation
- Ⓞ Leakage at plumbing connections
- Ⓞ Dryer vented into attic or under house

Exterior Plumbing

Outside Water Pressure: ____ PSI

Ⓟ Exterior hose bibs do not have back-flow prevention. Water Tap on south side is not rigidly connected and in need of stand off pipe.

- Ⓞ Faucet handles are loose, damaged or missing

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.. Leakage at _____

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B. Drains, Wastes, Vents

Comments:

Comments:

This inspection does not include buried sewer/drain lines, nor washer drains. Overflow drain lines at plumbing fixtures are not included as part of this inspection.

Type of visible waste/vent lines: Ⓟ Plastic .. Metal

No water leaks observed on visible drain lines at the time of inspection.

Ⓟ Vents on roof are missing UV protection

Comments:
This inspection does not include buried sewer/drain lines, nor washer drains. Overflow drain lines at plumbing fixtures are not included as part of this inspection.

Type of visible waste/vent lines: Ⓟ Plastic .. Metal

No water leaks observed on visible drain lines at the time of inspection.

Ⓟ Vents on roof are missing UV protection

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Type of visible waste/vent lines: Ⓟ Plastic .. Metal

No water leaks observed on visible drain lines at the time of inspection.

Ⓟ Vents on roof are missing UV protection



Ⓟ vent pipes in attic not correctly supported.



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⌋ vent pipes in attic have 90 degree angle shortly after entering the roof, thus collecting water.

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

Energy Source:

Comments:

Energy Source: " Gas ⌋ Electric

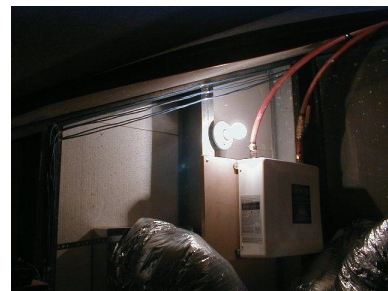
Approx. age: 1 Years

Capacity: _____ Gallons on demand

⌋ Hot water temp. is 104 Degrees Fahrenheit (Water temp above 110 degrees F is a safety hazard)

- " Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- " Unit is located in a Garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- " Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited

⌋ Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic. This is an "on demand" water heating unit. Therefore it generally does not have a drain pan. According to manufacturer installation instructions it should not be installed in an attic. Two units however are installed in an attic.



- " Leakage around unit
- " Leakage around connections
- " Hot and cold water lines reversed
- " Cold water shut-off inoperable and/or missing
- " Gas shut-off valve inoperable and/or wrong type
- " Gas leaks detected around unit
- " Improper gas line materials
- " Flue is loose, damaged or poorly connected
- " Unit is not properly vented for combustion air
- " Flue is in contact or too close to combustibles
- " Unit is not enclosed or protected from damage
- " One or more covers are missing/damaged
- " Mineral deposit noises can be heard in the unit

Water Heater Temperature and Pressure Relief Valve

- " T/P valve has no drain line and/or wrong size
- " T/P valve not installed at designated location
- " Drain line is not plumbed to exterior
- " Drain line runs uphill at some point

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | R=Not Functioning or In Need Of Repair |
|-------------|----|----|---|------------------|----------------|--|
| I | NI | NP | R | Inspection Item | | |

.. Corrosion and/or leakage at connections .. Drain line is threaded at termination point

..

D. Hydro-Therapy Equipment

Comments:

- .. Access panel is inaccessible .. Deficiencies in ports, valves, grates and covers
- .. Leakage around and/or under unit .. Electrical motor not bonded
- .. Unit does not operate .. Vacuum switch does not operate
- .. Lack of ground fault circuit interrupter .. Improper location of unit switch

V. APPLIANCES

.. ..

A. Dishwasher

Comments:

- .. Unit leaking Unit hardwired (should be plug device)
 - .. No anti-siphon loop at the drain line Soap dispenser not functioning properly
 - .. Unit is not properly secured to the cabinet .. Rust present in interior of unit
 - .. Door seal damaged or in need of repair .. Heater does not work for drying
- There are two dishwashers in this dwelling. One is in the mother in law quarters and is functioning as intended. The dishwasher in the main house is not functioning as intended.

.. ..

B. Food Waste Disposer

Comments:

- .. Unit leaking .. Unit hardwired (should be plug device)
 - .. Electrical cord is not properly secured .. Corrosion present on unit
 - .. Splash guard damaged .. Unit drain below P-Trap
- There are two food waste disposers in this house. The one in the main house is functioning as intended, the one in the mother in laws quarters is not functioning as intended.

.. ..

C. Range Hood

Comments:

- .. Filter is dirty/greasy .. Light not functioning
 - .. Vent pipe terminates improperly .. Fan/Motor assembly vibrates and/or is noisy
 - .. Control knobs/switches defective or missing .. Fan and/or blower does not work
- There are two range hoods in this dwelling. Both are circulating vents. Both do not function as intended.

.. ..

D. Ranges/Ovens/Cooktops

Comments:

Range Type: Electric Gas

- .. Control knobs are loose and/or missing .. Gas leaks were detected around unit
- .. Burners do not operate at high and low settings .. Absence of gas shut-off valve or improper location
- .. Inadequate clearance from combustibles .. Improper materials used for gas connections
- Absence of anti-tilt device .. Deficiencies in the operation of the gas flame

Oven(s) Unit #1: Electric Gas Unit #2: Electric Gas

.. Unit # 1 tested at 350 degrees 342 Degrees Variance (max 25 degrees)

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- ** Unit # 2 tested at 350 degrees 343 Degrees Variance (max 25 degrees)
- ** Control knobs are loose and/or missing ** Gas leaks were detected around unit
- ** Unit not securely mounted ** Broiler/heating element does not operate
- ** Deficiencies in door seal / tightness of closure ** Thermostat sensing element not properly supported
- ** Inadequate clearance from combustibles ** Deficiencies in the operation of the gas flame
- ** Deficiencies in operation of timer and thermostat ** Interior light does not function

Ⓟ ** ** **

E. Microwave Cooking Equipment

Comments:

- ** Deficiencies in door seal / tightness of closure ** Does not operate by heating a container of water
- ** Interior light does not function ** Timer does not function

** ** Ⓟ **

F. Trash Compactor

Comments:

- ** Key is missing and/or door does not lock ** Unit not securely mounted
- ** Ram does not operate ** Excessive noise and vibration

Ⓟ ** ** Ⓟ

G. Bathroom Exhaust Fans and/or Heaters

Comments:

- ** Units are loose at ceiling and/or wall ** Heat lamp timer does not work
- ** Unit motors and/or fans are noisy ** Missing covers on unit(s)
- ** Unvented gas wall heaters are considered a fire and safety hazard and are no longer recommended

Ⓟ Missing exhaust vent
 There are three bathrooms in this dwelling. The two bathrooms in the main house do not need vents, as they have openable windows.
 The bathroom in the mother in law quarters has no window and no exhaust vent. In need of repair.

** ** Ⓟ **

H. Whole House Vacuum Systems

Comments:

Ⓟ ** ** Ⓟ

I. Garage Door Operators

Comments:

- ** Auto safety reverse does not work - Safety Hazard ** Switch is installed within reach of children
 - ** Missing safety wire inside door springs ** Switch is loose or too damaged to operate opener
 - ** Electronic sensors not installed at proper heights ** Unit(s) are loose or not properly secured to ceiling
 - ** Electronic sensors do not operate ** No safety quick release rope to disable opener
- Garage door opener is attached by extension cord to non dedicated receptacle and is therefore not up to standards an in need of repair. Owner had to connect with extension cord, as no dedicated receptacle was provided by

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|-------------|----|----|---|------------------|----------------|--|-----------------|
| I | NI | NP | R | | | | |



builder.



.. .. p ..

J. Door Bell and Chimes

Comments:

.. Doorbell did not function

.. Doorbell switch is loose or damaged

p

K. Dryer Vents

Comments:

.. Dryer vent cover is loose, damaged and/or missing

.. Dryer vent is not vented to the exterior wall or roof

.. .. p ..

L. Other Built-in Appliances

Comments:

FYI.

The shower and shower receptacle were fine at the day of inspection. However, long before the inspection, the owner had to take it apart and put it together again, as it was coming apart and water was getting behind the walls. Also screws at the door trails were missing, so that the doors could not slide or close properly.