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## Inspection Report



Report prepared to:  
Happy Home owner

1234 Big Tree Houston, TX 77056

**Alvaro Nieto**  
TREC License 20719

## ***PROPERTY INSPECTION REPORT***

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**Prepared For:** Happy Home owner  
(Name of Client)

**Concerning:** 1234 Big Tree, Houston, TX 77056  
(Address of Inspected Property)

**By:** Alvaro Nieto, 20719 06/26/2020  
(Name and License Number of Inspector) (Date)

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### **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](http://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. 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, bathroom, 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 requires 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**How to read and interpret this report:**

All commented items should be reviewed by the client and any questions directed to the inspector for clarification if needed  
**PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.**

**Highest Priority Items are printed in bold print and/or are in boxes**

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**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY: Happy Home owner . THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT**

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time.

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**For reference:** The front of the unit faces South

**Description:** 2 story, wood framed Single family residence ; brick/stone/cement board exterior; Composition; Attached garage,

**Weather Conditions:** Clear,

**Approximate Outside Temperature:** 90's

**Utilities:** Electricity On, Water On, Gas On

**In attendance** None

**House is:** Occupied

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**Note:** When reviewing the report, the reader should consider photos and citations of specific issues to be representative examples of what was observed rather than a detailed catalog of all instances of that item on the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

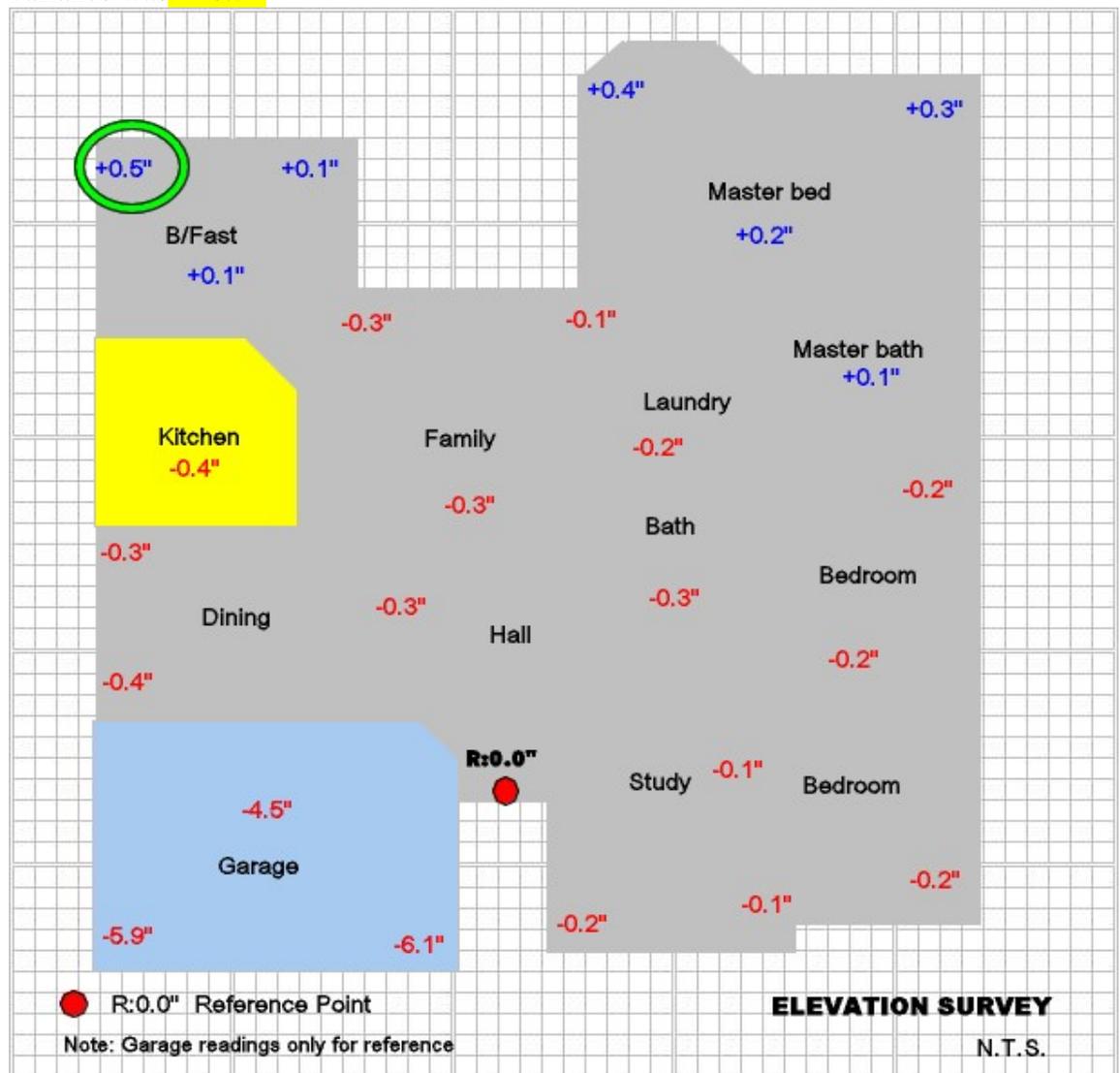
### A. Foundations

Type of Foundation(s): Slab

*Comments:*

Performing intended function. No evidence suggesting significant foundation movement at time of inspection.

A foundation elevation survey was conducted during the inspection. The floorplan below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring(except step down to garage). Measurements are listed to the nearest 1/10th of an inch. Greatest variance was: **+ 0.5"**



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*Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.*



**B. Grading and Drainage**

*Comments:*

Bricks, stone, etc. should not be stored near the house or garage, can hide evidence of wood-destroying insect activity, recommend relocating away from house/garage.



**C. Roof Covering Materials**

*Type(s) of Roof Covering: Composition Asphalt Shingles  
Viewed From: Drone*

*Due to the lack of safe access to the roof and/or to prevent damage to the roof surface the inspector did not physically walk on the roof. a drone was used to observe the roof surface for significant issues. The client is advised that aerial observation from a drone will not show all possible deficiencies. If this is a concern, recommend the client retain the services of a qualified roofing specialist at additional cost.*

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*Comments:*

**ROOF SURFACE:**

Older roof, nearing the end (**last 1/3 to 1/4**) of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.



Observed spot repairs to the roof surface.



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*Observed satellite dishes/antenna on roof - historically satellite dishes have caused damage to roofs due to improper installation techniques. Recommend removal of dishes and sealing all holes caused by the installation, When/if satellite service is discontinued.*



**VISIBLE FLASHING:**

No significant deficiencies or anomalies observed at the time of inspection.

**ROOF PENETRATIONS:**

No significant deficiencies or anomalies observed at the time of inspection.

**EVIDENCE OF ROOF WATER PENETRATION:**

Not present at the time of inspection.

**RAIN GUTTERS AND DOWNSPOUTS:**

Recommend addition of rain gutters to help improve drainage and/or prevent wood rot where currently not present: Sides and back of the house.

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**D. Roof Structures and Attics**

*Viewed From: Safely accessible areas as deemed by the inspector*

*Approximate Average Depth of Insulation: 10-12 inches*

*Approximate Average Thickness of Vertical Insulation: 4 inches*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

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No significant deficiencies or anomalies observed at the time of inspection.

**ATTIC INSULATION:**

No significant deficiencies or anomalies observed at the time of inspection.

**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

*Not all areas of attic were accessible for inspection.*

No significant deficiencies or anomalies observed at the time of inspection.

**ATTIC VENTILATION AND SCREENING:**

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

**INTERIOR:**

*Buyer's note:*

*Fresh paint observed on interior surfaces can mask distress indicators.*

*Buyer's Note:*

*No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

No significant deficiencies or anomalies observed at the time of inspection.

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**EXTERIOR:**

*Bushes/trees/foliage should not contact the siding of the house to prevent wood rot and/or insect access.*

Minor cracks in brick veneer , one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high-resolution camera that has a date stamp for future reference.



Caulking deficient around one or more windows will allow water penetration during heavy/wind-driven rains.



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**EVIDENCE OF WATER PENETRATION:**

Not present at the time of inspection.

**THERMAL IMAGING:**

*This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation. Be advised that a thermal scan is not a substitute for indoor air quality testing (IAQ), testing for pollutants and other bio-hazards. If client is concerned about the quality of indoor air or presence of bio-hazards or pollutants, a qualified IAQ specialist should be consulted.*



No significant deficiencies or anomalies observed at the time of inspection.

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**F. Ceilings and Floors**

*Comments:*

**CEILINGS:**

No significant deficiencies or anomalies observed at the time of inspection.

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**FLOORS:**

Observed one or more carpet stains in the house.



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

*Comments:*

**INTERIOR:**

Several latching balls on top of closet doors observed to be defective;



**EXTERIOR:**

*Prudent buyers replace/rekey exterior locks upon taking possession of property.*

I=Inspected

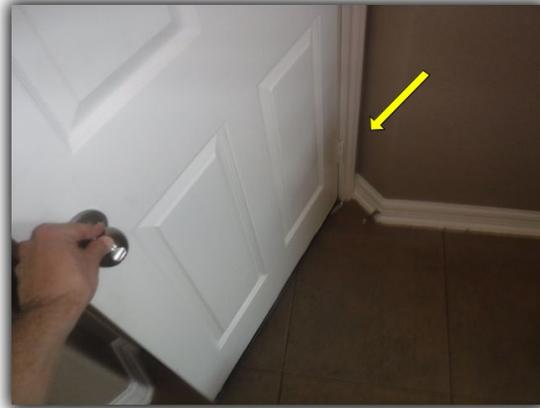
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The door between house and garage does not have an operational auto/self-closing device as required by code, reference UBC 302.4 ex.3



**GARAGE:**

No significant deficiencies or anomalies observed at the time of inspection.

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**H. Windows**

*Comments:*

**WINDOWS:**

*Not all windows were operated/accessible in furnished residence.*

*Note: Observed double pane windows installed in the house.*

*A visual, non intrusive inspection of the condition of the window seals was conducted; limited by sunlight, interior light conditions, installed screens, dirt on surfaces and/or rain at the time of inspection. No obviously fogged window seals were observed; however, window seals may be broken and still not show a visible amount of condensation built up between the panes.*

One or more screens are missing and/or damaged.



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**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

No significant deficiencies or anomalies observed at the time of inspection.

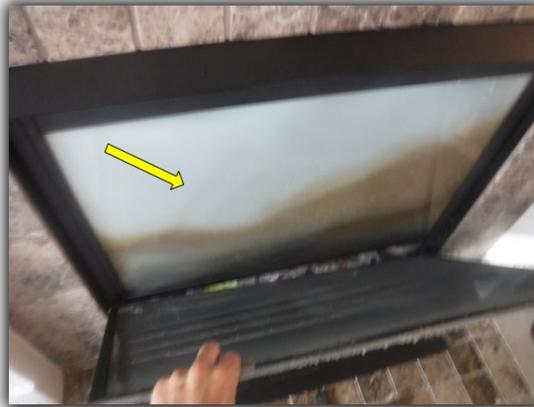
- I. Stairways (Interior and Exterior)  
*Comments:*

**INTERIOR:**

No significant deficiencies or anomalies observed at the time of inspection.

- J. Fireplaces and Chimneys  
*Comments:*

Observed damaged sealed fireplace. Unit was inoperable at time of inspection.



- K. Porches, Balconies, Decks, and Carports  
*Comments:*

*Cracks in walkways, driveway and/or garage concrete observed, typical.*

Repairs observed on driveway.

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Tripping Hazard(s), walks and driveways are uneven.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

150 AMP **ELECTRICAL SERVICE PANEL LOCATED AT THE GARAGE**

**Brand:Cuttler Hammer**

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The dead-front is not secured with proper screws with blunted ends, Sharp ends can pierce electrical wire insulation.



**SERVICE WIRING:**

*Observed type of service wiring is underground.*

No significant deficiencies or anomalies observed at the time of inspection.

**FEEDER WIRING:**

*Observed type of feeder wiring is aluminum.*

No significant deficiencies or anomalies observed at the time of inspection.

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

*Type of Wiring: Observed type of branch wiring is copper.*

*Comments:*

**BRANCH WIRING:**

No significant deficiencies or anomalies observed at the time of inspection.

**FIXTURES:**

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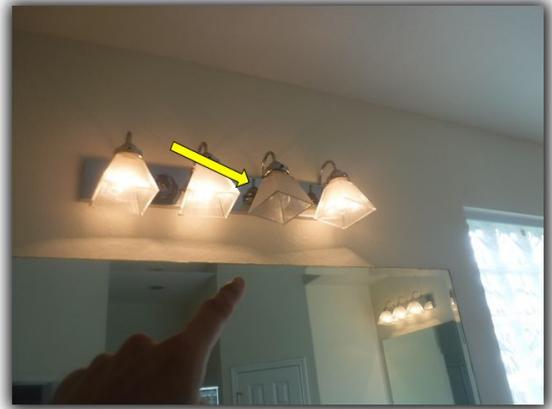
D=Deficient

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*Some exterior lights appear to be equipped with dusk to dawn sensor, motion sensor or timer controls, sensor-controlled lights were not checked/inspected.*



Light(s) found to be not functioning. Probably just a burned-out bulb, or it could be a broken fixture/switch or improper wiring. Including but not limited to: Master bathroom.



**OUTLETS:**

*Not all outlets were checked / inspected / accessible in furnished residence.*

*Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.*

*All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change.*

*GFCI reset locations: 1 Garage, 2 Kitchen, 1 2nd floor bathroom, 1 master closet x spa equipment.*

No significant deficiencies or anomalies observed at the time of inspection.

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### SWITCHES:

No significant deficiencies or anomalies observed at the time of inspection.

### EQUIPMENT DISCONNECTS:

No significant deficiencies or anomalies observed at the time of inspection.

### SMOKE DETECTORS AND ALARMS:

**Observed missing smoke detector on front bedroom at the 1st floor.**



*Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.*

*The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: [www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).*

***Per manufacturer's recommendations, smoke detection equipment should be replaced every 10 years***

### DOORBELL & CHIMES

No significant deficiencies or anomalies observed at the time of inspection

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of System: Forced air*

*Energy Source: Gas*

*Comments:*

#### HEATING UNIT:

Make: **LENNOX 2006 90.000 BTU'S**

Model: G60UHV-60C-090-06

S/N: 5906C 23821

Age: 14 YEARS

*Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)*



No significant deficiencies or anomalies observed at the time of inspection.

#### HOUSE HEATER EXHAUST VENT(S):

No significant deficiencies or anomalies observed at the time of inspection.

#### BLOWER(S):

No significant deficiencies or anomalies observed at the time of inspection.

#### THERMOSTAT(S):

Observed inoperable / disconnected thermostat at the 2nd floor area. Also dampers were observed in attic. Inspector could not verify if a zoning system was previously installed. Recommend further evaluation by a qualified AC contractor.

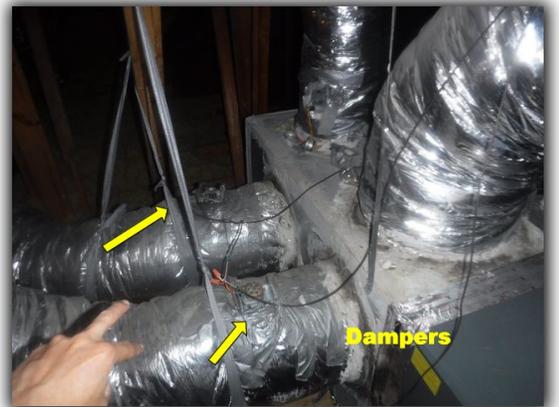
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**B. Cooling Equipment**

Type of System: Central

Comments:

**Recommend qualified/licensed HVAC technician service/repair/replace as needed. Not cooling well.**

**CONDENSING UNIT:**

Make: GOODMAN 2018 5 TONS MAX 50 AMPS

Model: GSX140601KD

S/N: 1807049730

Age: 2 YEARS

Typical life expectancy: between 8 - 20 years as reported by Nachi [Click here for more information](#)

**EVAPORATOR COIL:**

Make: ALUMACOIL 2018

Capacity: 5 TONS

Temperature Differential:

Return Temp: 71

Supply Temp: 57.2

Difference: **13.80**

Age: 2 YEARS

Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)

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**Temperature differential should be between 15 F to 23 F**

**E-coil is leaking/dripping water. Have serviced to correct cause.**



**CONDENSATION DRAIN PAN/DRAIN LINES:  
Secondary drain pan is very rusted, recommend replacement.**

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

*Comments:*

*Buyer's Note:*

*This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Casa Real Home Inspection Group recommends contacting a qualified professional of your choice for further information / investigation.*

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*Media air filter(s) located in the attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.*

No significant deficiencies or anomalies observed at the time of inspection.

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Front of property*

*Location of main water supply valve: in garage*

*Static water pressure reading: 50 to 55 psi*

*Comments:*

##### **WATER SUPPLY PLUMBING:**

*Water supply piping observed to be predominantly plastic.*

Recommend insulating exterior water line(s) to prevent freeze damage.



Recommend insulation of exposed water lines in the attic.



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**COMMODES:**

No significant deficiencies or anomalies observed at the time of inspection.

**SINKS:**

No significant deficiencies or anomalies observed at the time of inspection.

**FAUCETS:**

Observed water leak on cold supply faucet on master bathroom tub.



Observed loose faucet on master bathroom tub.



**TUBS:**

Porcelain damaged/chipped on steel tub: 2nd floor bath.

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**SHOWER(S):**

*24 hour shower pan test has been specifically excluded.*

Shower door lower weather stripping loose and/or damaged results in possible water leaking from base of the door, needs repair/replacement: Master bathroom.



Observed that master bathroom shower door does not close properly.



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The shower diverter valve at the 1st floor hallway bathroom is not properly installed.



**LAUNDRY CONNECTIONS:**

*Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.*

No significant deficiencies or anomalies observed at the time of inspection.

**EXTERIOR HOSE BIBS:**

No significant deficiencies or anomalies observed at the time of inspection.

**GAS SUPPLY SYSTEMS**

*Pressure test of gas lines has been specifically excluded.  
Gas meter located at the east exterior side of house*

Ground rod/wire missing or damaged at the gas meter.



**OBSERVED BRANCH LINES:**

*Galvanized and/or black iron*

No significant deficiencies or anomalies observed at the time of inspection.

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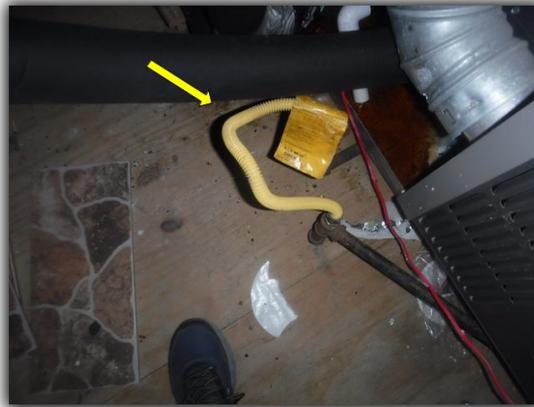
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**APPLIANCE CONNECTIONS:**

*Proper flex*

*Buyers note:*

*Gas Appliance Connectors (GAC's) are not electrically bonded. Gas Appliance Connectors (GAC's) are the short run of yellow corrugated gas line similar in composition to Corrugated Stainless Steel Tubing (CSST) that connects gas appliances such as kitchen appliances, clothes dryers, water heaters, and house heaters to the natural gas piping in the home. Corrugated Stainless Steel Tubing (CSST) which is a similar material as Gas Appliance Connectors (GAC's), has been linked to fires caused from direct and indirect / close proximity lightning strikes. The lightning strikes have been linked to punctures / holes in the thin stainless steel tubing and igniting fires. CSST is now required to be properly bonded in an attempt to make it a safer product.*



No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

**DRAIN, WASTE, VENT PLUMBING:**

*Type of drain waste vent material observed to be primarily plastic*

*Hydrostatic pressure test of sewer lines was specifically excluded.*

*There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.*

No significant deficiencies or anomalies observed at the time of inspection.

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**C. Water Heating Equipment**

*Energy Source: Gas*

*Capacity: 50 gallons*

*Comments:*

**WATER HEATING UNIT: AMERICAN**

Manufactured in: 2006

*Typical life expectancy of a water heater is 6 - 12 years as reported by Nachi-[Click here for more information](#)*



**The unit has exceeded its normal serviceable life; budget for repair or replacement.**

**WATER HEATER EXHAUST VENT(S):**

Vent pipe(s) is (are) not properly secured (strapped) in place.



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I	NI	NP	D
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Improperly vented, vent pipe not properly aligned at the top of water heater allowing products of combustion (bad gas) to vent into house/attic.



**TEMPERATURE AND PRESSURE RELIEF VALVE(S):**

*Did not check operation due to possible damage to the resident's property if the drain line leaked. (Most manufacturers recommend replacement of T&P valves over 3 years of age.)*



No significant deficiencies or anomalies observed at the time of inspection.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

**GAS RANGE/COOKTOP:**

Control knob(s) markings are not legible.



**ELECTRIC OVEN:**

*Timer and cleaning cycles not checked.*

No significant deficiencies or anomalies observed at the time of inspection.

**E. Microwave Ovens**

*Comments:*

Electronic panel on built in unit is damaged /inoperable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed 2nd unit ( not built in) on kitchen counter top.



No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

One or more exhaust vent grills have a build-up of dust, recommend cleaning.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

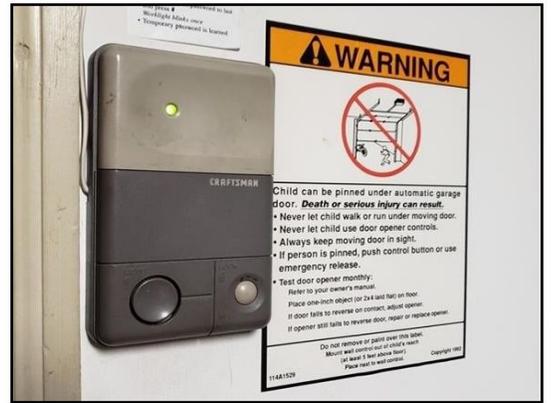
I NI NP D

**G. Garage Door Operators**

*Comments:*

*Remote control hand held units were not checked/inspected.*

Missing required safety sticker/decal next to the operator button.



No significant deficiencies or anomalies observed at the time of inspection.

**H. Dryer Exhaust Systems**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**I. Other**

*Comments:*

***APPLIANCES:***

***REFRIGERATOR:***

The ice maker was not operational, not performing its intended function, in need of repair/replacement.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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***WASHER AND DRYER:***

No significant deficiencies or anomalies observed at the time of inspection.

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

*Not present at the time of inspection.*