Residential Real Estate Inspections

PROPERTY INSPECTION REPORT

Prepared For: Xxxxx and Xxxxx Xxxxxxxxx
Concerning: XXXX Fairgate Dr. Houston, Texas 77094
Inspection Date: 06/15/2019
By: Inspector Name: Chris Oelfke License Number: 8021 Date: 06/16/2019
Signature:
Phone: 713-498-9896 E-Mail: coelfke@earthlink.net

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 sellers 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, 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 ASAN 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

THIS INSPECTION REPORT IS SUBJECT TO THE FOLLOWING CONDITIONS: This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and it is expressly understood that no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes. By acceptance of this instrument, the customer waives any and all claims for damages, costs, expenses, repairs, or other liabilities against the inspector rising out or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector. This inspection report was performed and prepared for the exclusive use of the client listed as the person the report was PREPARED FOR or the person paying for this inspection. This inspection is the sole property of the person requesting and paying for it and will only be distributed to other persons as requested by the purchaser of this inspection. This inspection is not transferable to any other third party for inspection purposes and the inspector

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ADDITIONAL INFORMATION: (continued)
assumes no liability for such use.

No environmental tests are performed as a part of this inspection. (Example, but not limited to air quality, lead based paint, asbestos, mold or mold spores.)

Some photographs may be included in this inspection report. They do not necessarily reflect all deficiencies or repairs noted at this time.

For the purposes of this inspection, the house faces north.

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I. STRUCTURAL SYSTEMS

☒☐☐☒ **A. Foundations**

Type of Foundation: Post-tension cable system.
Comments: Monolithic concrete slab on grade. Previous foundation repair was noted in the seller's disclosure (as per the buyer). It is recommended that the buyer obtain as much information as possible regarding the work done on the foundation, such as the contractor, the date of repair, and any applicable warranty information.

An observation of the foundation where visible and other areas of the house revealed no evidence of abnormal movement at the time of this inspection.

However, some exposed post-tension cable ends were observed at various locations throughout the perimeter of the foundation (see photos). Properly remove any rust or corrosion on the metal cable ends and properly seal or patch over them so that they are not exposed.

Cracks at the corners of the foundation are normal curing cracks and do not appear to indicate any type of structural failure.

The foundation does not appear to be in need of leveling or any other type of correction and appears to be performing as intended at this time in my opinion.

☒☐☐☒ **B. Grading and Drainage** - Comments: Minor slope. Overall, the grading has a positive slope away from the house and the drainage appears adequate.

However, high soil/low footing was noted at the perimeter of the foundation at the garage (see photos). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

A few of the gutter downspouts are crushed and partially closed (See photos). Repair/replace downspout kickouts where needed so that they drain properly.

It was noted that some sections of the gutters are clogged with pine needles, leaves, and debris (see photo). Periodically clean out the gutters.

I recommend installing gutter downspout extensions to direct runoff water away from the perimeter of the foundation.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.

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B. Grading and Drainage (continued)

☒☐☐☒ **C. Roof Covering Materials**

Type of Roof Covering:
Viewed from: The surface as I walked upon the roof covering and from the ground using binoculars.
Comments: Asphalt composition shingle. Overall, the roof covering appears to be functioning as intended and is in fair condition at this time.

Wear due to age (such as partial aggregate granule separation from individual shingles) was noted throughout the surface of the roof covering (see photos).

It appears that an active leak may be preset at one of the valleys at the rear plane of the roof. This was noted by elevated moisture content at the interior drywall in the southeast corner of the upstairs bonus room and the jack rafter in the attic space above (see photos). Repair as needed.

Small gaps were noted at the tops of the metal flashing on the plumbing vents (see photos). I recommend having the vent flashing properly sealed or replaced as necessary.

I recommend cutting back any overgrown trees, bushes or foliage from the roof surface, such as at the rear of the garage (see

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C. Roof Covering Materials (continued)

photo). Contact with the roof surface damages the material.

A qualified roofing contractor is recommended to evaluate and estimate for repairs or replacement.

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C. Roof Covering Materials (continued)

☒☒☐☒ **D. Roof Structures and Attics**

Viewed from: Within the attic spaces.
Approximate Average Depth of Insulation: 8-12"
Comments: 2x6 Rafter. It was noted that the lower section of the attic access ladder was cut at the incorrect length and the ladder hyper-extends slightly and is less stable as a result (see photo).

It was also noted that there is no weather stripping around the perimeter edges of the attic access hatch. There is no insulation installed on the hatch. Upgrade to help improve energy efficiency. It was also noted that the attic ladder frame was secured with an insufficient number of fasteners. I recommend securing the ladder frame in place using either 1/4" x 3" lag screws or #10 D or #16 D nails on all 4 sides or as per manufacturer's specifications.

Due to low clearances, obstructions from mechanical equipment and ductwork, and a lack of decking throughout, not all sections of the attic were accessible for inspection.

Conventional framed roof with rafters, joists and a purlin system.

The wooden rafters and other framing support members appear to be in good condition and functioning as intended at this

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D. Roof Structures and Attics (continued)

time.

Ventilation is provided by soffit vents, air cans, and peak ridge type vents. Ventilation appears to be adequate.

Overall, the fiberglass insulation appears to be adequate at this time.

However, a few sections of the vertical wall insulation (adjacent to the upstairs bonus room) are missing or have come loose and have fallen away from the wall in the attic (see photo). Replace. Installing new material and increasing the depth can improve energy efficiency.

☒☐☐☒ **E. Walls (Interior and Exterior)** - Comments: Drywall, Brick, Composition Siding, and Fiber Cement Board. Overall, the interior and exterior walls and siding materials appear to be in fair-good condition at this time.

However, deterioration due to moisture penetration was noted at the bottom edges of a few sections of the composition siding at the exterior, such as on the garage (see photos). Repair or replace exterior siding as needed.

Grain splitting and minor deterioration due to moisture penetration were noted at the ends of the wooden fascia board trim at various locations (see photos). Repair or replace exterior trim as needed.

Keep all exterior wood siding and trim properly sealed and painted to prevent excessive moisture penetration and preserve the condition of the material.

Elevated moisture content was noted in the drywall in the upstairs bonus room (see photos). This appears to be the result of a leak in the attic space above, possibly a roof leak at the valley. Once the leak is located and repaired replace wet and damaged material as needed. Moisture readings were made using a non-destructive moisture meter.

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E. Walls (Interior and Exterior) (continued)

☒☐☐☒ **F. Ceilings and Floors** - Comments: Drywall, Wood, Tile, and Carpet. Overall, the ceilings and floors appear to be in good condition at this time.

However, cracked tiles were noted in the floor in the master bathroom (see photos). Replace as needed.

Some sections of the upstairs sub-floor paneling are somewhat loose and shifting. Resecure these panels to the joists where needed. This is typical of homes of similar age and construction and does not appear to be the result of a structural deficiency.

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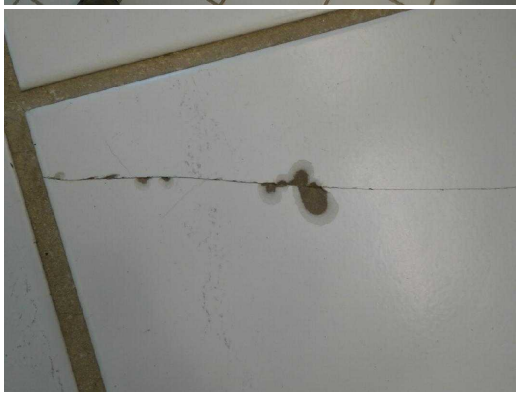
F. Ceilings and Floors (continued)





☒☐☐☒ **G. Doors (Interior and Exterior)** - Comments: Overall, the interior and exterior doors appear to be in good condition at this time.

However, a section of cracked glass was noted in the front door glazing (see photo). Re-glaze as needed.

The door to the upstairs bonus room binds/rubs at the middle and does not latch properly. Adjust as needed.

The doors to the kitchen pantry and the under stairs closet do not latch properly. Adjust as needed.

Replace missing and damaged doorstops where needed.

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☒☐☐☒ **H. Windows** - Comments: Single pane aluminum windows and double pane vinyl windows. The windows throughout appear to be in fair-good condition and are functioning at this time.

One of the locks is missing at the window in the southeast corner of the dining room (see photo). Replace.

One of the locks is broken at the window in the northeast corner of the living room (see photo). Replace.

I recommend properly sealing any small gaps at the perimeter edges of the windows at the exterior side (see photos).

Replace missing screens where needed.

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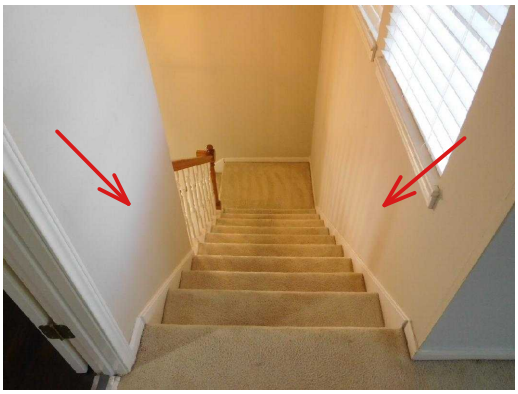
☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)** - Comments: The interior stairway and railings appear to be in good condition at this time.

However, there is no handrailing installed at the top portion of the staircase (see photo). Install handrailing as per code and safety.



☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys** - Comments: Prefabricated. The natural gas fired fireplace has a metal firebox and chimney.

The unit appears to be in good overall condition and is functioning at this time.

I recommend installing a new valve that requires a valve key to operate the gas supply line as a safety precaution (see photo).

Standing water was noted on top of the chimney crown (see photo). Adjust as needed so the crown properly sheds water.

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

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☒☐☐☒ **L. Other** - Comments: The half bathroom vanity cabinet is loose. Secure as needed to the wall.

II. ELECTRICAL SYSTEMS

☒☐☐☒ **A. Service Entrance and Panels** - Comments: The underground electrical service conductors enter the meter and Challenger brand circuit breaker panel box at the rear of the garage.

The meter box is pulled away from the exterior wall and needs to be resecured (see photo).

Many of the circuit breakers are not labeled. Label the panel as per code and safety.

The service conductors are 4/0 gauge aluminum and the panel box has a 200 amp main disconnect breaker.

It is recommended that an anti-oxidant gel be applied to the aluminum service lines where they are secured to the contact lugs (see photo). This will prevent corrosion from occurring at these connections.

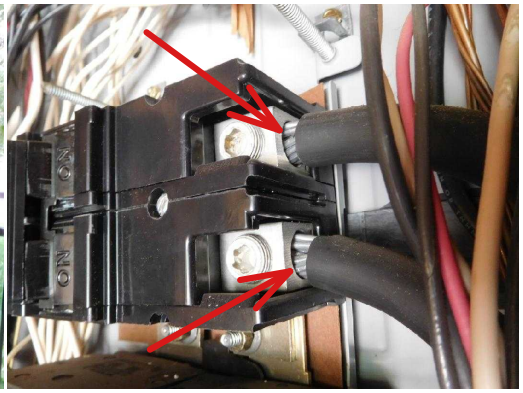
The panel, breakers, and wiring appear to be in good overall condition at this time (see photo).

However, it was noted that a few of the neutral wires have been improperly double-tapped on the neutral bus bar with two wires secured under one contact (see photo). Move neutral double tapped wire to separate and single tapped lugs at the neutral bus or ground bus bar as required in a panel box.

Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

The metal clamp that secures the grounding electrode to the ground rod is broken (see photo). Replace the clamp and ensure that the grounding system is installed as per code and safety.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.



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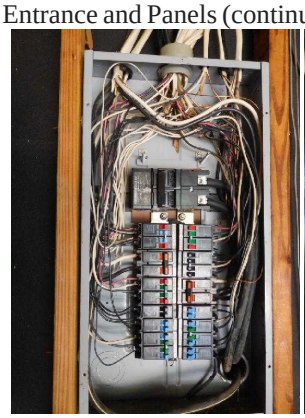
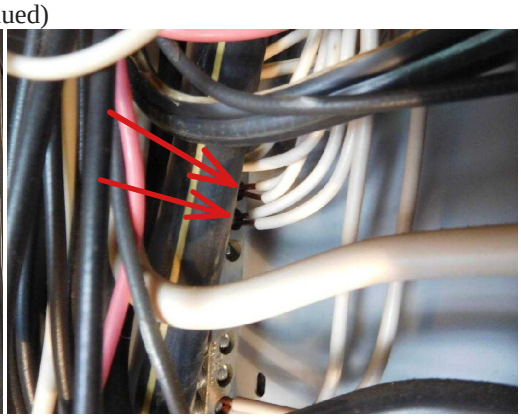
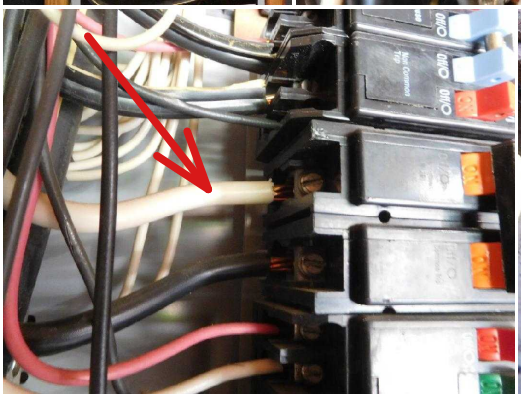
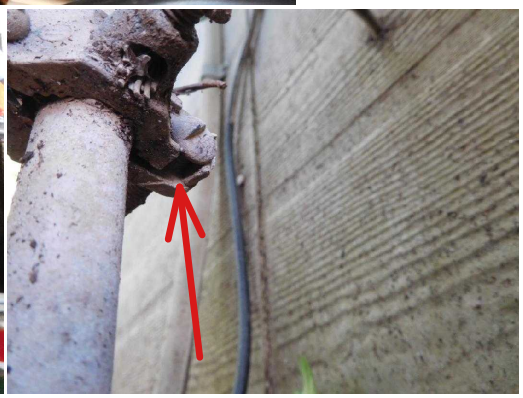
A. Service Entrance and Panels (continued)

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

Type of Wiring: Copper.

Comments: No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen, laundry room, bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

The GFCIs in the kitchen failed to trip when tested. Service as needed.

There is no GFCI equipped outlet present in the half bathroom. Service or replace the outlet as needed.

Current standards prohibit the installation of uncovered incandescent light fixtures in closets (see photos). Install covers where needed.

All interior piping systems capable of becoming energized must be bonded. Properly bond gas and water supply lines as per code and safety. The purpose of bonding is not to ground the electrical system through the gas pipe, but to ensure electrical continuity to limit voltage potential between conductive components. Connecting bonding conductors at a gas water heater provides an easy way to check for compliance. Properly secure the wiring to the pipes using approved clamps. Bonding jumpers are needed for continuity of electrical bonding across dielectric connectors, replaced plastic water lines, and flexible appliance connector gas lines.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

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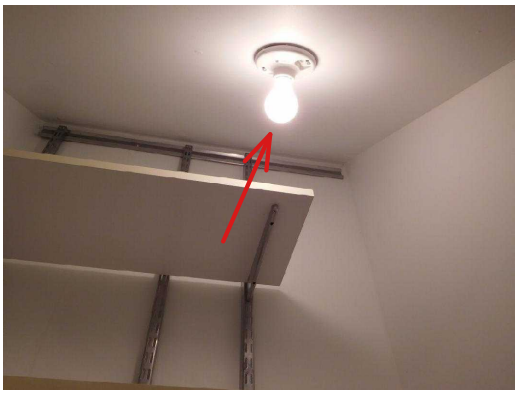
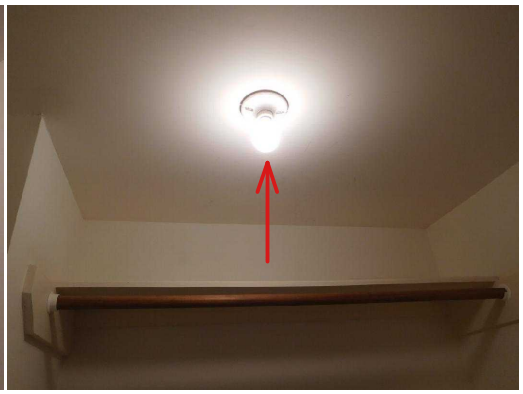
B. Branch Circuits, Connected Devices, and Fixtures (continued)

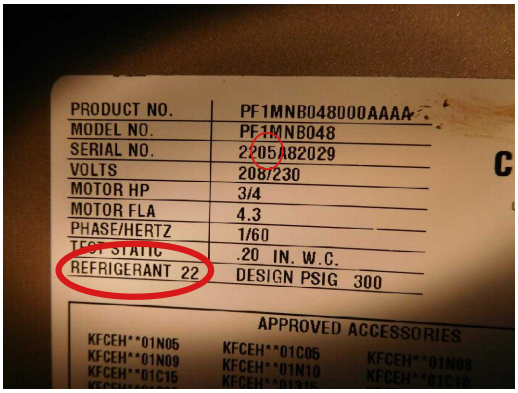



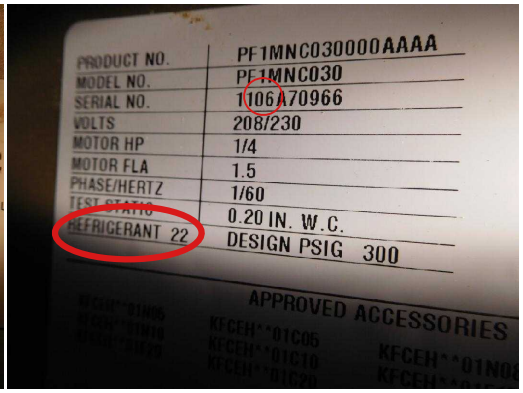
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☐ **A. Heating Equipment**

Type of Systems: Electric resistance forced air furnace.
Energy Sources: Electric.
Comments: Payne. The two electric heating units were manufactured in 2005 and 2006.

Each unit appears to be in good overall condition and is functioning at this time. Average temperature increases from 76-99 degrees Fahrenheit (23 degrees) were noted in air registers throughout the house after each system ran for approximately 10 minutes.





☒☐☐☒ **B. Cooling Equipment**

Type of Systems: Split system central air conditioning.
Comments: Carrier and Bryant. The 3.5 ton capacity condenser unit (located at the exterior) was manufactured in 1998. The refrigerant used in each system appears to be R-22. The production and import of R-22 will be continually reduced by law until 2020, when all production and import will be eliminated.

The age and capacity of the other unit was not determined at this time since the nameplate has been removed (see photo).

The system in the upper attic (zoned to the upstairs) appears to have proper temperature drops across the coil to cool sufficiently at this time. Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 76 down to 56 degrees Fahrenheit (20 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.

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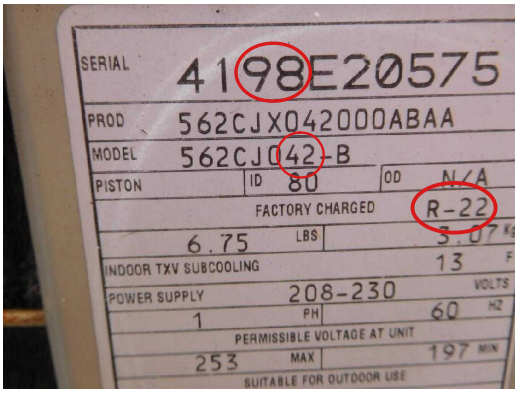
B. Cooling Equipment (continued)

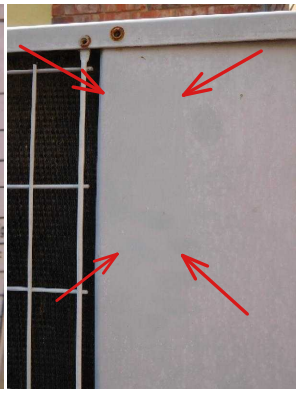
The unit in the side attic space (zoned to the downstairs) did not cool air when tested.

Small gaps were noted in the foam tube insulation on the low pressure refrigerant (suction) lines where they enter the walls of the evaporator coil cases in the attic spaces (see photos). Properly insulate all lengths of these lines to prevent the formation of condensation in the attic spaces and walls.

Due to the age of the condenser units, it is possible that they are nearing the end of their serviceable life spans and may need to be replaced.

A qualified HVAC contractor is recommended to evaluate each system and estimate for service or replacement.





☒☒☐☒ **C. Duct Systems, Chases, and Vents** - Comments: Insulated flex. The ducts and vents (where visible) appear to be in good overall condition and functioning as intended at this time.

However, one of the ducts is disconnected from the register (above the upstairs bonus room, see photo). Properly connect the duct and insulate the register.

A few sections of ductwork have tears in the outer sheathing and some of the insulation layer is exposed (see photos). Seal these sections where needed.

It was noted that some sections of ductwork are in direct contact with each other (see photo). This contact can cause condensation to form on the surfaces of the ductwork. I recommend separating sections from one another or placing insulation material between sections so that there is no direct contact.

The air filters are excessively dirty and need to be replaced. Change filters on a regular basis as per the manufacturer's specifications.

A qualified contractor is recommended to evaluate and estimate for service.

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C. Duct Systems, Chases, and Vents (continued)

IV. PLUMBING SYSTEM

☒☒☐☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: At the northwest corner of the lot.
Location of main water supply valve: In the cabinet under the right hand master bathroom sink.
Static water pressure reading: 63 psi.
Comments: Copper. NOTE: The tub trap at the upstairs bathroom tub/shower and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Overall, the water supply system (where visible) and fixtures appear to be in good condition and functioning at this time.

However, low flow was noted at the cold water side of the kitchen sink faucet. Service the fixture and/or supply line as needed.

I recommend updating the washing machine hose bibs in the laundry room since they drip when the valves are closed.

A leak was noted at the faucet handle at the sink on the west side of the upstairs bathroom (see photo). Repair/replace.

The flapper in the master bathroom toilet tank was detached, is in poor condition, and needs to be replaced (see photo).

It was noted that there are no anti-siphon (back-flow prevention) devices installed at the exterior hose bibs. Install as per current code requirements.

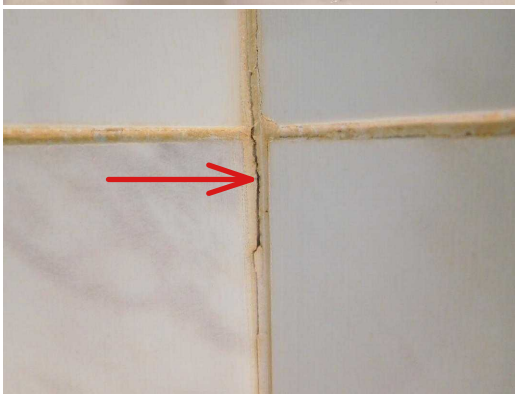
Small separation gaps were noted in the grout lines in the tile shower enclosures (see photo). Seal where needed.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

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

I	NI	NP	D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



☒☒☐☒ **B. Drains, Wastes, and Vents** - Comments: PVC. NOTE: The tub trap at the upstairs bathroom tub/shower and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, leaks were noted in the drain lines under the right hand master bathroom sink and half bathroom sink (see photo). Repair.

The embedded and underground drain and sewer lines were not included within the scope of this inspection.

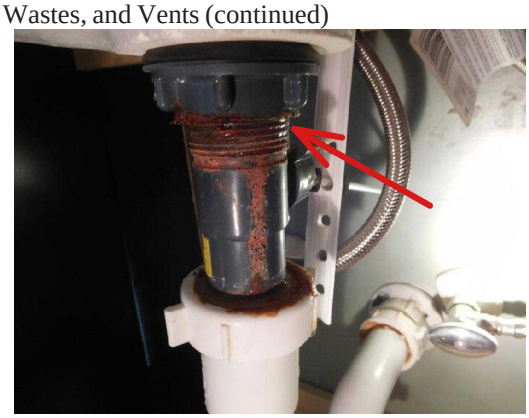
Paint the exterior PVC cleanout caps and drains where needed (see photos).

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

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

I	NI	NP	D

B. Drains, Wastes, and Vents (continued)





☒☐☐☒ **C. Water Heating Equipment**

Energy Sources: Natural gas.
Capacity: 50 gallon.
Comments: Ruud. The natural gas fired 50 gallon capacity water heater was manufactured in 2017 and appears to be in good condition and functioning at this time.

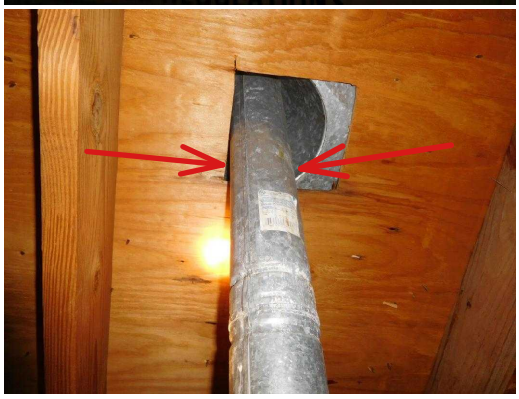
However, it was noted that the metal exhaust vent is in too close of proximity to the wooden roof decking at the point where it penetrates the roof (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction.

Properly install approved metal support strapping to secure the vent between the adjacent rafters (see photo).

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

I	NI	NP	D

C. Water Heating Equipment (continued)



☒☐☐☒ **D. Hydro-Massage Therapy Equipment** - Comments: Spa Tub. The spa tub appears to be in fair-good overall condition and is functioning at this time.

The tub's pump motor is powered by a GFCI (Ground Fault Circuit Interrupter) outlet that tripped as intended when tested.

However, it was noted that the tub's electric pump outlet is resting on the sub-floor under the tub (see photo). I recommend securely mounting this outlet on one of the framing cripples of the tub surround so that it is up off of the floor. Replace the missing faceplate on the outlet.

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

I	NI	NP	D

☒☒☐☒ **E. Gas Supply Systems:** - Comments: Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

However, there is no sediment trap installed in the natural gas supply line to the water heater. I recommend installing a trap as needed.

Unless a natural gas fired dryer is going to be installed in the laundry room, the natural gas supply line should be capped using an approved cap (see photo).

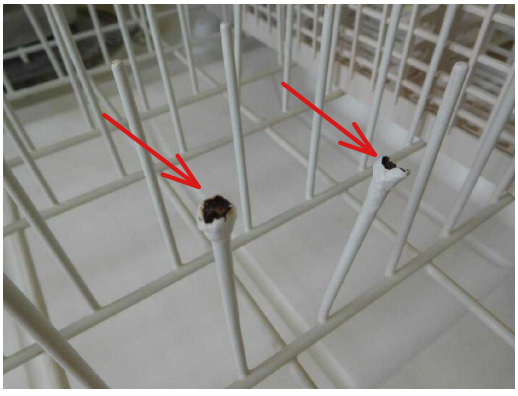
Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.

V. APPLIANCES

☒☐☐☒ **A. Dishwashers** - Comments: Kenmore. The dishwasher is an older model that was run in the "normal wash" mode without the heated drying feature on. The dishwasher appears to be operable and in fair condition at this time.

Some rust was noted on the tines of the dish racks (see photos). Reseal or replace if desired.

I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the disposal/drain line (see photo). This will help prevent any back-flow from occurring during draining.



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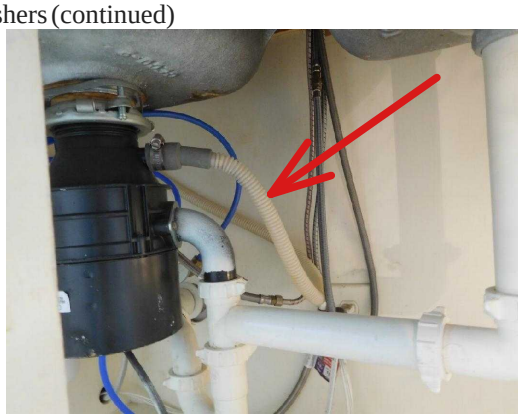
I	NI	NP	D

A. Dishwashers (continued)



☒☐☐☐ **B. Food Waste Disposers** - Comments: In-Sink-Erator Badger 1. The disposal unit appears to be in good condition and is operable at this time.

☒☐☐☐ **C. Range Hood and Exhaust Systems** - Comments: Kitchenaid. The exterior vented down-draft range hood is built into the cook top and appears to be functioning at this time.

☒☐☐☐ **D. Ranges, Cooktops, and Ovens** - Comments: General Electric and Kitchenaid. The electric oven appears to be in good condition and functioning at this time and registered a temperature of 350 degrees when tested at 350 degrees.

The electric cook top appears to be in good condition and functioning at this time.

☒☐☐☒ **E. Microwave Ovens** - Comments: Jenn-Air. The microwave is an older model that was functioning at this time.

However, the door is cracked/broken (see photos). Service as needed or replace the microwave.

☒☒☐☐ **F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments: The vent fans in the bathrooms appear to be functioning as intended at this time.

Current standards require that exhaust fans terminate to the exterior of the structure.

☒☐☐☒ **G. Garage Door Operators** - Comments: Genie. Sectional metal door. The garage door appears to be in fair-good overall condition and operating as intended at this time.

The garage door opener is an older model, but appears to be in fair overall condition and was functioning as intended at this time.

The auto-reverse safety mechanism was tested and appears to be functioning at this time.

There are no electric eye safety sensors present. Update the opener equipment to ensure that both safeties are present.

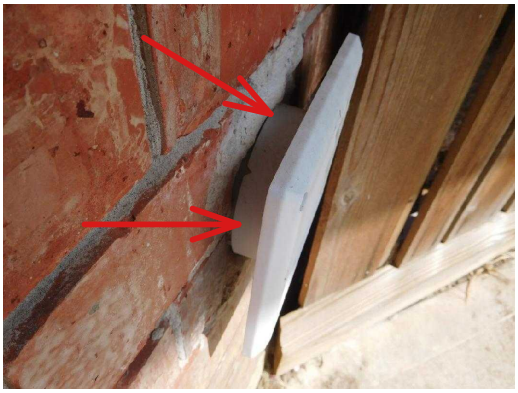
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

G. Garage Door Operators (continued)

☒☐☐☐ **H. Dryer Exhaust Systems** - Comments: The dryer vent (where visible) appears to be in good condition at this time.

However, I recommend setting the exterior vent hood flush against the exterior wall and sealing the perimeter edges of the exterior dryer vent hood (see photo).



☒☐☐☐ **I. Doorbell** - Comments: Hard wired. The doorbell appears to be operable at this time.

☒☐☒☒ **J. Smoke Detectors** - Comments: Hard wired. Current safety standards require that a smoke detector be installed in every bedroom, one in each hallway adjacent to a bedroom, and one on each level of the building.

Units are missing in the bedrooms.

I recommend updating the existing units, replacing missing units, and testing them regularly.

Updating smoke detectors is required after 10 years in service as per NFPA 72, National Fire Alarm Code and the manufacturer's recommendations.

I recommend installing carbon monoxide detectors as a safety precaution.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

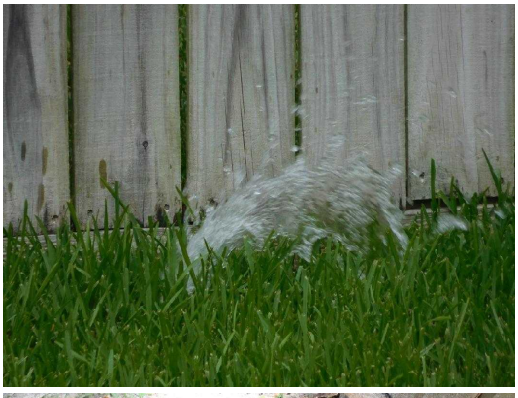
☒☒☐☒ **A. Landscape Irrigation (Sprinkler) Systems** - Comments: The sprinkler system appears to be operable, but a comprehensive inspection of the system was not performed at this time.

However, some of the spray heads are damaged, partially missing, or are simply not level and need to be repaired/replaced or adjusted. Leaks were noted at a few locations (see photos).

I was unable to locate an anti-siphon loop and one may not be present. Current standards require an anti-siphon device to prevent a backflow of water into the potable water supply.

Due to the majority of the system being underground and the difficult task of locating pop-up heads that do not pop up, I do not include the entirety of these systems in the inspection. No pressure test or any type of leak testing were performed at this time. I recommend contacting a qualified and reputable irrigation system contractor to assess and service the system as needed. Periodically adjust the spray heads as needed so that water is directed in the intended direction.






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

I	NI	NP	D	
☐	☐	☒	☐	**B. Swimming Pools, Spas, Hot Tubs, And Equipment** Type of Construction: Comments:
☐	☐	☒	☐	**C. Outbuildings** - Comments:
☐	☐	☒	☐	**D. Private Water Wells** (A coliform analysis is recommended) Type of Pump: Type of Storage Equipment: Comments:
☐	☐	☒	☐	**E. Private Sewage Disposal (Septic) Systems** Type of System: Location of Drain Field: Comments:
☐	☐	☒	☐	**F. Other** - Comments:

Summary

I. STRUCTURAL SYSTEMS

A. Foundations Monolithic concrete slab on grade. Previous foundation repair was noted in the seller's disclosure (as per the buyer). It is recommended that the buyer obtain as much information as possible regarding the work done on the foundation, such as the contractor, the date of repair, and any applicable warranty information.

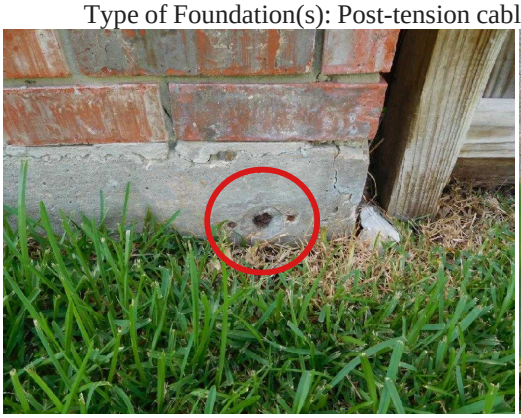
An observation of the foundation where visible and other areas of the house revealed no evidence of abnormal movement at the time of this inspection.

However, some exposed post-tension cable ends were observed at various locations throughout the perimeter of the foundation (see photos). Properly remove any rust or corrosion on the metal cable ends and properly seal or patch over them so that they are not exposed.

Cracks at the corners of the foundation are normal curing cracks and do not appear to indicate any type of structural failure.

The foundation does not appear to be in need of leveling or any other type of correction and appears to be performing as intended at this time in my opinion.

Type of Foundation(s): Post-tension cable system.



B. Grading and Drainage Minor slope. Overall, the grading has a positive slope away from the house and the drainage appears adequate.

However, high soil/low footing was noted at the perimeter of the foundation at the garage (see photos). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

A few of the gutter downspouts are crushed and partially closed (See photos). Repair/replace downspout kickouts where needed so that they drain properly.

It was noted that some sections of the gutters are clogged with pine needles, leaves, and debris (see photo). Periodically clean out the gutters.

I recommend installing gutter downspout extensions to direct runoff water away from the perimeter of the foundation.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.

Summary (continued)

B. Grading and Drainage (continued)

C. Roof Covering Materials Asphalt composition shingle. Overall, the roof covering appears to be functioning as intended and is in fair condition at this time.

Wear due to age (such as partial aggregate granule separation from individual shingles) was noted throughout the surface of the roof covering (see photos).

It appears that an active leak may be preset at one of the valleys at the rear plane of the roof. This was noted by elevated moisture content at the interior drywall in the southeast corner of the upstairs bonus room and the jack rafter in the attic space above (see photos). Repair as needed.

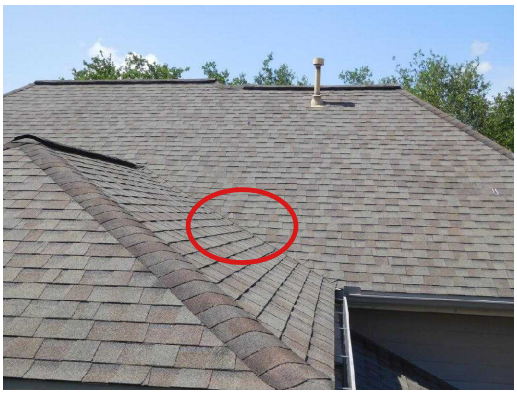
Small gaps were noted at the tops of the metal flashing on the plumbing vents (see photos). I recommend having the vent flashing properly sealed or replaced as necessary.

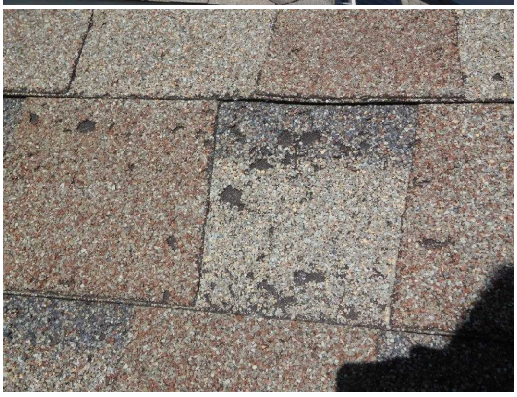
I recommend cutting back any overgrown trees, bushes or foliage from the roof surface, such as at the rear of the garage (see photo). Contact with the roof surface damages the material.

A qualified roofing contractor is recommended to evaluate and estimate for repairs or replacement. Types(s) of Roof Covering: Viewed From: The surface as I walked upon the roof covering and from the ground using binoculars.

Summary (continued)

C. Roof Covering Materials (continued)



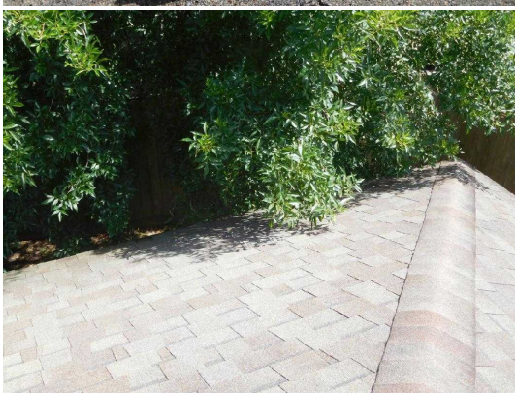


Summary (continued)

C. Roof Covering Materials (continued)







D. Roof Structures and Attics 2x6 Rafter. It was noted that the lower section of the attic access ladder was cut at the incorrect length and the ladder hyper-extends slightly and is less stable as a result (see photo).

It was also noted that there is no weather stripping around the perimeter edges of the attic access hatch. There is no insulation installed on the hatch. Upgrade to help improve energy efficiency. It was also noted that the attic ladder frame was secured with an insufficient number of fasteners. I recommend securing the ladder frame in place using either 1/4" x 3" lag screws or #10 D or #16 D nails on all 4 sides or as per manufacturer's specifications.

Due to low clearances, obstructions from mechanical equipment and ductwork, and a lack of decking throughout, not all sections of the attic were accessible for inspection.

Conventional framed roof with rafters, joists and a purlin system.

The wooden rafters and other framing support members appear to be in good condition and functioning as intended at this time.

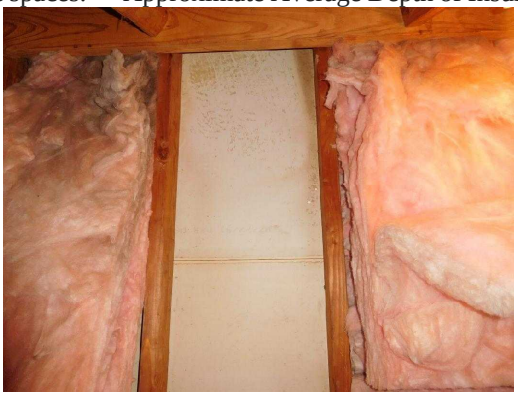
Ventilation is provided by soffit vents, air cans, and peak ridge type vents. Ventilation appears to be adequate.

Overall, the fiberglass insulation appears to be adequate at this time.

Summary (continued)

D. Roof Structures and Attics (continued)

However, a few sections of the vertical wall insulation (adjacent to the upstairs bonus room) are missing or have come loose and have fallen away from the wall in the attic (see photo). Replace. Installing new material and increasing the depth can improve energy efficiency. Viewed From: Within the attic spaces. Approximate Average Depth of Insulation: 8-12"



E. Walls (Interior and Exterior) Drywall, Brick, Composition Siding, and Fiber Cement Board. Overall, the interior and exterior walls and siding materials appear to be in fair-good condition at this time.

However, deterioration due to moisture penetration was noted at the bottom edges of a few sections of the composition siding at the exterior, such as on the garage (see photos). Repair or replace exterior siding as needed.

Grain splitting and minor deterioration due to moisture penetration were noted at the ends of the wooden fascia board trim at various locations (see photos). Repair or replace exterior trim as needed.

Keep all exterior wood siding and trim properly sealed and painted to prevent excessive moisture penetration and preserve the condition of the material.

Elevated moisture content was noted in the drywall in the upstairs bonus room (see photos). This appears to be the result of a leak in the attic space above, possibly a roof leak at the valley. Once the leak is located and repaired replace wet and damaged material as needed. Moisture readings were made using a non-destructive moisture meter.

Summary (continued)

E. Walls (Interior and Exterior) (continued)

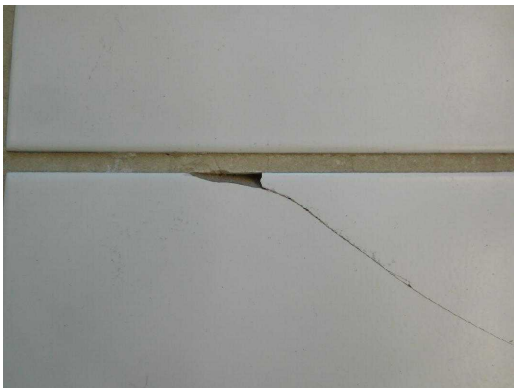
F. Ceilings and Floors Drywall, Wood, Tile, and Carpet. Overall, the ceilings and floors appear to be in good condition at this time.

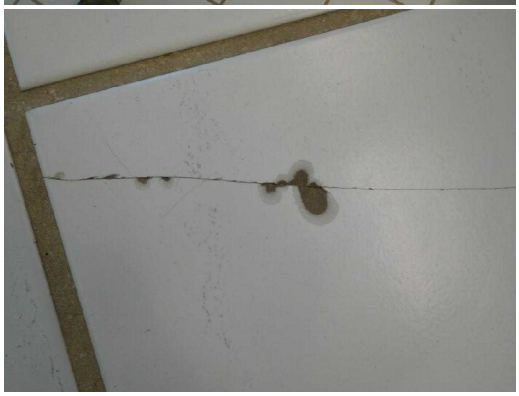
However, cracked tiles were noted in the floor in the master bathroom (see photos). Replace as needed.

Some sections of the upstairs sub-floor paneling are somewhat loose and shifting. Resecure these panels to the joists where needed. This is typical of homes of similar age and construction and does not appear to be the result of a structural deficiency.

Summary (continued)

F. Ceilings and Floors (continued)





G. Doors (Interior and Exterior) Overall, the interior and exterior doors appear to be in good condition at this time.

However, a section of cracked glass was noted in the front door glazing (see photo). Re-glaze as needed.

The door to the upstairs bonus room binds/rubs at the middle and does not latch properly. Adjust as needed.

The doors to the kitchen pantry and the under stairs closet do not latch properly. Adjust as needed.

Replace missing and damaged doorstops where needed.

H. Windows Single pane aluminum windows and double pane vinyl windows. The windows throughout appear to be in fair-good condition and are functioning at this time.

One of the locks is missing at the window in the southeast corner of the dining room (see photo). Replace.

One of the locks is broken at the window in the northeast corner of the living room (see photo). Replace.

I recommend properly sealing any small gaps at the perimeter edges of the windows at the exterior side (see photos).

Summary (continued)

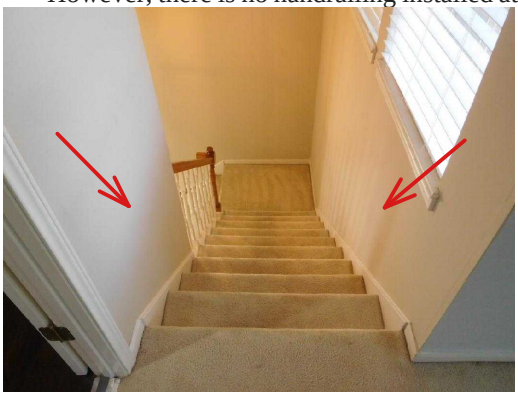
H. Windows (continued)

Replace missing screens where needed.




I. Stairways (Interior and Exterior) The interior stairway and railings appear to be in good condition at this time.

However, there is no handrailing installed at the top portion of the staircase (see photo). Install handrailing as per code and safety.



Summary (continued)

J. Fireplaces and Chimneys Prefabricated. The natural gas fired fireplace has a metal firebox and chimney.

The unit appears to be in good overall condition and is functioning at this time.

I recommend installing a new valve that requires a valve key to operate the gas supply line as a safety precaution (see photo).

Standing water was noted on top of the chimney crown (see photo). Adjust as needed so the crown properly sheds water.

L. Other The half bathroom vanity cabinet is loose. Secure as needed to the wall.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels The underground electrical service conductors enter the meter and Challenger brand circuit breaker panel box at the rear of the garage.

The meter box is pulled away from the exterior wall and needs to be resecured (see photo).

Many of the circuit breakers are not labeled. Label the panel as per code and safety.

The service conductors are 4/0 gauge aluminum and the panel box has a 200 amp main disconnect breaker.

It is recommended that an anti-oxidant gel be applied to the aluminum service lines where they are secured to the contact lugs (see photo). This will prevent corrosion from occurring at these connections.

The panel, breakers, and wiring appear to be in good overall condition at this time (see photo).

However, it was noted that a few of the neutral wires have been improperly double-tapped on the neutral bus bar with two wires secured under one contact (see photo). Move neutral double tapped wire to separate and single tapped lugs at the neutral bus or ground bus bar as required in a panel box.

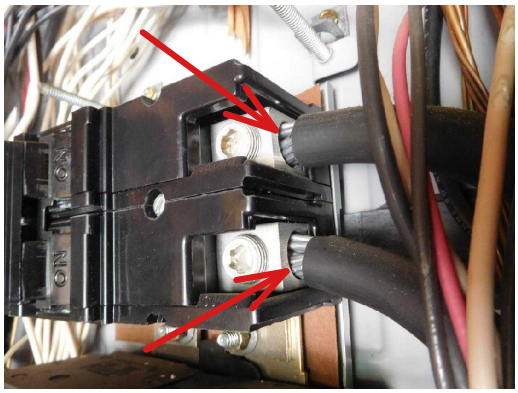
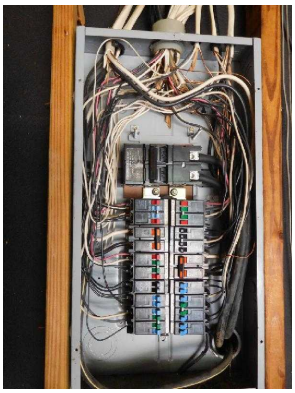
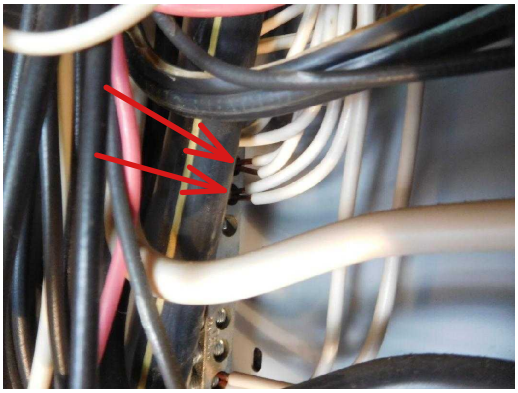
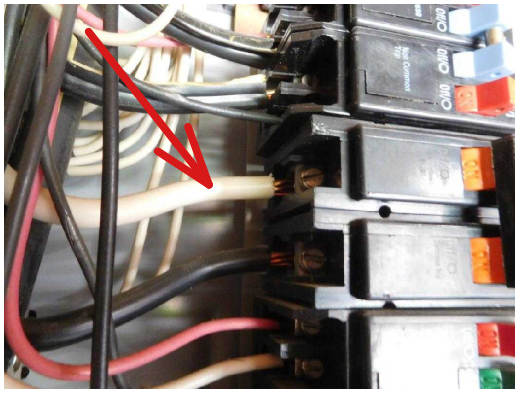
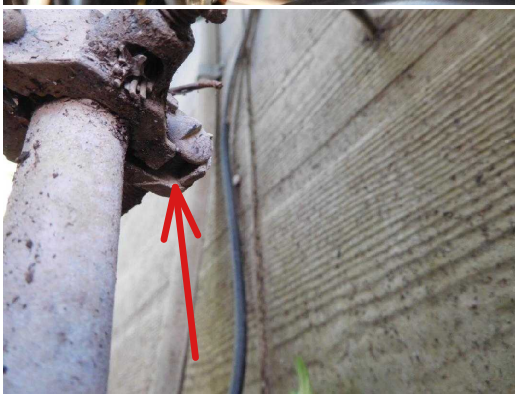
Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

Summary (continued)

A. Service Entrance and Panels (continued)

The metal clamp that secures the grounding electrode to the ground rod is broken (see photo). Replace the clamp and ensure that the grounding system is installed as per code and safety.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

B. Branch Circuits, Connected Devices, and Fixtures No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen, laundry room, bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

The GFCIs in the kitchen failed to trip when tested. Service as needed.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

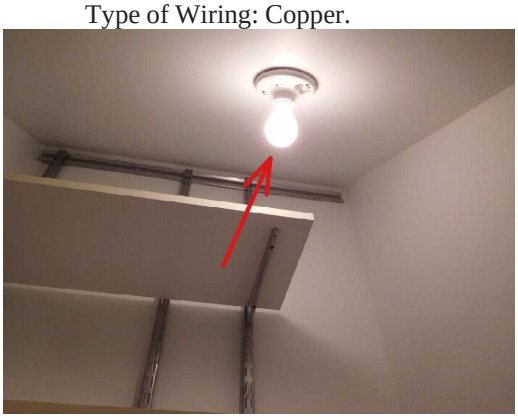
There is no GFCI equipped outlet present in the half bathroom. Service or replace the outlet as needed.

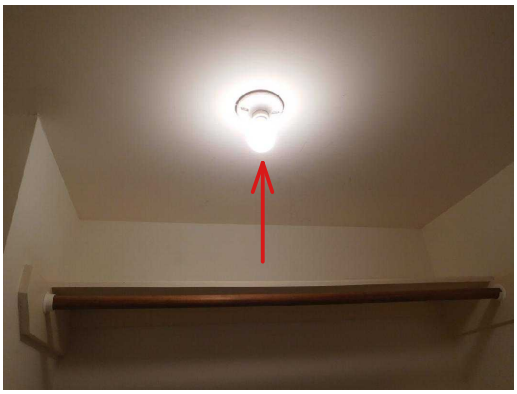
Current standards prohibit the installation of uncovered incandescent light fixtures in closets (see photos). Install covers where needed.

All interior piping systems capable of becoming energized must be bonded. Properly bond gas and water supply lines as per code and safety. The purpose of bonding is not to ground the electrical system through the gas pipe, but to ensure electrical continuity to limit voltage potential between conductive components. Connecting bonding conductors at a gas water heater provides an easy way to check for compliance. Properly secure the wiring to the pipes using approved clamps. Bonding jumpers are needed for continuity of electrical bonding across dielectric connectors, replaced plastic water lines, and flexible appliance connector gas lines.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

Type of Wiring: Copper.





III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Carrier and Bryant. The 3.5 ton capacity condenser unit (located at the exterior) was manufactured in 1998. The refrigerant used in each system appears to be R-22. The production and import of R-22 will be continually reduced by law until 2020, when all production and import will be eliminated.

The age and capacity of the other unit was not determined at this time since the nameplate has been removed (see photo).

The system in the upper attic (zoned to the upstairs) appears to have proper temperature drops across the coil to cool sufficiently at this time. Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 76 down to 56 degrees Fahrenheit (20 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.

The unit in the side attic space (zoned to the downstairs) did not cool air when tested.

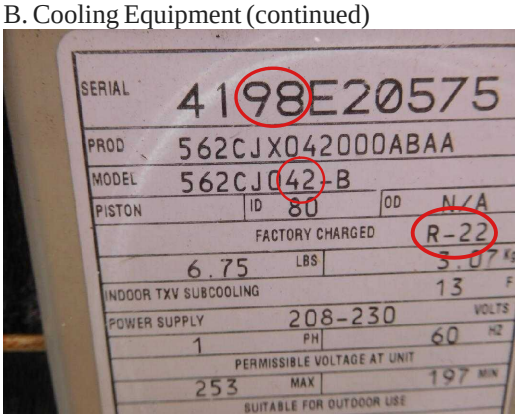
Small gaps were noted in the foam tube insulation on the low pressure refrigerant (suction) lines where they enter the walls of the evaporator coil cases in the attic spaces (see photos). Properly insulate all lengths of these lines to prevent the formation of condensation in the attic spaces and walls.

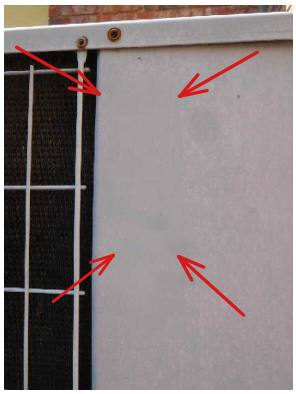
Due to the age of the condenser units, it is possible that they are nearing the end of their serviceable life spans and may need to be replaced.

A qualified HVAC contractor is recommended to evaluate each system and estimate for service or replacement. Type of System: Split system central air conditioning.

Summary (continued)

B. Cooling Equipment (continued)





C. Duct Systems, Chases, and Vents Insulated flex. The ducts and vents (where visible) appear to be in good overall condition and functioning as intended at this time.

However, one of the ducts is disconnected from the register (above the upstairs bonus room, see photo). Properly connect the duct and insulate the register.

A few sections of ductwork have tears in the outer sheathing and some of the insulation layer is exposed (see photos). Seal these sections where needed.

It was noted that some sections of ductwork are in direct contact with each other (see photo). This contact can cause condensation to form on the surfaces of the ductwork. I recommend separating sections from one another or placing insulation material between sections so that there is no direct contact.

The air filters are excessively dirty and need to be replaced. Change filters on a regular basis as per the manufacturer's specifications.

A qualified contractor is recommended to evaluate and estimate for service.

Summary (continued)

C. Duct Systems, Chases, and Vents (continued)


IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Copper. NOTE: The tub trap at the upstairs bathroom tub/shower and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Overall, the water supply system (where visible) and fixtures appear to be in good condition and functioning at this time.

However, low flow was noted at the cold water side of the kitchen sink faucet. Service the fixture and/or supply line as needed.

I recommend updating the washing machine hose bibs in the laundry room since they drip when the valves are closed.

A leak was noted at the faucet handle at the sink on the west side of the upstairs bathroom (see photo). Repair/replace.

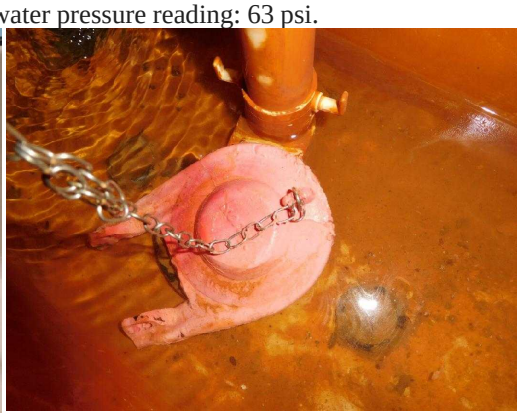
The flapper in the master bathroom toilet tank was detached, is in poor condition, and needs to be replaced (see photo).

It was noted that there are no anti-siphon (back-flow prevention) devices installed at the exterior hose bibs. Install as per current code requirements.

Small separation gaps were noted in the grout lines in the tile shower enclosures (see photo). Seal where needed.

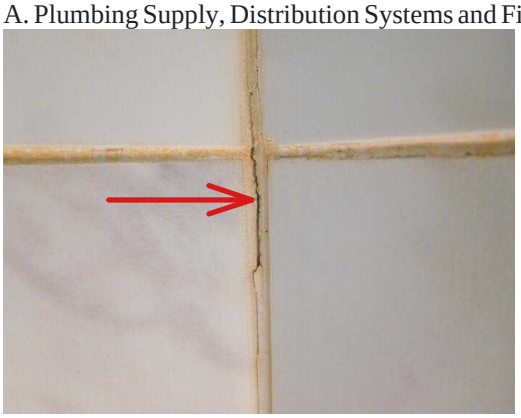
All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

Location of water meter: At the northwest corner of the lot. Location of main water supply valve: In the cabinet under the right hand master bathroom sink. Static water pressure reading: 63 psi.

Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



B. Drains, Wastes, and Vents PVC. NOTE: The tub trap at the upstairs bathroom tub/shower and all supply and drainage plumbing contained at this location were not accessible at this time and therefore, any leaks or defects in the walls could not be visualized at this time.

Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, leaks were noted in the drain lines under the right hand master bathroom sink and half bathroom sink (see photo). Repair.

The embedded and underground drain and sewer lines were not included within the scope of this inspection.

Paint the exterior PVC cleanout caps and drains where needed (see photos).

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

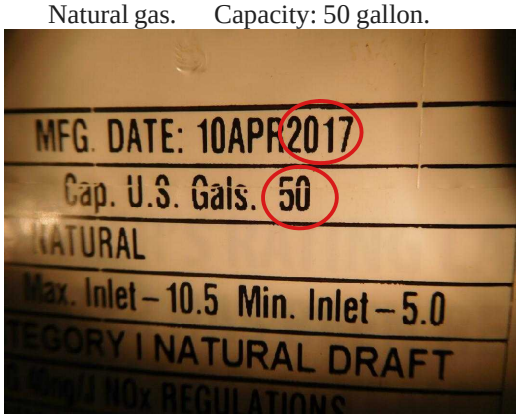
Summary (continued)

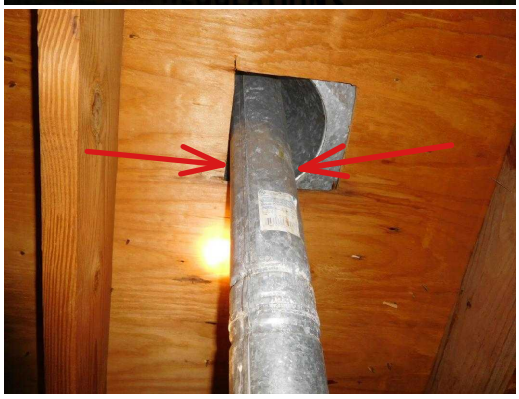
B. Drains, Wastes, and Vents (continued)

C. Water Heating Equipment Ruud. The natural gas fired 50 gallon capacity water heater was manufactured in 2017 and appears to be in good condition and functioning at this time.

However, it was noted that the metal exhaust vent is in too close of proximity to the wooden roof decking at the point where it penetrates the roof (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction.

Properly install approved metal support strapping to secure the vent between the adjacent rafters (see photo). Energy Source: Natural gas. Capacity: 50 gallon.





Summary (continued)

D. Hydro-Massage Therapy Equipment Spa Tub. The spa tub appears to be in fair-good overall condition and is functioning at this time.

The tub's pump motor is powered by a GFCI (Ground Fault Circuit Interrupter) outlet that tripped as intended when tested.

However, it was noted that the tub's electric pump outlet is resting on the sub-floor under the tub (see photo). I recommend securely mounting this outlet on one of the framing cripples of the tub surround so that it is up off of the floor. Replace the missing faceplate on the outlet.

E. Gas Supply Systems: Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

However, there is no sediment trap installed in the natural gas supply line to the water heater. I recommend installing a trap as needed.

Unless a natural gas fired dryer is going to be installed in the laundry room, the natural gas supply line should be capped using an approved cap (see photo).

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.

V. APPLIANCES

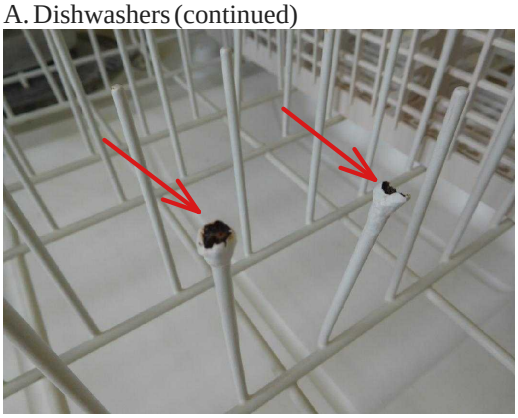
A. Dishwashers Kenmore. The dishwasher is an older model that was run in the "normal wash" mode without the heated drying feature on. The dishwasher appears to be operable and in fair condition at this time.

Some rust was noted on the tines of the dish racks (see photos). Reseal or replace if desired.

I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the disposal/drain line (see photo). This will help prevent any back-flow from occurring during draining.

Summary (continued)

A. Dishwashers (continued)



E. Microwave Ovens Jenn-Air. The microwave is an older model that was functioning at this time.

However, the door is cracked/broken (see photos). Service as needed or replace the microwave.


G. Garage Door Operators Genie. Sectional metal door. The garage door appears to be in fair-good overall condition and operating as intended at this time.

The garage door opener is an older model, but appears to be in fair overall condition and was functioning as intended at this time.

The auto-reverse safety mechanism was tested and appears to be functioning at this time.

There are no electric eye safety sensors present. Update the opener equipment to ensure that both safeties are present.

J. Smoke Detectors Hard wired. Current safety standards require that a smoke detector be installed in every bedroom, one in each hallway adjacent to a bedroom, and one on each level of the building.

Units are missing in the bedrooms.

Summary (continued)

J. Smoke Detectors (continued)

I recommend updating the existing units, replacing missing units, and testing them regularly.

Updating smoke detectors is required after 10 years in service as per NFPA 72, National Fire Alarm Code and the manufacturer's recommendations.

I recommend installing carbon monoxide detectors as a safety precaution.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems The sprinkler system appears to be operable, but a comprehensive inspection of the system was not performed at this time.

However, some of the spray heads are damaged, partially missing, or are simply not level and need to be repaired/replaced or adjusted. Leaks were noted at a few locations (see photos).

I was unable to locate an anti-siphon loop and one may not be present. Current standards require an anti-siphon device to prevent a backflow of water into the potable water supply.

Due to the majority of the system being underground and the difficult task of locating pop-up heads that do not pop up, I do not include the entirety of these systems in the inspection. No pressure test or any type of leak testing were performed at this time. I recommend contacting a qualified and reputable irrigation system contractor to assess and service the system as needed. Periodically adjust the spray heads as needed so that water is directed in the intended direction.




Summary (continued)

A. Landscape Irrigation (Sprinkler) Systems (continued)