Property Inspection Report

Lubbock Inspections Home Inspection

Inspector: Kim Christensen
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1234 Any Street, Lubbock, TX 79416

Inspection prepared for: Client

Date of Inspection: 9/6/2017 Time: 10:00 am to 1:15 pm

Age of Home: 1979 (LCAD) Size: 2331 s.f. (LCAD)

Weather: sunny, upper 70's to low 90's

Single family home, occupied, home faces the east.

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LUBBOCK INSPECTIONS

HOME INSPECTION

PROPERTY INSPECTION REPORT

Prepared For: Client
(Name of Client)

Concerning: 1234 Any Street, Lubbock TX, 79416
(Address or Other Identification of Inspected Property)

By: Kim H Christensen, License #20358 9/6/2017
(Name and License Number of Inspector) (Date)

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

Introduction

Thank you for allowing Lubbock Inspections to prepare this property inspection report for you. Your inspector, Kim Christensen, has compiled this report based on his findings. Kim is a Professional Real Estate Inspector licensed by the Texas Real Estate Commission (TREC) and he is a member of

TAREI, the Texas Association of Real Estate Inspectors. He is also an ASHI Certified Inspector and member of the Lone Star Chapter of ASHI. ASHI (The American Society of Home Inspectors) is the oldest and most respected industry association in the country. This inspection conforms to the Standards of Practice set forth by TREC and ASHI. Thank you again for choosing Lubbock Inspections. We serve Lubbock and the entire South Plains.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D
X			X

A. Foundations

COMMENTS:
Note: Read this, the main portion of the report, for detailed information including deficiencies, photos, building materials, and illustrations. To see only the deficiencies, without all of the clutter, be sure to check out the Summary section at the end of the report. Less significant deficiencies will be listed in black and more significant deficiencies, in the opinion of the inspector, will be listed in red and labeled **High Priority Item**. This makes it easy to find the key problems.
Note: All locations in this report that mention left or right are viewed from the front of the house unless otherwise noted or report says lefthand or righthand (i.e. lefthand sink), in which case it means as viewed from the front of the item.
Note: The definitions for any words in this report that are highlighted in yellow can be found in the glossary near the end of the report, just before the summary section. If you are reading this report on a desktop computer you may be able to place your computer cursor over the highlighted word and have the definition pop up.
Type of Foundation(s): Concrete slab.
Opinion of Foundation Performance: Foundation appears to be performing as intended.

SCOPE OF INSPECTION:
Please be aware that general home inspectors, including myself, don't normally do, and aren't required to do destructive testing (tearing holes in walls or other objects), nor moving furnishings or belongings to look for deficiencies. If this inspection lists water stains, water damage, possible fungal growth, etc. on walls, ceilings, or at other locations, the possibility exists that there may be further hidden damage. We recommend that any areas that were inaccessible and not inspected be made accessible, and that you have them inspected by a professional prior to expiration of the inspection contingency period; hidden damage may exist. This report contains the inspector's opinions and observations made on the day of the inspection only, and is prepared for the client named on the front page. Any other parties who may subsequently view the report should not rely on it as an indication of the future condition of this property.
We may occasionally include drawings and illustrations with a finding. We include these to help you better understand the finding and recommendation. You should not use these drawings and illustrations as instructions for how to repair any deficiency. A qualified contractor should design and install all repairs and replacements based on local conditions, regulations, and manufacturer's instructions.
For full details on limitations, exclusions and disclaimers regarding this report, please refer to the inspection agreement.

DEFICIENCIES:

A.1. Minor crack(s) at brick/ mortar at a few locations.
A.2. Minor spalling (flaking off or crumbling) of concrete grade beam is present at

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one or more locations including rear exterior wall.
*A.3. **High Priority Item** Rebar is visible in foundation wall at left exterior wall. Repairs are recommended to prevent rusting of the rebar.*

***High Priority Item** Rebar is visible in foundation wall at left exterior wall. Repairs are recommended to prevent rusting of the rebar.*

X				**B. Grading and Drainage**

COMMENTS:

X			X	**C. Roof Covering Materials**

COMMENTS:
Type of Roof Covering: Asphalt composition shingles.
Viewed From: Roof.
Deficiencies in roof covering materials will be noted where observed, however this inspection does not try to determine the estimated remaining life of the roof or the insurability of the roof. We recommend that you contact your insurance carrier to determine insurability before expiration of the option period.

DEFICIENCIES:

C.1. Exposed nail head(s) present at roof. You may want to have the nail heads sealed to help prevent rusting and minor leaks.
*C.2. ** High Priority Item ** Major damage to the roof covering is present at right rear side of roof. The tree branches have been trimmed back and are no longer damaging the roof covering, but repairs are needed at the previously damaged areas.*

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*** High Priority Item ** Major damage to the roof covering is present at right rear side of roof. The tree branches have been trimmed back and are no longer damaging the roof covering, but repairs are needed at the previously damaged areas.*

X			X	**D. Roof Structures and Attics**

COMMENTS:
Viewed From: On ladder at attic access point- no walkway in attic.
Approximate Average Depth of Insulation: 10" to 12" blown fiberglass.
The attic access is located at garage.
Roof Structure: Rafters.
Attic Ventilation Method(s): Soffit vent(s) and through roof powered vent(s).

DEFICIENCIES:

D.1. Small area(s) of the attic floor have no insulation present at front attic.

X			X	**E. Walls (Interior and Exterior)**

COMMENTS:
Exterior Wall Siding: Brick and wood.
Wall Structure: Wood framing.

DEFICIENCIES:

E.1. Minor crack(s) present in interior wall at one or more locations including den.
E.2. Minor damage is present at interior wall at one or more locations including garage.
E.3. Medium size hole(s) are present in interior wall(s) at water heater closet.
E.4. Rust is present at steel lintel support(s) above window, door, or other openings at one or more locations. Repair and painting are recommended to prevent further rusting and possible cracked brick mortar.

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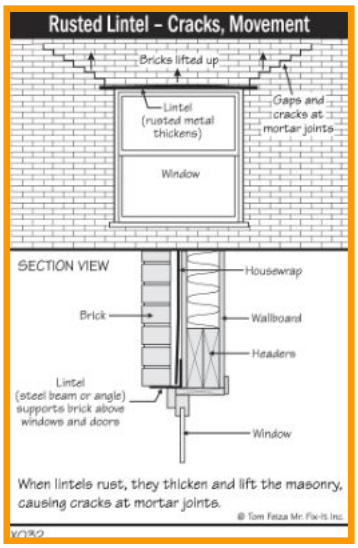

Rust is present at steel lintel support(s) above window, door, or other openings at one or more locations. Repair and painting are recommended to prevent further rusting and possible cracked brick mortar.

X			X	**F. Ceilings and Floors**

COMMENTS:
Ceiling Structure: Joists.
Floor Structure: Concrete slab.

DEFICIENCIES:

F.1. Minor water stains on ceiling at water heater closet. This may be from a recent or old leak. We recommend monitoring this area for possible leaks and repairs, however no moisture appeared to be present at the time of the inspection.

X			X	**G. Doors (Interior and Exterior)**

COMMENTS:

DEFICIENCIES:

G.1. The door at one or more locations including front bedroom is sticking or dragging.
G.2. Minor damaged or deteriorated bottom of trim at garage door.

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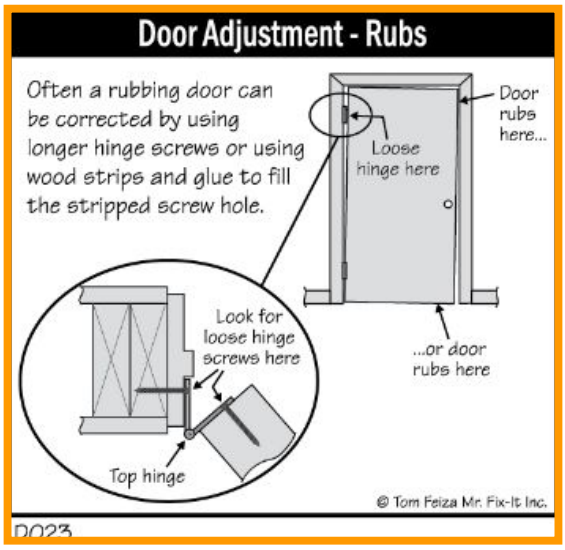

X | | | X **H. Windows**

COMMENTS:
Type of Windows: Multi-pane windows.

SCOPE OF INSPECTION:
One window per room will be operated if it is accessible, however storm windows are not operated.

DEFICIENCIES:

H.1. Minor damaged or deficient lock(s) at master bedroom.

X | | | | **I. Stairways (Interior and Exterior)**

COMMENTS:

X | | | | **J. Fireplaces and Chimneys**

COMMENTS:
Type of Fireplace/ Fuel Burning Appliance: Metal.

X | | | | **K. Porches, Balconies, Decks and Carports**

COMMENTS:

X | | | X **L. Roof Drainage Systems and Flashings**

COMMENTS:

DEFICIENCIES:

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L.1. Small gap(s) present in flashing at roof/ vertical wall joint(s) at left side of roof.

X				**M. Eaves, Soffits and Fascias**

COMMENTS:

X			X	**N. Walkways and Driveways**

COMMENTS:

DEFICIENCIES:

N.1. Trip hazard exists at right side yard. Tree stump(s) are present.
N.2. Small to medium cracks are present at driveway, sidewalk, garage and/ or patio/ porch.

X			X	**O. Cabinets and Countertops**

COMMENTS:

DEFICIENCIES:

O.1. Cabinet door(s) not latching or not staying shut at one or more locations.
O.2. Sticking cabinet drawer(s) at one or more locations.
O.3. Loose cabinet door hinge(s) at one or more locations.

	X			**P. Other**

COMMENTS:

II. ELECTRICAL SYSTEMS

X			X	**A. Service Entrance and Panels**

COMMENTS:
Amperage Rating of Service: 100 amps.
Location of Main Disconnect: Garage interior wall (1 breaker must be shut off to disconnect all power to the house).

DEFICIENCIES:

A.1. Double taps (two or more wires connected to one lug) are present at the neutral wires at main service panel box. There is a slight chance that this could cause a poor connection which could potentially overheat. This is a very common

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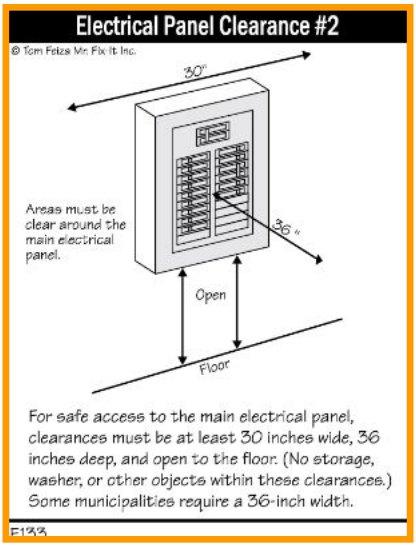
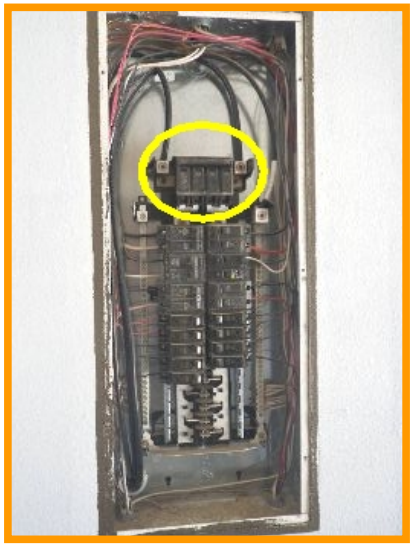
condition in many homes.
A.2. Inadequate clearance at front and/ or sides of main service panel box.





Picture of the main panel box with covers removed. Tripping off the main circuit breaker (circled) should shut off all electrical power to the house.

X			X	**B. Branch Circuits, Connected Devices and Fixtures**

COMMENTS:
Type of Wiring: Copper.
Predominant Branch Circuit Wiring Method: Non-metallic sheathed cable.

SCOPE OF INSPECTION:
The absence of smoke and carbon monoxide (CO) alarms is reported, however smoke and CO alarms are not tested. The absence of ground-fault circuit interrupters (gfci's) is reported, but gfci's are only tested at outlets that have a re-set button.

DEFICIENCIES:

B.1. Ground fault circuit interrupters are not present in all currently required areas. (GFCI's are now required on 120 volt, 15 & 20 amp outlets at kitchen countertops and at dishwasher and garbage disposer, laundry room, garage, outdoors and crawl space, unfinished basement, and within 6' of all sinks, bathtubs and showers).
B.2. Smoke alarms are not present in all required locations. (They are required in each bedroom, in a common hall outside of bedrooms, on each additional story including basements, but excluding crawl space and uninhabitable attics. In a split level home, only one is required on the upper level of the split if the split is less than one full story and there's no intervening door). We recommend the use of "photoelectric" smoke alarms (not "ionization") because, in most cases, they will give an earlier warning, (sometimes much earlier), and are less prone to false alarms.

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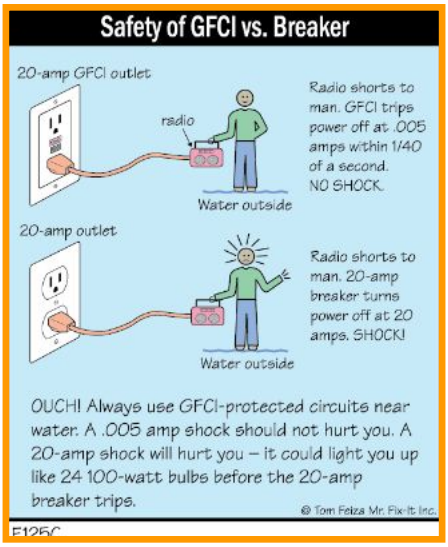
B.3. Missing switch, receptacle outlet and/ or junction box cover plate(s) at one or more locations.
B.4. Light fixture(s) are not working at dining room. Likely causes for this are burned out light bulb(s), problems with the fixture(s) or possibly no electrical power reaching the fixture(s).
B.5. Inoperative receptacle outlet(s) at front bedroom.
B.6. Exposed wiring subject to damage is present at kitchen cabinets above microwave. If you think that this wiring could be damaged you may want to consider relocating or protecting the wiring.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
X			X	**A. Heating Equipment**

COMMENTS:
Type of Systems: Central forced air medium efficiency furnace.
Energy Sources: Natural gas.
Main Heating Unit Info: Location: Garage closet, Age: 1994, Thermostat Location: Hall, Temperature Gain: 8* to 37*.

DEFICIENCIES:

A.1. Older heater. You may want to start budgeting for it's replacement.

I	NI	NP	D	
X			X	**B. Cooling Equipment**

COMMENTS:
Type of Systems: Central refrigerated air conditioning (electric).
Main Cooling Unit Info: Location: Garage closet, Age: 1994, Size: 4 1/2 tons, Temperature Drop: 12* to 19*. Location of air filter(s): Behind bottom door of indoor blower unit. Outside Unit Info: Age: 2005, Size: 4 1/2 tons.

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Air conditioning filters should be changed at least every 3 months. We recommend the use of thicker, higher quality air filters (not the kind that you can easily see through) because they will keep your heating/ cooling system cleaner and help keep it from losing efficiency. In the long run, this will save you money.

DEFICIENCIES:

B.1. The indoor air conditioner is an older system. You may want to start budgeting for it's replacement.
B.2. Missing insulation on outdoor refrigerant line(s).
B.3. Dirty air filter(s).

X			X	**C. Duct System, Chases, and Vents**

COMMENTS:

DEFICIENCIES:

*C.1. ** High Priority Item ** The air flow and the change in temperature was poor at the register(s) at master bedroom and at office. Likely causes for this are ducts that are damaged, stopped up, disconnected or undersized. You may want to consider further examination by a Heating and Cooling specialist.*
*C.2. ** High Priority Item ** Supply ducts are leaking air at middle part of attic. Repairs are needed.*

*** High Priority Item ** Supply ducts are leaking air at middle part of attic. Repairs are needed.*

IV. PLUMBING SYSTEMS

X			X	**A. Plumbing Supply, Distribution Systems and Fixtures**

COMMENTS:

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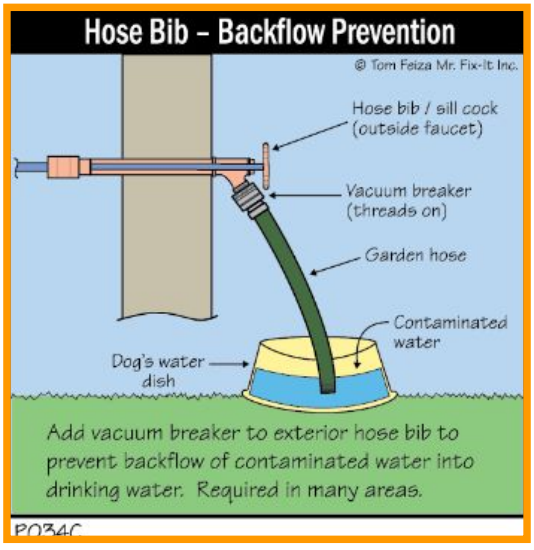
Location of Water Meter: Alley.
Location of Main Water Supply Valve: Unable to locate a main water shut off valve. Water meter can be used as the main water shut off.
Static Water Pressure Reading: 75 psi. (The preferred range is from 40 to 80 psi).
Visible Water Supply Pipe Materials: Copper.

SCOPE OF INSPECTION:
Concealed pipes and concealed leaks that are not currently producing visible symptoms can't be identified or evaluated. Bathtub and shower enclosures in particular are often high leakage and high maintenance areas. Testing for leaks in these areas is conducted, but cannot always replicate the same conditions as would be found when someone is actually showering or bathing. If a leak is present, it will often, but not always, be located.

DEFICIENCIES:

A.1. No backflow prevention device is present at exterior hose bib(s) at one or more locations. There is a slight chance under certain conditions that contaminated water could be pulled into the household water supply (drinking water). This is a very common condition in many older homes. Repairs could be considered. Note: Another method to avoid backflow and contamination is to not leave hoses hooked up to any hose bibs and to make sure that all hose bibs are located above soil level.
A.2. Water is leaking at base of sink faucet handle(s) at one or more locations including master bathroom.
A.3. Shower head diverter is not completely closing at master bathroom. This allows some of the water to run out the faucet instead of out the shower head or vice/ versa. Repair or replacement could be considered.



Water pressure reading.

X			X	**B. Drains, Wastes, and Vents**

COMMENTS:
Visible Drain Materials: Pvc plastic.

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DEFICIENCIES:

B.1. Sink or bathtub mechanical stoppers are deficient or missing at one or more locations.

X			X	**C. Water Heating Equipment**

COMMENTS:
Energy Sources: Natural gas.
Water Heater Info: Capacity: 50 gallons, Location: Garage closet, Type: Tank, Age: 2012.

SCOPE OF INSPECTION:
The absence of temperature and pressure relief (tpr) valves at water heaters is reported, however tpr valves are not manually tested.

DEFICIENCIES:

C.1. No drip pan is present under water heater. An alarm can be purchased that will sit near the water heater and will sound an alarm if it detects water leaking from the water heater.

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

COMMENTS:

X				**E. Fuel Storage and/ or Distribution Systems**

COMMENTS:
Type of Fuel System: Natural gas.
Location of Natural Gas Meter: Alley.
Location of Main Fuel Shut Off Valve: At natural gas meter.

	X			**F. Other**

COMMENTS:

V. APPLIANCES

X			X	**A. Dishwashers**

COMMENTS:
Appliances (including dishwashers, microwave ovens and washers and dryers) that are not built-in are not normally tested.

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DEFICIENCIES:

A.1. Minor rust is present at dishrack(s).
*A.2. ** High Priority Item ** Water is leaking at air gap cap. Repairs are needed.*

X				**B. Food Waste Disposers**

COMMENTS:

X				**C. Range Hood and Exhaust Systems**

COMMENTS:
Type of System: Recirculating

X			X	**D. Ranges, Cooktops and Ovens**

COMMENTS:
Measured Oven Temperature (set at 350*): 343*

DEFICIENCIES:

D.1. Oven needs cleaning.

X				**E. Microwave Ovens**

COMMENTS:

X			X	**F. Mechanical Exhaust Vents and Bathroom Heaters**

COMMENTS:

DEFICIENCIES:

F.1. Inoperative bathroom vent fan at one or more locations including front bathroom.

X			X	**G. Garage Door Operators**

COMMENTS:

SCOPE OF INSPECTION:
Garage door opener(s) with sensors are not checked to see if they reverse with an obstruction because of the possibility of damaging the door. However, they are checked to see if they reverse when the beam is blocked.

DEFICIENCIES:

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G.1. Garage door opener light bulb(s) are missing or not working.
*G.2. ** High Priority Item ** Garage door opener pulley is damaged and this has allowed the opener chain cable to come loose. Repairs will be needed before this opener can be used.*

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X				**H. Dryer Exhaust Systems**

COMMENTS:

	X			**I. Other**

COMMENTS:

VI. OPTIONAL SYSTEMS

X			X	**A. Landscape Irrigation (Sprinkler) Systems**

COMMENTS:
Type of Sprinkler System: Automatic.
Location of Sprinkler Control Box: Garage interior wall.
Location of Sprinkler Main Water Shut Off Valve: Alley.
Sprinkler station/ zone 1 waters front yard.
Sprinkler station/ zone 2 waters left side yard.
Sprinkler station/ zone 3 waters back yard.
Sprinkler station/ zone 4 waters right side yard.
Sprinkler station/ zone 5 waters front flower bed(s).

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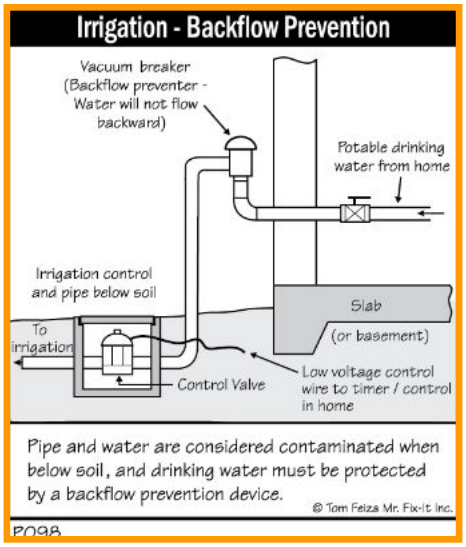
DEFICIENCIES:

A.1. Unable to locate backflow preventers. Current best practices require the use of these items.
A.2. Unable to locate freeze and rain sensors. Current best practices require the use of these items.
*A.3. ** High Priority Item ** Damaged sprinkler drip lines are allowing geysers of water to shoot up at front flower bed on station/ zone 5. Repairs are needed.*



*** High Priority Item ** Damaged sprinkler drip lines are allowing geysers of water to shoot up at front flower bed on station/ zone 5. Repairs are needed.*

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

COMMENTS:

	X			**C. Outbuildings**

COMMENTS:

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

COMMENTS:

	X			**E. Private Sewage Disposal (Septic) Systems**

COMMENTS:

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

I	NI	NP	D	
☐	X	☐	☐	**F. Water Coliform Test**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**G. Water Quality Test**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**H. Water Leak Test**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**I. Natural Gas Leak Test**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**J. Fence**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**K. Security Alarm**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**L. Outdoor Cooking Equipment**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**M. Whole-House Vacuum Systems**

COMMENTS:

I	NI	NP	D	
☐	X	☐	☐	**N. Other Items**

COMMENTS:

Glossary

Term	Definition
Air Gap	An air gap prevents contaminated water from getting into drinking water or plumbing fixtures. At sinks and bathtubs, the faucet spout or hand held spout must be at least 1" above the rim of the sink or tub. This is the air gap. In dishwashers, a small object at the rim of the kitchen sink creates the air gap. Nowadays a high arch of the dishwasher drain line in the cabinet below the kitchen sink (called a high loop) has replaced the air gap, but serves the same function.
Backflow preventer	aka- vacuum breaker or check valve. A device, typically placed at hose bibs, sprinkler systems, toilet fill valves and bidets, that prevents water from being siphoned backward into the drinking water supply. This prevents contamination in cases where the drinking water supply loses pressure and begins to try to pull contaminated water into the system.
Concrete grade beam	The portion of the concrete footing that is visible at soil level. It is the top of the concrete footing.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers and neutral bars do not support double tapping, although some manufacturers, such as Cutler Hammer and Square D, make hardware specially designed for this purpose. Double taps increase the chance that the conductors could come loose, which can cause overheating and an increased risk of fire.
GFCI	A GFCI (ground fault circuit interrupter) is a special receptacle outlet or circuit breaker that helps protect people from receiving an electric shock. It works by de-energizing the circuit if it detects that electric current is flowing where not intended.
PVC	PVC (polyvinyl chloride) is the material used in the manufacture of white plastic pipe, typically used for water drain lines. This pipe is the modern type of drainage plumbing pipe and has been in use in most houses since the late 1970's. It is also approved for use as cold water supply piping and as an electrical conduit.
Soffit	The underside of the roof eave.
TPR Valve	Temperature and pressure relief valve. TPR valves are safety devices that are required on all water heating equipment. If the water heater thermostat malfunctions and fails to shut off the source of the heat, the water heater could have a continuous rise in temperature and pressure and the super-heated water could cause the water heater to explode with enormous force. TPR valves help prevent this to keep people safe.

Report Summary

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STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	*A.1. Minor crack(s) at brick/ mortar at a few locations.* *A.2. Minor spalling (flaking off or crumbling) of concrete grade beam is present at one or more locations including rear exterior wall.* *A.3. **High Priority Item** Rebar is visible in foundation wall at left exterior wall. Repairs are recommended to prevent rusting of the rebar.*
Page 5 Item: C	Roof Covering Materials	*C.1. Exposed nail head(s) present at roof. You may want to have the nail heads sealed to help prevent rusting and minor leaks.* *C.2. ** High Priority Item ** Major damage to the roof covering is present at right rear side of roof. The tree branches have been trimmed back and are no longer damaging the roof covering, but repairs are needed at the previously damaged areas.*
Page 6 Item: D	Roof Structures and Attics	*D.1. Small area(s) of the attic floor have no insulation present at front attic.*
Page 6 Item: E	Walls (Interior and Exterior)	*E.1. Minor crack(s) present in interior wall at one or more locations including den.* *E.2. Minor damage is present at interior wall at one or more locations including garage.* *E.3. Medium size hole(s) are present in interior wall(s) at water heater closet.* *E.4. Rust is present at steel lintel support(s) above window, door, or other openings at one or more locations. Repair and painting are recommended to prevent further rusting and possible cracked brick mortar.*
Page 7 Item: F	Ceilings and Floors	*F.1. Minor water stains on ceiling at water heater closet. This may be from a recent or old leak. We recommend monitoring this area for possible leaks and repairs, however no moisture appeared to be present at the time of the inspection.*
Page 7 Item: G	Doors (Interior and Exterior)	*G.1. The door at one or more locations including front bedroom is sticking or dragging.* *G.2. Minor damaged or deteriorated bottom of trim at garage door.*
Page 8 Item: H	Windows	*H.1. Minor damaged or deficient lock(s) at master bedroom.*
Page 9 Item: L	Roof Drainage Systems and Flashings	*L.1. Small gap(s) present in flashing at roof/ vertical wall joint(s) at left side of roof.*
Page 9 Item: N	Walkways and Driveways	*N.1. Trip hazard exists at right side yard. Tree stump(s) are present.* *N.2. Small to medium cracks are present at driveway, sidewalk, garage and/ or patio/ porch.*

Page 9 Item: O	Cabinets and Countertops	*O.1. Cabinet door(s) not latching or not staying shut at one or more locations.* *O.2. Sticking cabinet drawer(s) at one or more locations.* *O.3. Loose cabinet door hinge(s) at one or more locations.*
ELECTRICAL SYSTEMS		
Page 10 Item: A	Service Entrance and Panels	*A.1. Double taps (two or more wires connected to one lug) are present at the neutral wires at main service panel box. There is a slight chance that this could cause a poor connection which could potentially overheat. This is a very common condition in many homes.* *A.2. Inadequate clearance at front and/ or sides of main service panel box.*
Page 11 Item: B	Branch Circuits, Connected Devices and Fixtures	*B.1. Ground fault circuit interrupters are not present in all currently required areas. (GFCI's are now required on 120 volt, 15 & 20 amp outlets at kitchen countertops and at dishwasher and garbage disposer, laundry room, garage, outdoors and crawl space, unfinished basement, and within 6' of all sinks, bathtubs and showers).* *B.2. Smoke alarms are not present in all required locations. (They are required in each bedroom, in a common hall outside of bedrooms, on each additional story including basements, but excluding crawl space and uninhabitable attics. In a split level home, only one is required on the upper level of the split if the split is less than one full story and there's no intervening door). We recommend the use of "photoelectric" smoke alarms (not "ionization") because, in most cases, they will give an earlier warning, (sometimes much earlier), and are less prone to false alarms.* *B.3. Missing switch, receptacle outlet and/ or junction box cover plate(s) at one or more locations.* *B.4. Light fixture(s) are not working at dining room. Likely causes for this are burned out light bulb(s), problems with the fixture(s) or possibly no electrical power reaching the fixture(s).* *B.5. Inoperative receptacle outlet(s) at front bedroom.* *B.6. Exposed wiring subject to damage is present at kitchen cabinets above microwave. If you think that this wiring could be damaged you may want to consider relocating or protecting the wiring.*
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 11 Item: A	Heating Equipment	*A.1. Older heater. You may want to start budgeting for it's replacement.*
Page 12 Item: B	Cooling Equipment	*B.1. The indoor air conditioner is an older system. You may want to start budgeting for it's replacement.* *B.2. Missing insulation on outdoor refrigerant line(s).* *B.3. Dirty air filter(s).*
Page 12 Item: C	Duct System, Chases, and Vents	*C.1. ** High Priority Item ** The air flow and the change in temperature was poor at the register(s) at master bedroom and at office. Likely causes for this are ducts that are damaged, stopped up, disconnected or undersized. You may want to consider further examination by a Heating and Cooling specialist.* *C.2. ** High Priority Item ** Supply ducts are leaking air at middle part of attic. Repairs are needed.*

PLUMBING SYSTEMS		
Page 13 Item: A	Plumbing Supply, Distribution Systems and Fixtures	*A.1. No backflow prevention device is present at exterior hose bib(s) at one or more locations. There is a slight chance under certain conditions that contaminated water could be pulled into the household water supply (drinking water). This is a very common condition in many older homes. Repairs could be considered. Note: Another method to avoid backflow and contamination is to not leave hoses hooked up to any hose bibs and to make sure that all hose bibs are located above soil level.* *A.2. Water is leaking at base of sink faucet handle(s) at one or more locations including master bathroom.* *A.3. Shower head diverter is not completely closing at master bathroom. This allows some of the water to run out the faucet instead of out the shower head or vice/ versa. Repair or replacement could be considered.*
Page 14 Item: B	Drains, Wastes, and Vents	*B.1. Sink or bathtub mechanical stoppers are deficient or missing at one or more locations.*
Page 14 Item: C	Water Heating Equipment	*C.1. No drip pan is present under water heater. An alarm can be purchased that will sit near the water heater and will sound an alarm if it detects water leaking from the water heater.*
APPLIANCES		
Page 15 Item: A	Dishwashers	*A.1. Minor rust is present at dishrack(s).* *A.2. ** High Priority Item ** Water is leaking at air gap cap. Repairs are needed.*
Page 15 Item: D	Ranges, Cooktops and Ovens	*D.1. Oven needs cleaning.*
Page 15 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	*F.1. Inoperative bathroom vent fan at one or more locations including front bathroom.*
Page 16 Item: G	Garage Door Operators	*G.1. Garage door opener light bulb(s) are missing or not working.* *G.2. ** High Priority Item ** Garage door opener pulley is damaged and this has allowed the opener chain cable to come loose. Repairs will be needed before this opener can be used.*
OPTIONAL SYSTEMS		
Page 17 Item: A	Landscape Irrigation (Sprinkler) Systems	*A.1. Unable to locate backflow preventers. Current best practices require the use of these items.* *A.2. Unable to locate freeze and rain sensors. Current best practices require the use of these items.* *A.3. ** High Priority Item ** Damaged sprinkler drip lines are allowing geysers of water to shoot up at front flower bed on station/ zone 5. Repairs are needed.*