Texstar Inspections LLC
1506 Frio Lane Garland TX 75040
(214) 500-6771

www.TexstarInspections.com

This Professional Inspection Report Has Been Prepared Exclusively For:

John Doe
1234 STREET DRIVE CITY, STATE 12345

Inspector: Brian Keith Moxley #10448

PROPERTY INSPECTION REPORT

Texstar Inspections LLC

1506 Frio Lane Garland TX 75040

(214) 500-6771

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Prepared For: JOHN DOE (800) 555-1234 john@doe.com
(Name of Client)

Concerning: **1234 STREET DR City, State 12345**
(Address or Other Identification of Inspected Property)

By: Brian Keith Moxley #10448 Jan 1, 2010
(Name and License Number of Inspector (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 ACTION, 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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Real Estate Office: KELLER WILLIAMS ROCKWALL **Selling Agent: Jane Agent**

Cost of inspection services: ~~$xxx 00~~ paid at: Inspection HOME NOT OCCUPIED SOME FURNITURE AND PERSONAL ITEMS ARE PRESENT AND COULD LIMIT THE SCOPE OF THE INSPECTION
2 PLUMBERS ARRIVED ONSIGHT @10AM AND LEFT @10:30am AFTER REPAIRS WERE COMPLETE.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

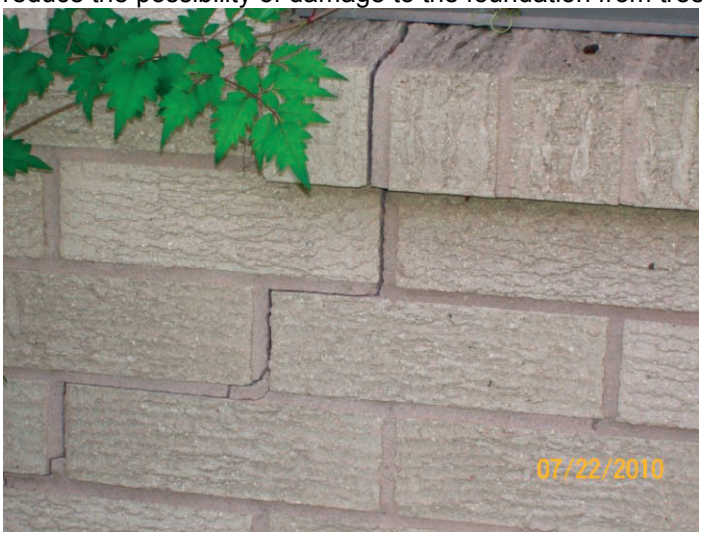
Type of Foundation(s): Slab on Ground
Comments:

Deflection cracks were observed in the exterior veneer.

Misalignment of interior doors due to foundation movement.

Interior sheetrock cracks and/or stress indicators.

Note: Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



☑ ☐ ☐ ☐ **B. Grading and Drainage -** *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Roofing Material
Viewed From: Walked on roof /

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

I	NI	NP	D

Comments:

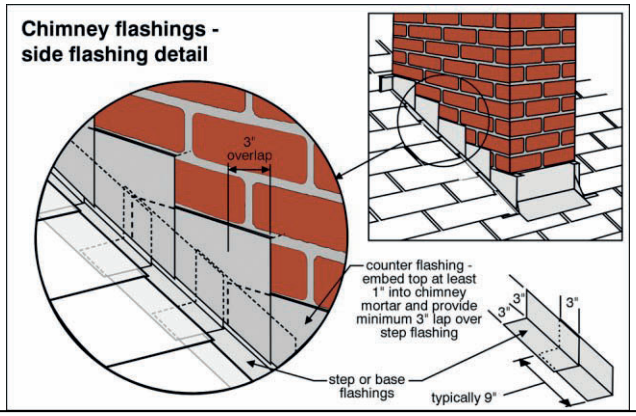
Note: Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.

Damaged shingle tabs were observed on the north and east sides of the roof structure.

Note: All debris, such as leafs and branches, should be removed from the roof structure.

Note: The tree and shrub branches should be trimmed away from the roofing material at all times.

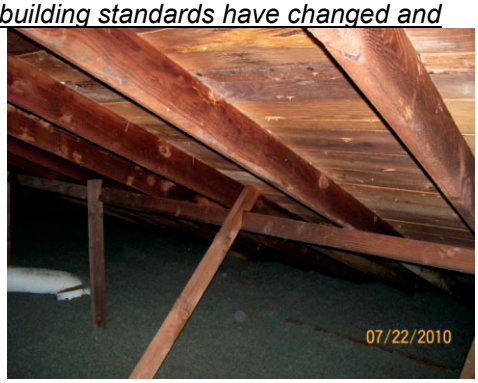
The roof level chimney flashing details need to be checked, reset or repaired. There is visible evidence of water intrusion at and around this location.



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

I	NI	NP	D

Note: The roof structure purlins are not properly sized to the rafters they support and the purlins are not properly supported. *This item met building standards at the time the home was built. The building standards have changed and*



Per TREC standards of practice we are required to note this item as a deficiency.

☑ ☐ ☐ ☑ **D. Roof Structure and Attic**

Viewed From:Interior of Attic
Approximate Average Depth of Insulation: 4" to 6"
Approximate Average Thickness of Vertical Insulation: N/A
Comments:

The roof structure purlins are not properly supported in one or more locations. Under current building standards, the purlins should be supported by 2 x 4 braces installed to load-baring walls at a slope not less than 45 degrees. The bracing should be spaced not more the 4 feet on center and the unbraced length of brace should not exceed 8 feet.

The roof structure attic space does not appear to be adequately ventilated. This condition should be further evaluated and corrected as necessary.

One or more of the roof structure collier-ties were observed to be pulled loose in the attic area.

The attic insulation was observed to be covering the recessed lights. The insulation should be moved away from all recessed lights to help prevent overheating.

There is an inadequate fireblock observed between the units. A complete vertical and a four-foot (4-ft.) horizontal fireblock separation of a two-family dwelling are required at the line of dwelling unit separation.

Some noticeable sags and/or depressions were observed in the roof sheathing (decking).

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior) -** *Comments:*

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

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I	NI	NP	D

Wall sheetrock stress cracks were observed in various locations throughout the house.

Water stains were observed on the walls in various locations throughout the house. The cause and remedy should be further evaluated and corrected as necessary.

Note: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.

Caulking improvements are recommended for the area between the exterior veneer and the window frames.

The area between the exterior veneer and the exterior water hose bibbs (faucets) need to be properly sealed.

The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.

The area between the exterior veneer and the gas service entrance line needs to be properly sealed.

Deflection cracks were observed in the exterior veneer on the the front corner bedroom. of the house.

Mortar improvements are recommended for the exterior masonry veneer on the the garage. of the house.

The exterior wood window casing has some deterioration and/or damage on the the guest bedroom. of the house.

The garage door trim has some deterioration and/or damage at the bottom.

☑ ☐ ☐ ☑ **F. Ceilings and Floors -** *Comments:*

Ceiling sheetrock stress cracks were observed in various locations throughout the house.

Water stains were observed on the ceiling finish material in various locations throughout the house. The cause and remedy should be further evaluated and corrected as necessary.

Ceiling surface damage was observed in the utility room.

The garage ceiling is opened to the attic space. Under current building standards the garage ceiling should be enclosed / separated from the attic space.

FLOORS:

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

The floors were observed to be out-of-level in some areas of the house.

The floor covering is noticeably worn and/or damaged in one or more locations of the home.

The floor covering was observed to be damaged in various locations throughout the house.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior) -** *Comments:*

The door is sticking to the front corner bedroom.

The door hardware is missing to the guest bathroom.

Weather-stripping improvements are recommended for the exterior doors.

The sliding glass door screen was observed to be damaged.

The sliding glass door is not rolling smoothly in its tracks. Improvements are recommended so the door will function properly when operated.

The sliding glass door lock does not appear to be functioning properly.

☑ ☐ ☐ ☑ **H. Windows -** *Comments:*

Note: I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:

(Total).

***Special Notice*:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation *prior to closing.*

The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.

The window glass glazing-compound is damaged and/or missing at one or more of the windows and improvements are recommended.

Cracked and/or broken window glass was observed in the family room.

The window lock(s) do not appear to be latching properly in various locations throughout the house.

One or more of the window screens were observed to be missing.

One or more of the window screens were observed to be damaged.

☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior) -** *Comments:*

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I	NI	NP	D

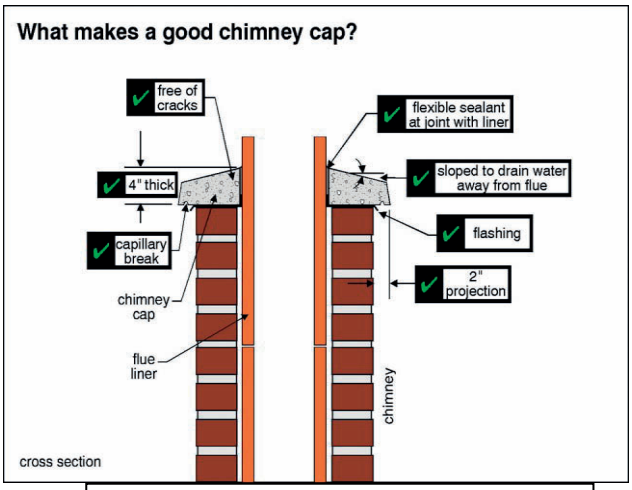
☑ ☐ ☐ ☑ **J. Fireplace / Chimney -** *Comments:*

International Residential Code for One & Two Family Dwellings
R1003.9 Termination. Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

Fireplace / Chimney - Living Area

The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

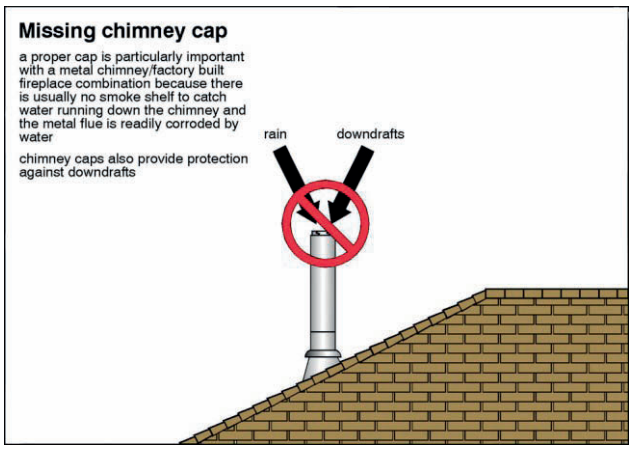
The roof level chimney mortar cap/crown is in need of improvement.



The metal chimney flue cap is missing. This condition should be further evaluated and corrected as necessary.

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

I	NI	NP	D



The secondary air supply intake is installed at an elevation higher than the firebox. This condition does not meet current building standards and should be further evaluated and corrected as necessary.

The firebox damper does not appear to be functioning properly.

The brick hearth extension mortar needs to be improved.

☑ ☐ ☐ ☐ **K. Porches, Decks, and Carports -** *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

☐ ☐ ☑ ☐ **L. Other -** *Comments:*

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II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels -** *Comments:*

Missing Arc Fault at: All newly required TREC location

Panel Box

Box Rating and/or Main Disconnect Rating: **200 amps**

Box Location: **Interior Clothes Closet**

Arc-Fault Protection (AFCI)

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. ***This is an "as-built" condition***, but *Per TREC standards of practice we are required to report this condition as a deficiency.* Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

Notice: There is a Federal Pacific panel box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are strongly encouraged to have the panel box further evaluated by a qualified electrician *prior to closing.*

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

None of the bedroom receptacle outlets where connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the bedroom receptacle outlets should be connected to an arc-fault circuit interrupter (AFCI) device.

Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed. Open junction box(es) were located over the north side

Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist. Spliced wires were located over the north side

All exposed romex type wiring in the garage area should be properly enclosed in conduit.

☑ ☐ ☐ ☑ **B. Branch Circuits - Connected Devices and Fixtures**

Type of Wiring: Copper

Comments:

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

The receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room sink countertop receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection.

The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.

The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.

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

I	NI	NP	D

The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

One or more of the receptacles were observed to have an open ground connection in the family room.

One or more of the receptacles were observed to have an open ground connection in the kitchen.

One or more of the receptacles were observed to have an open ground connection in the garage.

One or more of the receptacles were observed to have an open ground connection in the front entry hallway.

One or more of the receptacles were observed to have an open ground connection in the master bedroom.

One or more of the receptacles were observed to have an open ground connection in the front middle bedroom.

One or more of the receptacles were observed to have an open ground connection in the front corner bedroom.

One or more of the receptacles were observed to have an open ground connection in the rear corner bedroom.

One or more of the receptacles were observed to have an open ground connection in the guest bedroom.

One or more of the receptacles were observed to have an open ground connection in the hall bathroom.

One or more of the receptacles were observed to have an open ground connection in the guest bathroom.

One or more of the receptacles were observed to have an open ground connection in the laundry room.

One or more of the receptacles were observed to have an open ground connection in the front entrance area.

Switches

All components were found to be in satisfactory condition on the day of the inspection.

All exterior switches should have weather tight covers. The switch weather cover plate is damaged and/or missing on the back porch.

One or more of the ceiling fan blades were observed to be warped in the living room.

There are no smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

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I	NI	NP	D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: Forced Air System

Energy Source: Gas

Comments:
Normal Δ range 30° - 50°

The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.
A limited visual inspection will be performed and if any defects are found they will be listed in this section.

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The dirty air filter should be replaced.

The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.

The integrity of the heat exchanger is questionable and should be further evaluated by a Qualified HVAC Technician.

Excessive scaling, soot build-up and/or debris were observed on or around the burners.

The roof level flue storm collar needs to be properly sealed to help prevent water intrusion into the structure.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central A/C

Comments:

Normal Δ range 15° - 21°

Location: Master Return 74° Supply 58° Δ Temperature 16°

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

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I	NI	NP	D

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The dirty air filter should be replaced.

The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.

The indoor coils were observed to be dirty and require cleaning.

Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

The outdoor unit of the air conditioning system requires cleaning.

The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Note: The heavy foliage at and around the outside condenser/coils should be trimmed back a minimum of 18-inches to help improve air circulation.

The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.

The service disconnect box for the outside unit is weathered and rusted.

The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.

The outdoor unit of the air conditioning system is noisy. The cause and remedy should be further evaluated and corrected as necessary.

Note: Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.

☑ ☐ ☐ ☑ **C. Duct Systems, Chases and Vents -** *Comments:*

Note: The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality.

Air leaks were detected at and around the ductwork connections and the distribution plenum(s).

There are electrical romex wires observed in the air return chase. Under current building standards, this is no longer an accepted practice.

The air register has poor air flow in the guest bedroom.

The air intake register for the heating and cooling system is in a poor location. The register should be located so to take conditioned air from the living area. The air intake register is currently located

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

I	NI	NP	D

HALL

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

I	NI	NP	D

IV. PLUMBING

☑ ☐ ☐ ☑ **A. Water Supply System and Fixtures**

Location of water meter: Front yard
Location of main water supply valve: Side yard
Static water pressure reading: 60 - 70 psi
Comments:

Note: Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

The faucet leaks at the handle when on.

The bathtub was observed to drain slowly, suggesting that an obstruction may exist.

Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

The shower enclosure requires repair. Any loose or damaged tile, grout and caulking should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

Commode / Toilet

Note: The commode tank water level was slow to recover after flushing.

Exterior Faucets/Fixtures

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **B. Drain, Wastes and Vents -** *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Source: Electric

Capacity: 40 Gallons AND 50 GALLONS
Comments:
Location: Interior Closet AND LAUNDRY AREA
Approximate Age: 2003 AND 1993

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Some corrosion was observed at the water supply connections at the top of the water heater.

The romex type branch circuit wiring to the water heater is exposed and should be enclosed in conduit.

The spliced wires at the top of the water heater should be properly enclosed for reasons of safety.

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

I	NI	NP	D

There is no pan installed under the water heater.

The plastic tubing / piping being used for the temperature and pressure relief (TPR) valve discharge pipe is not listed nor labeled for this type of use.

International Residential Code for One & Two Family Dwellings
P2801.5 Required pan. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage (0.016 inch) (0.4 mm) or other pans for such use. Listed pans shall comply with CSA LC3.

P2801.5.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2904.5.

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

International Residential Code for One & Two Family Dwellings
P2803.6.1 Requirements for discharge pipe. The discharge piping serving a pressure-relief valve, temperature relief valve or combination valve shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

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

I	NI	NP	D

5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of the piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section P2904.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment -** *Comments:*

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

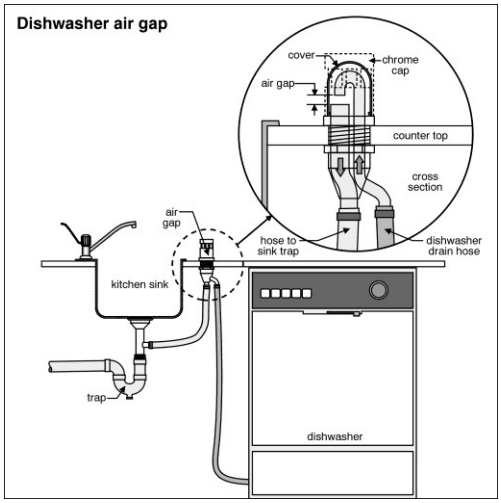
I	NI	NP	D

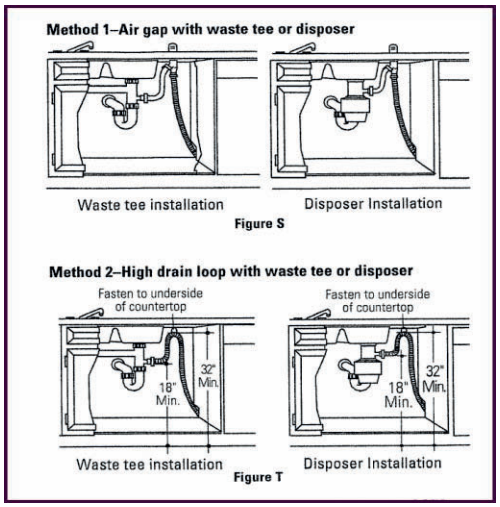
V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwasher -** *Comments:*

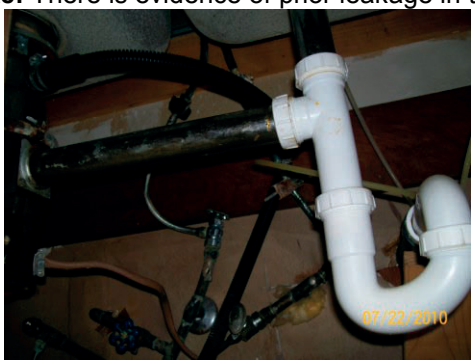
Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.





Note: There is evidence of prior leakage in the vicinity of the dishwasher. This should be monitored.



☑ ☐ ☐ ☑ **B. Food Waste Disposer -** *Comments:*

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The food waster disposer was unusually noisy at the time of the inspection.

☑ ☐ ☐ ☑ **C. Range Exhaust Vent -** *Comments:*

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

I	NI	NP	D

The range exhaust vent is terminating into the attic area. Range exhaust vents should vent to the exterior of the house.

The light at the range hood is inoperative.

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The range exhaust vent pipe does not terminate fully through the exterior of the roof structure.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens -** *Comments:*

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Built-in Oven

The oven light is inoperative.

ELECTRIC WORKS TOP AND BOTTOM GAS RANGE TOP WORKS ALL4 BURNERS WORK AS INTENDED GAS OVEN DOES NOT WORK OR FUNCTION AS INTENDED

☐ ☐ ☑ ☐ **E. Microwave Oven -** *Comments:*

☐ ☐ ☑ ☐ **F. Trash Compactor-** *Comments:*

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

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Mechanical Exhaust Vents and Bathroom Heaters -** *Comments:*

Exhaust Vent

The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an ***"as-built"*** condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*

Bathroom Heaters

FUNCTION AS INTENDED OLDER EQUIPMENT

☑ ☐ ☐ ☐ **H. Garage Door Operators -** *Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

☑ ☐ ☐ ☐ **I. Doorbell and Chimes -** *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☐ **J. Dryer Vents -** *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **A. Lawn and Garden Sprinkler Systems -** *Comments:*

☐ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs and Equipment**
Type of Construction:
Comments:

☐ ☐ ☐ ☐ **C. Outbuildings -** *Comments:*

☐ ☐ ☐ ☐ **D. Outdoor Cooking Equipment**
Energy Source:
Comments:

☑ ☐ ☐ ☑ **E. Gas Supply Systems -** *Comments:*

All unused gas valve ends should be capped off for safety purposes.
It is recommended that the older spring load gas valves to be changed out to the new style ball valves.

☐ ☐ ☐ ☐ **F. Private Water Wells** (A coliform analysis recommended)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☐ ☐ **G. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☐ ☐ **H. Whole-House Vacuum Systems -** *Comments:*

☐ ☐ ☐ ☐ **I. Other Built-in Appliances -** *Comments:*

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Foundations

Deflection cracks were observed in the exterior veneer.
Misalignment of interior doors due to foundation movement.
Interior sheetrock cracks and/or stress indicators.

Other

There are no smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

Service Entrance & Panels

Notice: There is a Federal Pacific panel box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are strongly encouraged to have the panel box further evaluated by a qualified electrician prior to closing.

Heating Equipment

The integrity of the heat exchanger is questionable and should be further evaluated by a Qualified HVAC Technician.
Excessive scaling, soot build-up and/or debris were observed on or around the burners.

Gas Supply Systems

All unused gas valve ends should be capped off for safety purposes.