

Real Estate Inspection Report

Prepared exclusively for:

John & Mary Doe



Office (817) 559-7477 / Fax (817) 573-4136



1234 Any St, Any Town, TX

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ADDITIONAL PROPERTY DETAILS

MLS Listing #:

Inspection is for: Buyer Seller Other

Property Type: Single Family | Townhouse | Condo | Duplex | Commercial

Structure Type: Single Story | Two Story | Mobile Home | Other

Approx Age of Structure: Year Built 1997 | Unknown

Total Square footage: 3252 Sq Ft.

Foundation Type: Slab Pier and Beam

of Bedrooms: 4

of Bathrooms: 3.1

of Kitchens: 1

Occupied: **Vacant :** | **Utilities:** On Off

Inspection Date: 11/19/2006

Inspection Time: 9:00 AM PM

OUTBUILDINGS AND OTHER SYSTEMS:

WDI Inspection

Outbldg. w/o plumbing and HVAC | **Outbldg. w/ plumbing HVAC and electric**

Pool or Spa | **Hot Tub**

Sprinkler System

Well | **Septic**

Dock or Boat Lifts

ADDITIONAL COMMENTS:

Please Note:

Many items detailed in this report as in need of repair are based upon today's TREC requirements.

Thus, at the time this structure was built, some of these noted items were not in effect or considered discrepancies.



REAL ESTATE INSPECTION SERVICES

P.O. Box 844 - Granbury, Texas, 76048
Office (817) 559-7477 Fax (817) 573-4136

PROPERTY INSPECTION REPORT

Report #: SLC20061119-05
Prepared For: John & Mary Doe (Name of Client)
Concerning: 1234 Any St, Any Town, TX 11111 (Address of Inspected Property)
By: Steven L Chastain, #8057 (Name and License Number of Inspector) 11/19/2006 (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.
This report is intended to provide you with information concerning the condition of the property at the time of inspection.
It is recommended that you obtain as much history as is available concerning 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, 91 Outside Temperature
Utilities On: Yes, No Water, No Electricity, No Gas

Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring, Attic Space is Limited or not accessible
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.

- 1. This report is intended to be in compliance with the Standards of Practice adopted by the Texas Real Estate Commission.
2. Any pictures and/or additional information that has been provided with this report is intended to be part of the report and should be kept for further reference.
3. PPA recommends that a professionally licensed contractors complete all repairs listed in this report prior to closing.
4. If you have any problems or concerns regarding this inspection or the report, please contact PPA at (817) 559-7477 as soon as possible.

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

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

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

I. STRUCTURAL SYSTEMS

Ⓟ " " "

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

*Comments (An opinion on performance is mandatory.):
It is not always possible on a visual inspection to indicate whether or not movement and/or displacement of a foundation has occurred. If you are interested in obtaining this type of information, or exacting measurements of any movement or displacement that may be present, PPA recommends that you consult with a structural engineer. It is beyond the scope of this inspection to make any claims or guarantees about the possibility of future structural movement/displacement or past structural repairs.*

Foundation Type: Ⓟ Slab on Grade " Pier and Beam " Basement
Type of Inspection: Ⓟ Visual Only, by Home Inspector " Engineer's Evaluation
Signs of Structural Movement or Settling: " Yes Ⓟ No
Additional Comments:

Performance Opinion:
Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures/foundations, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure/foundation at the time of the inspection. Future performance of the structure/foundation cannot be predicted or warranted.*

Ⓟ **The foundation appears to be performing the function intended at time of inspection.**
 " Structural movement and/or settling noted, however, the foundation is supporting the structure at time of inspection.
 " Signs of structural movement noted, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture control must be maintained due to the types of expansive soils in this area. Drainage must be directed away from all sides of the foundation with graded slope or other drainage means. In many cases, floor coverings and/or stored articles prevent recognition of signs of settlement or cracking in all but the most severe cases. It is important to note that this inspection was not a structural engineering survey nor was any specialized testing done of any sub-floor, slab or plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, the client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective action, if any, should be considered in order to correct and/or stop any future structural movement.*

Ⓟ " " Ⓟ

B. Grading & Drainage

*Comments:
It is advisable to maintain at least two to four inches of clearance between the ground and the brick ledge of a slab foundation and at least six inches from the ground to any wood siding. This provides protection from insect and water intrusion within the interior of the exterior facades and the structure. Proper drainage is critical to the future performance of the structure/foundation. If for any reason water is found standing near the foundation for an extended period of time, (more than 24 hours) the drainage should be corrected.*

Proper drainage around foundation: Ⓟ Yes " No " Front " Rear " Left " Right
Soils near foundation overly dry during time of inspection. " Yes Ⓟ No

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Grading and drainage appear to function properly at time of inspection.
Additional Comments:

It is advisable to maintain at least 6 inches of clearance between the exterior walls and any vegetation. This provides protection from insect intrusion and damage from plant growth.

Proper Clearance from Vegetation: Yes No Front Rear Left Right



Proper Clearance from Soil Level: Yes No Front Rear Left Right



Planter(s) adjoining the structure: Yes No Front Rear Left Right

Additional Comments:

Trees/heavy foliage too close to the structure.

Inadequate grading clearance to exterior wall surface.

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

Comments:

Type(s): Composition Wood Metal Tile/Slate Built Up/Flat Other

General Overall Condition: Good Average Ageing Old

Approximate Age of Roof: Years Unknown

Observed From: Roof Level Ground Level Edge of Roof Binoculars

Tree Limbs within 3 Feet: Yes No

Roof covering functioned properly at time of inspection.

Additional Comments:

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Tree Limbs at Back right corner should be trimmed.



These Shingles at the right side of house need to be sealed so as not to have water or vermin intrusion.

Rain Gutters/Downspouts Installed: Yes No Some

Rain Gutters/Downspouts need installed or repaired: Front Back Left Right

Rain gutters appear to function properly at time of inspection.

Additional Comments:

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

Comments:

Attic Accessibility: Full Partial Hatch Only No Access

Insulation Type: Batts Blown-In Approximate Depth of Insulation: Inches

Roof structures and components functioned properly at time of inspection.

Additional Comments:

E. Walls (Interior and Exterior)

Comments:

This inspection will not attempted to determine the condition of the interior wall framing or other areas of the structure that are not readily accessible. It is possible to find wood rot, insect damage or structural issues inside a wall if it is opened for the purpose of repairs or remodeling. Thus, the inspection can not determine nor report the condition of items that can not be seen or inspected.

Type of Wall Structure: Wood Framed Metal Framed Concrete Block Other

Type of Exterior Veneer: Brick/Stone Wood/Composite Siding Stucco Other

Interior Walls:

No issues noticed on Interior walls and wood trim other than what is considered to be typical and normal wear at time of inspection.

Additional Comments:

Exterior Walls

No issues noticed on Exterior walls and wood trim other than what is considered to be typical and normal wear at time of inspection.

Additional Comments:

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⌋ The fascia board at front is cracked.



⌋ Fascia/trim boards are slightly water damaged at front right corner of dwelling.

Interior Steps, Railings, Stairways and Balconies

⌋ N/A

⌋ **No issues noticed on interior steps, railings, stairways and balconies at time of inspection.**

Additional Comments:

Exterior Steps, Railings, Stairways and Balconies

⌋ N/A

⌋ **No issues noticed on exterior steps, railings, stairways and balconies at time of inspection.**

Additional Comments:

⌋ **Vertical railing spacing is greater than 4" on balcony.**

⌋ ⌋ ⌋ ⌋

F. Ceilings and Floors

Comments:

Floor(s):

Type of Floor Construction: ⌋ Concrete ⌋ Wood

⌋ **No issues with floors observed other than what is considered to be typical and normal wear at time of inspection.**

Additional Comments:

Ceiling(s):

Type of Ceiling Construction: ⌋ Drywall ⌋ Acoustic ⌋ Tile ⌋ Other

⌋ **No issues with ceilings observed other than what is considered to be typical and normal wear at time of inspection.**

Additional Comments:

⌋ ⌋ ⌋ ⌋

G. Doors (Interior and Exterior)

Comments:

It is common in the course of climatic changes that some doors may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structural related issues.

Interior Door(s):

⌋ **All interior doors and locking devices functioned properly at time of inspection.**

Additional Comments:

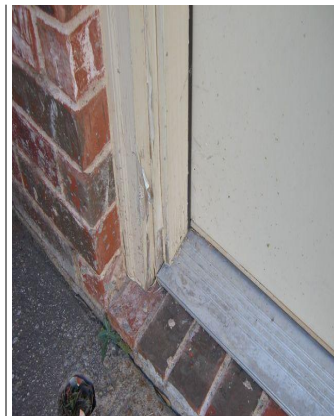
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⌋ Wood damage at closet door in upstairs bedroom.

Exterior Door(s):

⌋ **All exterior doors and locking devices functioned properly at time of inspection.**
Additional Comments:



FYI- Door Frame leading to garage from outside needs to be repainted.

Storm Door(s) Present: ⋄ Yes ⌋ No

⋄ **All storm doors and locking devices functioned properly at time of inspection.**
Additional Comments:

Garage Door(s):

⋄ N/A

⋄ **All Garage doors and locking devices functioned properly at time of inspection.**
Additional Comments:

**Fire Rated Door:
Automatic Door Closure**

⌋ Door check not installed at door leading to garage per TREC guidelines

Overhead Door(s): ⌋ Y
⋄ No

Type of overhead door(s): ⌋ Metal ⋄ Wood ⋄ Fiberglass

⌋ **All garage doors and locking devices functioned properly at time of inspection.**
Additional Comments:

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H. Windows

Comments:

It is important to understand that the seals in thermal pane windows can deteriorate without having visible signs of condensation built up internally. In some instances, an inspection may not be able to determine this condition, particularly if the windows are dirty, or if it is raining during the inspection. Thermal expansion and contraction of the structure can cause thermal pane seals to fail at any time. Replacement from time to time should be expected.

Type of Glazing: Single Pane Thermal Pane

All windows and locking devices functioned properly at time of inspection.

Additional Comments:

Storm Windows Present: Yes No

All storm windows and locking devices functioned properly at time of inspection.

Additional Comments:

I. Fireplace/Chimney

Comments:

Interior (inaccessible) areas of flue are not included as part of this inspection.

Number of unit(s): 1

Type of Fireplace(s): Metal Insert/Prefab Masonry Free Standing

Type of Chimney(s): Metal Insert/Prefab Masonry

Fireplace and chimney appears to be properly installed and vented at time of inspection.

Additional Comments:

J. Porches, Decks and Carports (Attached)

Comments:

Porch(s):

N/A

Porches appears to be properly installed and supported at time of inspection.

Additional Comments:

Deck(s):

N/A

Decks appears to be properly installed and supported at time of inspection.

Additional Comments:

Carport(s):

N/A

Carport appears to be properly installed and supported at time of inspection.

Additional Comments:

K. Other

Comments:

Other Structural Components:

N/A

Other structural components functioned as intended at time of inspection.

Additional Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Load calculations are not performed as part of this inspection

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I	NI	NP	R				

Main Disconnect Panel:

Service on at time of inspection: Yes No

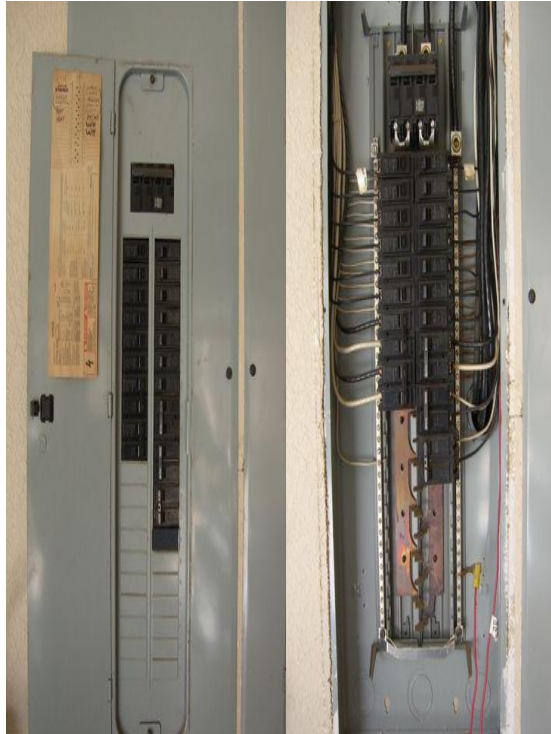
Main Disconnect Present: Yes No 200 Amp Service

Location of Main Panel: Garage Service Voltage: 240 120

Type of wiring: Copper Aluminum

No issues observed in Main Panel - main disconnect present and proper wire to breaker sizes were observed at time of inspection.

Additional Comments:



FYI-Nicely wired and clean installation of main panel

Sub-Panel:

Main Disconnect Present: Yes No 200 Amp Service

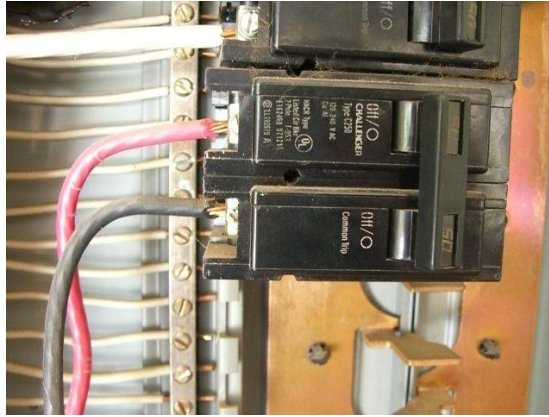
Location of Sub Panel: Garage Service Voltage: 240 120

Type of wiring: Copper Aluminum

No issues observed in sub panel - sub panel disconnect present and proper wire to breaker sizes were observed at time of inspection.

Additional Comments:

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⌋ Wrong size wire on breaker. The photo shows a 50 amp breaker being used for wire that is rated for 30 amp. The breaker is labeled to Boat dock.

⌋ One or more knockouts are missing.



⌋ These wires should have wire caps installed per TREC guidelines

⌋ " " ⌋

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

Comments:

Only accessible components of the electrical system are inspected.

Connected Devices:

Type of Wire: ⌋ Copper " Aluminum

⌋ **All accessible electrical outlets functioned properly at time of inspection.**

Additional Comments:

Any GFCI protection missing at any of the following locations is considered a recognized safety hazard and is in need of repair.

Ground Fault Circuit Interrupt (GFCI) Safety Protection:

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Kitchen	..	Yes	..	No	Exterior	<input checked="" type="checkbox"/>	Yes	..	No
Bathroom	..	Yes	..	No	Jet Tub	<input checked="" type="checkbox"/>	Yes	..	No
Garage	<input checked="" type="checkbox"/>	Yes	..	No	Pool/Spa	..	Yes	..	No
Wet Bar	..	Yes	..	No	Basement	..	Yes	..	No

All GFCI circuits functioned properly at time of inspection.

Additional Comments:

Arc Fault Circuit Interrupt (AFCI) Safety Protection:

.. AFCI Circuits Installed: .. Ye No (This is a new requirement from the 2004 IRC codes)

All AFCI circuits functioned properly at time of inspection.

Additional Comments:

Electrical Fixture(s):

All electrical fixtures functioned properly at time of inspection.

Additional Comments:



Some light fixture covers are missing in upstairs closet and need to be installed per TREC guidelines.

Smoke Detector(s):

Smoke Detectors Present: Yes .. No

Hard Wired: Yes .. No

Location(s): Hallways and some Bedrooms

All smoke detectors functioned properly at time of inspection.

Additional Comments:

Some smoke alarms missing in some sleeping areas and should be installed per TREC guidelines

Other Electrical System Component(s):

All other electrical systems/components functioned properly at time of inspection.

Additional Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

.. ..

A. Heating Equipment

Type and Energy Source: Central, Heat Pump

Comments:

Inspection of corrosion / damage at the enclosed heat exchanger of the heating system is not included as part of this non-invasive visual inspection.

Energy Source and Type:

Number of Unit(s): 2

.. Conventional / Forced Air Heat Pump

Electric Gas

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Heat Exchanger Fully Accessible: Yes No
 Type of Gas Line Connection: N/A Stainless Steel Copper Coated Flex Metal
 Gas Shut off Valve : N/A Yes No
 Heating equipment appears to function correctly and be properly installed and vented at time of inspection.
Additional Comments:

B. Cooling Equipment:

Type and Energy Source: Central, Electric
Comments:
 Inspection of corrosion / damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection.

The cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees F° at time of inspection. Operation at or below 60 degrees could cause damage to the unit(s).

Type:

Number of Unit(s): 2 Location: Condenser-left of House Evaporators- Attic air handler
 Conventional / Forced Air Heat Pump Evaporator Window Unit
Service Disconnect Present: Yes No

Condenser 1 specifies max amp breaker of 30 , and a 30 amp is used. Location: Garage
 Condenser 2 specifies max amp breaker of 60 , and a 30 amp is used. Location: Garage

Unit(s) Performance:

Unit #1 Supply Air Temp. 73 Return Air Temp. 57 Temp. Differential is 16 Degrees F°.
 Unit #2 Supply Air Temp. 73 Return Air Temp. 55 Temp. Differential is 18 Degrees F°.
 Temp. differential is not within range of 15-22 degrees F° of unit(s):

Vapor lines improperly insulated at Condenser(s) Evaporator(s) Attic of Unit #

System shows signs of being dirty at unit # Recommend Cleaning

Air conditioning equipment appears to function correctly and be properly installed at time of inspection.
Additional Comments:

Location and Size of Filter(s): - FYI

Location: Attic Air Handler Size: 25X21X7
 Location: Attic Air Handler Size: 17X28X7

C. Ducts and Vents

Comments:
Type of Ducting: Flex ducting Duct Board Metal Ducting
 Ducting and vents appear to be functioning and routed properly at time of inspection.
Additional Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:
 Inaccessible plumbing lines and fixtures are not included in this inspection. Operation of shutoff valve(s) are not included in this inspection.

Water Supply:

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I	NI	NP	R				

Water Service on at time of inspection: Yes No
 Location of Main Water Shut-off Valve: Near Street Near Alley Other
Water Source: Public Private **Sewer Type:** Public Private
Type of Visible Supply Line: Copper PVC Iron Other
Water Pressure: 70 PSI (minimum water pressure should be at 40 PSI or above.)
 Water supply functioned as intended with no visible signs of leaking at time of inspection.
Additional Comments:

Kitchen Sink(s):
 Kitchen Sink(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

Bathroom Lavatory(s):
 Bathroom lavatory(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

Bathtub(s) and Shower(s):
 Bathtub/Shower(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:
 Shower diverter valve does not operate properly at downstairs bath and upstairs bath. Cause-is calcium buildup.

Commode(s):
 Commode(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

Utility Sink(s):
 N/A
 Utility sink(s) and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

Washing Machine Connections
 N/A
 Washing machine connected at time of inspection- faucets, drains not tested for proper operation
 Washing machine plumbing and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

Exterior Plumbing
 N/A
 Exterior plumbing and fixtures functioned as intended with no visual signs of leaking at time of inspection.
Additional Comments:

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- Some exterior hose bibs do not have back-flow prevention as per TREC guidelines.
- Some exterior hose bibs need washer installed.

B. Drains, Wastes, Vents

Comments:

This inspection does not include buried sewer/drain lines. Overflow drain lines at plumbing fixtures are not included in this inspection. Inaccessible drain lines, waste lines and vents are not inspected.

Type of Visible Waste / Vent pipes: Plastic Metal

Drain, waste and vent pipes appear to function as intended with no visual signs of leaking at time of the inspection.

Additional Comments:

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

Energy Source:

Comments:

Proper maintenance of a water heater includes flushing the unit out at least once a year. Unless otherwise disclosed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.

Number of Units: Two

Energy Source: Electric Gas On Demand

Unit 1

Approx. Age: _____ Years Unknown **Capacity:** 50 Gallons **Location:** Utility Room

Type of Gas Line Connection: N/A Stainless Steel Copper Coated Flex Metal

Gas Shutoff Valve: N/A Yes No

Water Shutoff Valve: Yes No

Hot side Insulated: Yes No

Hot Water Temp is: 124 **Degrees F°** (Water temp above 110 degrees F is a safety hazard.)

Water Heater(s) appear to function as intended with no visual signs of water leaks and be proper venting is in place at time of inspection.

Additional Comments:

Water Heater Temperature and Pressure Relief Valve

Testing of the T&P Valve is not included with this inspection.

Unit 1:T&P valve installed: Yes No **Properly Routed and Term:** Yes No

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I	NI	NP	R				

⌋ T&P valve(s) appear to function as intended with no visual signs of water leaks and be proper routing at time of inspection.

Additional Comments:

Unit 2

Approx. Age: Years ⌋ Unknown **Capacity:** 50 Gallons **Location:** Attic
Type of Gas Line Connection: ⌋ N/A ⌋ Stainless Steel ⌋ Copper ⌋ Coated Flex Metal
Gas Shutoff Valve: ⌋ N/A ⌋ Yes ⌋ No
Water Shutoff Valve: ⌋ Yes ⌋ No
Hot side Insulated: ⌋ Yes ⌋ No

Hot Water Temp is: 119 **Degrees F°** (Water temp above 110 degrees F is a safety hazard.)

⌋ Water Heater(s) appear to function as intended with no visual signs of water leaks and be proper venting is in place at time of inspection.

Additional Comments:

Water Heater Temperature and Pressure Relief Valve

Testing of the T&P Valve is not included with this inspection.

Unit 1:T&P valve installed: ⌋ Yes ⌋ No Properly Routed and Term: ⌋ Yes ⌋ No

⌋ T&P valve(s) appear to function as intended with no visual signs of water leaks and be proper routing at time of inspection.

Additional Comments:



⌋ T&P Drain line runs uphill at some point at water heater located in attic.

⌋ ⌋ ⌋

D. Hydro-Therapy Equipment

Comments:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Serious health risk have been directly linked to bacterial growth in distribution lines of tub equipment. I recommend that you consult with the manufacturer of the equipment for additional maintenance and cleaning instructions prior to use. Typically, adding a 1/4 cup of bleach solution to a full tub and running the pump motor for 5 minutes, draining the tub, fill with clean water, run pump motor for additional 5 minutes and drain--repeat clean water flush should sanitize the supply and pump lines properly. - FYI

GFCI Protection Present: ⌋ Yes ⌋ No

Access Panel Present: ⌋ Yes ⌋ No

⌋ Hydro-Therapy equipment functioned as intended with no visual signs of leaking at time of inspection.

Additional Comments:

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⌒ No access panel to Jacuzzi pump motor per TREC guidelines.
FYI-GFCI circuit is located in master closet.

V. APPLIANCES

⌒ " " "

A. Dishwasher

Comments:

⌒ **Dishwasher(s) functioned as intended with no visible signs of leaking at time of inspection.**

Additional Comments:

⌒ " " ⌒

B. Food Waste Disposer

Comments:

" **Waste disposer(s) functioned as intended with no visible signs of leaking at time of inspection.**

Additional Comments:



⌒ Rubber splash shield damaged or missing.

⌒ " " "

C. Range Hood

Comments:

Type of Range Hood: ⌒ Vented " Ventless " Jenn-Air

⌒ **Range hood(s) functioned as intended and are vented correctly at time of inspection.**

Additional Comments:

⌒ " " "

D. Ranges/Ovens/Cooktops

Comments:

Range(s):

Range(s) Type: " Gas " Electric

Number of Units: None

Type of Gas Line Connection: " N/A " Stainless Steel " Copper " Coated Flex Metal

Gas Shut off Valve: " N/A " Yes " No

" **Range(s) and components functioned as intended at time of inspection.**

Additional Comments:

Oven(s):

Oven(s) Type " Gas ⌒ Electric

Number of Units: One

Type of Gas Line Connection: ⌒ N/A ⌒ Stainless Steel " Copper " Coated Flex Metal

Gas Shut off Valve: ⌒ N/A ⌒ Yes " No

Unit # 1 tested at 350 degrees 345 variance 5 Degrees (variance max 25⁰)

Unit # 2 tested at 350 degrees variance Degrees (variance max 25⁰)

⌒ **Oven(s) and components functioned as intended at time of inspection.**

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I	NI	NP	R				

Additional Comments:

Cooktop(s):

.. N/A

Cooktop(s) Type Gas .. Electric

Number of Units: One

Type of Gas Line Connection: .. N/A Stainless Steel .. Copper .. Coated Flex Metal

Gas Shut off Valve: .. N/A Yes .. No

Cooktop(s) and components functioned as intended at time of inspection.

Additional Comments:

Electronic pilot lights do not operate on back left burner.

..

E. Microwave Cooking Equipment

Comments:

Microwave(s) and components functioned as intended at time of inspection.

Additional Comments:

..

F. Trash Compactor

Comments:

.. **Trash compactor(s) and components functioned as intended at time of inspection.**

Additional Comments:

.. ..

G. Bathroom Exhaust Fans and/or Heaters

Comments:

.. **Bathroom exhaust fans/heater(s) and components functioned as intended at time of inspection.**

Terminate outside: Yes .. No

Additional Comments:



Bathroom vents terminate into attic spaces-common.

..

H. Whole House Vacuum Systems

Comments:

.. **Whole house vacuum system(s) and components functioned as intended at time of inspection.**

Additional Comments:

..

I. Garage Door Operators

Comments:

Garage door opener(s) and components functioned as intended at time of inspection.

Electronic sensors installed: Yes .. No

Additional Comments:

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

- J. Door Bell and Chimes**
Comments:
 Door bell(s) and components functioned as intended at time of inspection.
Additional Comments:

- K. Dryer Vents**
Comments:
 Dryer vent(s) and components functioned as intended at time of inspection.
Terminate Outside: Yes No
Additional Comments:

- L. Other Built-in Appliances**
Comments:
Kitchen Gas Grill(s):
 N/A
 Kitchen gas grill(s) and components functioned as intended at time of inspection.
Additional Comments:

Gas Light(s):
 N/A
 Gas light(s) and components functioned as intended at time of inspection.
Additional Comments:

Intercom(s):
 N/A
 Intercom(s) and components functioned as intended at time of inspection.
Additional Comments:

Refrigerator(s):
 N/A
 Refrigerator(s) and components functioned as intended at time of inspection.
Additional Comments:

VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers**
Comments:
Sprinkler System(s) is operated in manual mode only from control box

There are 6 zones tied to the system - all zones activated during test Yes No
 Location: **Garage**
 Back-flow Prevention Devices Present: Yes No
 Lawn Sprinkler(s) functioned as intended with no visible signs of defects at time of inspection.
Additional Comments:

- B. Outbuildings**
Comments:
Barn(s):
 N/A
 Barn(s) appear to be functioning properly at the time of inspection.
Additional Comments:

Work Shop(s)
 N/A

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

.. **Work shop(s) appear to be functioning properly at the time of inspection.**
Additional Comments:

Other Building(s):

.. N/A

Ⓟ **Other building(s) appear to be functioning properly at the time of inspection.**
Additional Comments:

Ⓟ

C. Gas Lines

Comments:

Main Shut-Off: Ⓟ Yes .. No Location: Left side

Ⓟ **Gas lines(s) appear to be functioning properly with no visible leaks at time of inspection.**

Additional Comments:

.. Ⓟ ..

D. Security Systems

Comments:

.. **Security systems(s) appear to function properly at the time of inspection.**

Additional Comments:

INSPECTION REPORT SUMMARY

THE FOLLOWING ITEMS ARE IN NEED OF REPAIR PER TREC GUIDELINES:

Items marked in **red** pose a safety hazardous and *need* to be repaired or installed.

Items marked in **blue** *should* be addressed.

Items marked in black are for *your* information.

STRUCTURAL SYSTEMS

- .. Trees/heavy foliage too close to the structure.
- .. Inadequate grading clearance to exterior wall surface.
- .. Tree Limbs at Back right corner should be trimmed.
- .. These Shingles at the right side of house need to be sealed so as not to have water or vermin intrusion.
- .. The fascia board at front is cracked.
- .. Fascia/trim boards are slightly water damaged at front right corner of dwelling.
- .. **Vertical railing spacing is greater than 4" on balcony.**
- .. Wood damage at closet door in upstairs bedroom.
- .. Door check not installed at door leading to garage per TREC guidelines.
- FYI- Door Frame leading to garage from outside needs to be repainted.

ELECTRICAL SYSTEMS

- .. **Wrong size wire on breaker. The photo shows a 50 amp breaker being used for wire that is rated for 30 amp. The breaker is labeled to Boat dock.**
- .. **One or more knockouts are missing on sub panel.**
- .. **Some wires in sub-panel should have wire caps installed per TREC guidelines.**
- .. **Some light fixture covers are missing in upstairs closet and need to be installed per TREC guidelines.**
- .. **Some smoke alarms missing in some sleeping areas and should be installed per TREC guidelines.**

HVAC SYSTEMS

None

PLUMBING SYSTEMS

- .. Shower diverter valve does not operate properly at downstairs bath and upstairs bath. Cause-is calcium buildup.
- .. Some exterior hose bibs do not have back-flow prevention as per TREC guidelines.
- .. Some exterior hose bibs need washer installed.
- .. T&P Drain line runs uphill at some point at water heater located in attic.
- .. No access panel to Jaquzzi pump motor per TREC guidelines.

APPLIANCES

- .. Electronic pilot lights do not operate on back left burner.
- .. Rubber splash shield damaged or missing.
- .. Bathroom vents terminate into attic spaces-common.

OPTIONAL SYSTEMS

None

WDI REPORT

WDI Inspection revealed no pest infestation. WDI inspection reported clear.