



Inspection Report

Robert Gomez

Property Address:
513 Moore Street
San Marcos TX 78666



Austinspect

**Chad Garrett 6785
200 Merganser
Kyle TX 78640
512-426-6328**

PROPERTY INSPECTION REPORT

Prepared For: Robert Gomez

(Name of Client)

Concerning: 513 Moore Street, San Marcos, TX 78666

(Address or Other Identification of Inspected Property)

By: Chad Garrett 6785 / Austinspect 5/30/2014

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

REI 7-3 (Revised 05/2013)

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; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**In Attendance:**

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 40 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): pier and beam

Foundation Performance: foundation is not performing as intended and is in need of further evaluation by a structural engineer, see additional comments below

Columns or Piers: Wood piers, Masonry block

Method used to observe Crawlspace: Crawled

Comments:

(1) Interior flooring is uneven due to settlement. The house is not level. Further evaluation recommended by a foundation specialist

(2) Cedar and stacked block piers should be replaced by solid concrete piers

(3) no strapping at pier to beam connections in crawlspace, current code requires beams to be secured to supporting piers

(4) Termite damage/rot at various cedar piers. Replace damaged piers



A. Item 1(Picture)

(5) wood shims are present at pier tops in most areas of crawlspace. wood shims can compress causing cracks in interior walls and ceilings. metal shims recommended



A. Item 2(Picture)

(6) no under floor insulation or moisture barrier present in crawlspace

(7) Wood underpinning is in contact with the ground in various areas of crawlspace. This can cause deterioration and attract wood eating insects.

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

I NI NP D



A. Item 3(Picture)

(8) The construction debris needs removing from the crawlspace under home.



A. Item 4(Picture)

(9) additional crawlspace ventilation recommended. Current code requires 1 sq foot of ventilation for each 150 sq feet of under floor space

(10) The support posts are under-cut in areas in the crawlspace. Repairs are needed. A qualified engineer should inspect and repair or replace as needed.

(11) Seal all openings into crawlspace space to prevent pest intrusion



A. Item 5(Picture)

(12) Cracks noted at various areas of foundation underpinning. Cracks appeared cosmetic only. If further evaluation is desired a foundation specialist is recommended

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

I NI NP D

- (13) underpinning is damaged and missing in various areas
(14) some piers are not bearing on beams, repair as needed



A. Item 6(Picture)

- (15) foundation underpinning is missing or is incomplete in many areas



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

- (16) remove construction debris from around and under the home
(17) some piers are leaning and may not support the floor beams properly



A. Item 11(Picture)

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

I NI NP D

(18) install suitable crawlspace access cover



A. Item 12(Picture)

(19) the home should be elevated 18" above grade in all areas. Some areas of the crawlspace were inaccessible due to space limitations

(20) signs of rodent activity in crawlspace, seal all under floor openings to prevent pest intrusion

(21) grade was damp in crawlspace, improve drainage so that water flows away from the crawlspace

(22) install proper underpinning around the foundation perimeter

☒ ☐ ☐ ☒ **B. Grading & Drainage**

Comments:

(1) Water ponds at various areas around home. Improve drainage as needed so that water flows away from the structure



B. Item 1(Picture)

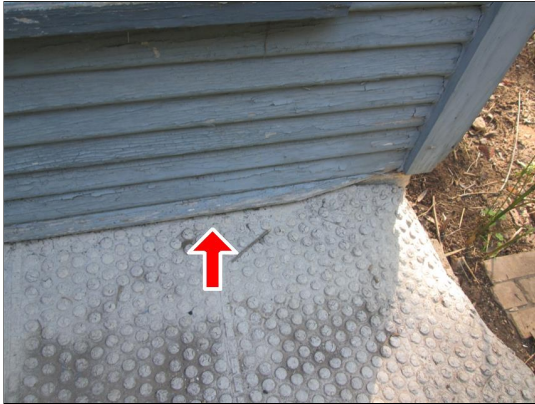


B. Item 2(Picture)

(2) It is advisable to maintain at least 3 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

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

I NI NP D



B. Item 3(Picture)

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Fiberglass Shingles

Viewed from: Walked roof

Roof Ventilation: Gable vents

Comments:

- (1) The roof is older. Shingles are raised in various areas
- (2) Rubber seal around service mast needs replacement



C. Item 1(Picture)

- (3) rubbed shingles at various areas

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

I NI NP D



C. Item 2(Picture)



C. Item 3(Picture)

(4) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



C. Item 4(Picture)

(5) seal caulk at all exposed fasteners on roof, these repairs should be done by a qualified roofing contractor

(6) secure raised flashing at roof vents



C. Item 5(Picture)



C. Item 6(Picture)

☒ ☐ ☐ ☒ D. Roof Structures and Attics

Viewed from: Attic, Walked roof

Method used to observe attic: Walked

Attic Insulation: Blown, Cellulose

Approximate Average Depth of Insulation: 10 inches

Attic info: Scuttle hole

Comments:

(1) weather strip attic access perimeter and insulate access cover to reduce air infiltration and heat from attic area

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

I NI NP D

(2) water staining at right attic roof decking, unable to determine if leak is active. Replace all damaged building materials and repair roof as needed



D. Item 1(Picture)

(3) water staining around plumbing roof vent, repair as needed



D. Item 2(Picture)

(4) there is no attic ventilation. Install ventilation per todays standards



D. Item 3(Picture) sealed gable vent

(5) Ridge beam should be the same size/thickness as the roof rafters. This is a current code standard. The roof and structure were performing as intended at the time of inspection

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

I NI NP D



D. Item 4(Picture)

(6) Roof supports should be the same size as the lumber that they support. 2x4 roof rafters are being supported by 1x8 supports. No purlin bracing is present. recommend installation of purlin. This is a current code standard. The roof and structure were performing as intended at the time of inspection



D. Item 5(Picture)

(7) rot at rear porch rake edge trim



D. Item 6(Picture)

(8) no fascia at roof sides

(9) no collar ties present at roof structure per todays standards

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

I NI NP D



D. Item 7(Picture)

☒ ☐ ☐ ☒ E. Walls (Interior & Exterior)

Comments:

(1) Settlement at various wall areas



E. Item 1(Picture)



E. Item 2(Picture)

(2) water table trim is missing and or damaged in many areas around foundation perimeter

(3) missing and damaged trim at various areas, repair and seal as needed



E. Item 3(Picture)

(4) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot

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

I NI NP D



E. Item 4(Picture)



E. Item 5(Picture)

(5) termite damage and rot at water heater closet



E. Item 6(Picture)

(6) seal all wall penetrations



E. Item 7(Picture)



E. Item 8(Picture) around stove top vent

(7) exterior siding is damaged at base in some areas

(8) secure loose trim at front porch

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

I NI NP D



E. Item 9(Picture)

(9) seal around both showers



E. Item 10(Picture)

(10) seal around all plumbing penetrations



E. Item 11(Picture)

☒ ☐ ☐ ☒ F. Ceilings & Floors

Floor System Insulation: NONE

Comments:

(1) Settlement and sagging drywall at various ceiling areas

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

I NI NP D



F. Item 1(Picture) kitchen

- (2) wood flooring is uneven in many areas of the home due to settlement
- (3) refrigerator is leaning rearward, evaluate and repair flooring under this area
- (4) water damage is present at flooring under bathrooms and kitchen, replace all damaged building materials as needed



F. Item 2(Picture)

- (5) possible water damage at living room ceiling



F. Item 3(Picture)

☒ ☐ ☐ ☐ **G. Doors (Interior & Exterior)**

Comments:

- (1) water heater closet door is delaminating

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

I NI NP D



G. Item 1(Picture)

- (2) no dead bolt at front door
- (3) rear door dead bolt is inoperable
- (4) front door has been pried open at some point and door is damaged in striker area



G. Item 2(Picture)

- (5) screen at front screen door is damaged



G. Item 3(Picture)

- (6) missing rubber seal at the base of both shower doors, install seal to prevent water from leaking to shower exterior
- (7) rear bathroom door is missing knob, frame is missing stop trim and door rubs at flooring
- (8) several doors did not catch at strike plates

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

I NI NP D

- (9) doors to exterior need additional weather stripping
- (10) front bath shower door binds at threshold area

☒ ☐ ☐ ☐ H. **Windows**

Comments:

- (1) Window glazing is damaged at various windows
- (2) many windows have cracked windowpanes
- (3) all windows are painted shut. Fire egress hazard
- (4) one window in rear bedroom is boarded up



H. Item 1(Picture)

- (5) missing and damaged window screens and screen frames at various windows

☒ ☐ ☐ ☒ I. **Stairways (Interior & Exterior)**

Comments:

Missing hand railing at front porch steps. Required at 4 or more steps



I. Item 1(Picture)

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

I NI NP D

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Comments:

☒ ☐ ☐ ☒ K. Porches, Balconies, Decks and Carports

Comments:

(1) Rear porch posts are not bearing. Roof load should be supported



K. Item 1(Picture)

(2) loose brick at rear patio, possible tripping hazard



K. Item 2(Picture)

☒ ☐ ☐ ☒ L. Other

Comments:

cabinet left of stove is damaged

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

I NI NP D



L. Item 1(Picture)

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

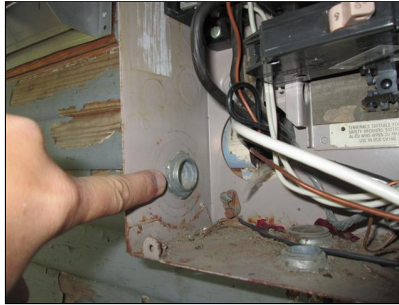
Electrical Service Conductors: Overhead service

Comments:

(1) missing knock out plates at both electrical panels, repair for safety



A. Item 1(Picture)



A. Item 2(Picture)



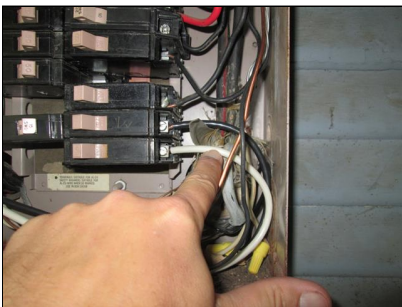
A. Item 3(Picture)



A. Item 4(Picture)

(2) label all breakers

(3) neutral wiring being used in the hot position should be wrapped in red or black tape

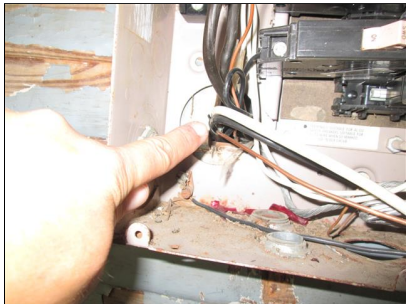


A. Item 5(Picture)

(4) missing proper wire protection/clamps at several panel penetrations

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

I NI NP D



A. Item 6(Picture)

(5) missing antioxidant at several aluminum connections in panels



A. Item 7(Picture)

(6) No ARC fault protection present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas. This was not code when this home was built

(7) Unable to locate gas line bond wire per todays code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built

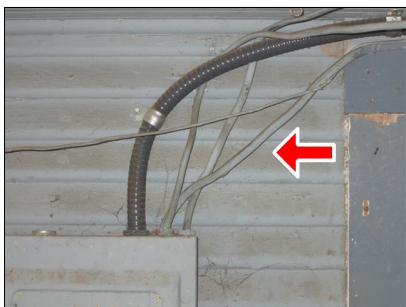
☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex, Knob and Tube

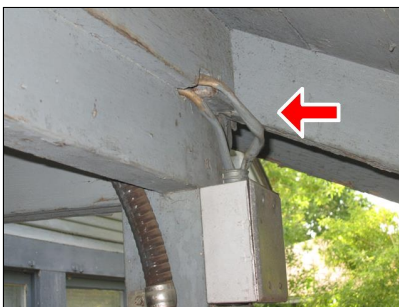
Branch wire 15 and 20 AMP: Copper, Aluminum

Comments:

(1) all exterior electrical wiring should be contained in conduit



B. Item 1(Picture)



B. Item 2(Picture)

(2) chewed wiring in crawlspace, replace as needed. All wiring in crawlspace should be secured away from grade

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

I NI NP D



B. Item 3(Picture)

(3) Missing bulb shield at various lights. Bulb shields recommended at all exposed bulbs



B. Item 4(Picture)

- (4) no electrical outlet present at exterior wall near AC equipment for service per current code
- (5) no kitchen counter electrical outlets present, all kitchen electrical outlets should be GFCI protected
- (6) rear bathroom gfci would not trip and needs replacement
- (7) some three pronged receptacles are not grounded
- (8) extension cord wiring has been used for permanent wiring in rear bathroom

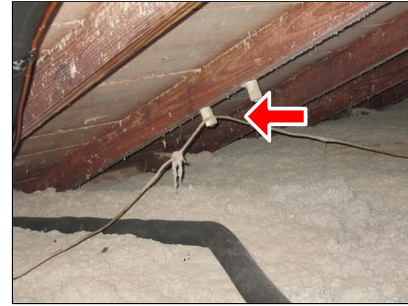


B. Item 5(Picture)

(9) The attic is insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrical contractor should first replace knob and tubing wires with updated wiring.



B. Item 6(Picture)



B. Item 7(Picture)

(10) recommend removal of all knob and tube wiring for safety

(11) Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.

(12) Electrical wiring should be secured away from attic access to prevent damage

320.23 In Accessible Attics.

Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where Run Across the Top of Floor Joists. Where run across the top of floor joists, or within 2.1 m (7 ft) of floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. **Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance.**



B. Item 8(Picture) bare wiring near attic access

(13) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

(14) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet today's code and safety standards

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

I NI NP D

(15) many light switches are installed upside down

(16) unable to determine uses for all light switches

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Comments:

(1) flex gas line leading into furnace housing is a recognized safety hazard. rigid pipe exiting the housing is recommended



A. Item 1(Picture)

(2) Furnace vent is in contact with flammable material, 1" clearance required



A. Item 2(Picture)

(3) missing sediment trap at furnace gas supply line per todays code standards

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Air conditioner unit

Comments:

(1) vertical HVAC unit is being used in attic area, there is not a drain pan or safety float switch present for the unit. If the condensate drain line clogs building materials will be damaged. Have a licensed HVAC contractor evaluate and repair as needed

(2) missing safety float sensor at condensate drain line in HVAC closet. Have a licensed HVAC contractor install to prevent water damage

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

I NI NP D



B. Item 1(Picture)

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

Comments:

(1) The HVAC system is being operated without a return filter. The system may be dirty. Cleaning and service recommended



C. Item 1(Picture)

(2) clean and seal return plenum

(3) some ducting does not appear to be properly sealed



C. Item 2(Picture)

window units were not inspected

IV. PLUMBING SYSTEM

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

Location of water meter: Right Side

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: unknown

Water Source: Public

Comments:

(1) No water pressure at bathroom sinks. Aerators need to be cleaned



A. Item 1(Picture)

(2) Both toilets are loose at floor

(3) Both toilets do not have proper clearance from walls or other hard surfaces, Plumbing code calls for 15" from the center of the toilet to the nearest wall or hard surface

(4) insulate all water lines in crawlspace to prevent freezing

(5) PVC water lines are in use in crawlspace. Lines appear undersized and may not meet today's plumbing code. Have a plumber evaluate



A. Item 2(Picture)

(6) rear bathroom shower fixture is located outside of shower and is missing handle and wall escutcheon. Fixture handle should be located inside shower area

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I NI NP D



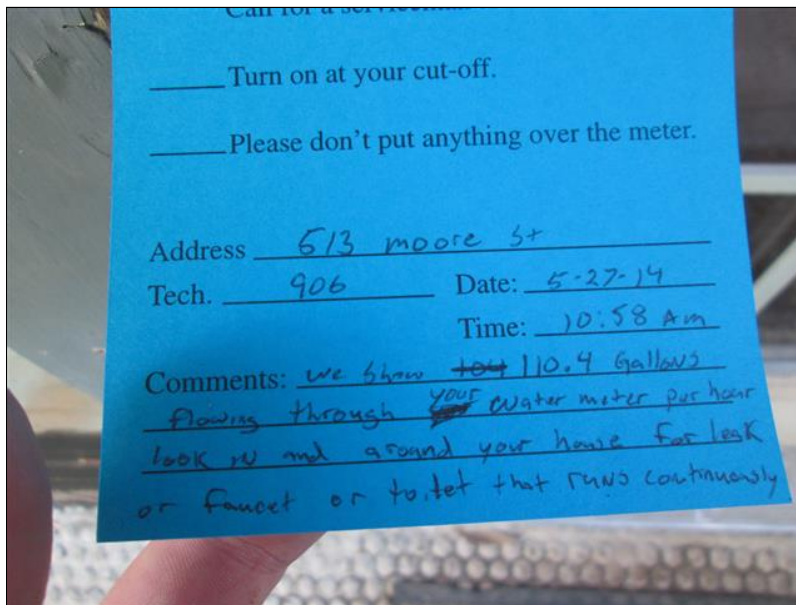
A. Item 3(Picture)



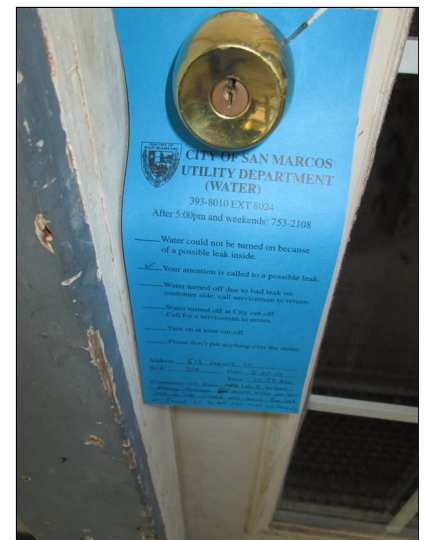
A. Item 4(Picture)

(7) hot and cold water is reversed at front bathroom shower. hot should be left

(8) water company left a notice on the door stating that the home was using 110 gallons an hour. Have all plumbing lines evaluated prior to closing



A. Item 5(Picture)



A. Item 6(Picture)

(9) kitchen sink sprayer is inoperable

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

I NI NP D



A. Item 7(Picture)

(10) front bathroom sink is cracked



A. Item 8(Picture)

☒ ☐ ☐ ☒ **B. Drains, Waste, and Vents**

Comments:

(1) active leaks under bathrooms in crawlspace. Have all plumbing further evaluated

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

(2) beam in one area of crawlspace appears to be resting on drain line. repair as needed



B. Item 4(Picture)

(3) damaged plumbing vent at detached building

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

I NI NP D



B. Item 5(Picture)

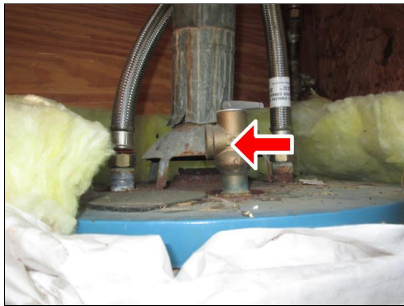
☒ ☐ ☐ ☐ C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Comments:

- (1) water heater vent is in contact with roof decking. 1" clearance required
- (2) missing sediment trap at water heater gas supply line per todays code standards
- (3) water heater pressure relief valve piping should terminate to the exterior



C. Item 1(Picture)

- (4) water heater should be elevated 18" above closet floor
- (5) missing ceiling collar at water heater vent in water heater closet
- (6) water heater drain pans should terminate to the exterior
- (7) insulate water lines at the top of water heater to prevent freezing
- (8) water heater vent does not appear to have proper clearance from roof, 3' clearance required by todays standards

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

I NI NP D



C. Item 2(Picture)

(9) no combustion or draft air vents present for water heater closet

(10) flue material should be type B double walled type for safety. Vent is not properly sealed



C. Item 3(Picture)

(11) missing burner cover



C. Item 4(Picture)

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

I NI NP D

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

☐ ☐ ☒ ☐ A. Dishwashers

Comments:

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Comments:

Missing anti tip device at rear base of oven, child safety hazard

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

☒ ☐ ☐ ☒ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

rear bath vent is inoperable and missing cover. Bath vents should blow to the exterior

☐ ☐ ☒ ☐ G. Garage Door Operator(s)

Comments:

☐ ☐ ☒ ☐ H. Dryer Exhaust Systems

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ C. Outbuildings

Comments:
wood around detached building has deteriorated in some areas. Detached building was locked and was not inspected

Date: 5/30/2014	Time:	Report ID:
Property: 513 Moore Street San Marcos TX 78666	Customer: Robert Gomez	Real Estate Professional: Kyle Odiormer

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 40 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

General Summary



Austinspect

**200 Merganser
Kyle TX 78640
512-426-6328**

Customer
Robert Gomez

Address
513 Moore Street
San Marcos TX 78666

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

- (1) Interior flooring is uneven due to settlement. The house is not level. Further evaluation recommended by a foundation specialist
- (2) Cedar and stacked block piers should be replaced by solid concrete piers
- (3) no strapping at pier to beam connections in crawlspace, current code requires beams to be secured to supporting piers
- (4) Termite damage/rot at various cedar piers. Replace damaged piers
- (5) wood shims are present at pier tops in most areas of crawlspace. wood shims can compress causing cracks in interior walls and ceilings. metal shims recommended
- (6) no under floor insulation or moisture barrier present in crawlspace
- (7) Wood underpinning is in contact with the ground in various areas of crawlspace. This can cause deterioration and attract wood eating insects.
- (8) The construction debris needs removing from the crawlspace under home.
- (9) additional crawlspace ventilation recommended. Current code requires 1 sq foot of ventilation for each 150 sq feet of under floor space
- (10) The support posts are under-cut in areas in the crawlspace. Repairs are needed. A qualified engineer should inspect and repair or replace as needed.
- (11) Seal all openings into crawlspace space to prevent pest intrusion
- (12) Cracks noted at various areas of foundation underpinning. Cracks appeared cosmetic only. If further evaluation s desired a foundation specialist is recommended

I. STRUCTURAL SYSTEMS

- (13) underpinning is damaged and missing in various areas
- (14) some piers are not bearing on beams, repair as needed
- (15) foundation underpinning is missing or is incomplete in many areas
- (16) remove construction debris from around and under the home
- (17) some piers are leaning and may not support the floor beams properly
- (18) install suitable crawlspace access cover
- (19) the home should be elevated 18" above grade in all areas. Some areas of the crawlspace were inaccessible due to space limitations
- (20) signs of rodent activity in crawlspace, seal all under floor openings to prevent pest intrusion
- (21) grade was damp in crawlspace, improve drainage so that water flows away from the crawlspace
- (22) install proper underpinning around the foundation perimeter

B. Grading & Drainage

Inspected, Deficient

- (1) Water ponds at various areas around home. Improve drainage as needed so that water flows away from the structure
- (2) It is advisable to maintain at least 3 inches minimum of clear area between the ground and siding Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

C. Roof Covering Materials

Inspected, Deficient

- (1) The roof is older. Shingles are raised in various areas
- (2) Rubber seal around service mast needs replacement
- (3) rubbed shingles at various areas
- (4) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (5) seal caulk at all exposed fasteners on roof, these repairs should be done by a qualified roofing contractor
- (6) secure raised flashing at roof vents

D. Roof Structures and Attics

Inspected, Deficient

- (1) weather strip attic access perimeter and insulate access cover to reduce air infiltration and heat from attic area
- (2) water staining at right attic roof decking, unable to determine if leak is active. Replace all damaged building materials and repair roof as needed
- (3) water staining around plumbing roof vent, repair as needed
- (4) there is no attic ventilation. Install ventilation per today's standards
- (5) Ridge beam should be the same size/thickness as the roof rafters. This is a current code standard. The roof and structure were performing as intended at the time of inspection
- (6) Roof supports should be the same size as the lumber that they support. 2x4 roof rafters are being supported by 1x8 supports. No purlin bracing is present. recommend installation of purlin. This is a current code standard. The roof and structure were performing as intended at the time of inspection
- (7) rot at rear porch rake edge trim
- (8) no fascia at roof sides
- (9) no collar ties present at roof structure per today's standards

E. Walls (Interior & Exterior)

Inspected, Deficient

- (1) Settlement at various wall areas
- (2) water table trim is missing and or damaged in many areas around foundation perimeter
- (3) missing and damaged trim at various areas, repair and seal as needed
- (4) The paint is failing and/or worn at various areas of exterior wood. I recommend prep and paint at all exposed areas to prevent rot
- (5) termite damage and rot at water heater closet

I. STRUCTURAL SYSTEMS

- (6) seal all wall penetrations
- (7) exterior siding is damaged at base in some areas
- (8) secure loose trim at front porch
- (9) seal around both showers
- (10) seal around all plumbing penetrations

F. Ceilings & Floors

Inspected, Deficient

- (1) Settlement and sagging drywall at various ceiling areas
- (2) wood flooring is uneven in many areas of the home due to settlement
- (3) refrigerator is leaning rearward, evaluate and repair flooring under this area
- (4) water damage is present at flooring under bathrooms and kitchen, replace all damaged building materials as needed
- (5) possible water damage at living room ceiling

I. Stairways (Interior & Exterior)

Inspected, Deficient

Missing hand railing at front porch steps. Required at 4 or more steps

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

- (1) Rear porch posts are not bearing. Roof load should be supported
- (2) loose brick at rear patio, possible tripping hazard

L. Other

Inspected, Deficient

cabinet left of stove is damaged

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

- (1) missing knock out plates at both electrical panels, repair for safety
- (2) label all breakers
- (3) neutral wiring being used in the hot position should be wrapped in red or black tape
- (4) missing proper wire protection/clamps at several panel penetrations
- (5) missing antioxidant at several aluminum connections in panels
- (6) No ARC fault protection present. Current safety standards require arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas. This was not code when this home was built
- (7) Unable to locate gas line bond wire per todays code standards. Current code requires all exterior meters and interior unions to be bonded. This may have not been code when this home was built

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

- (1) all exterior electrical wiring should be contained in conduit
- (2) chewed wiring in crawlspace, replace as needed. All wiring in crawlspace should be secured away from grade
- (3) Missing bulb shield at various lights. Bulb shields recommended at all exposed bulbs
- (4) no electrical outlet present at exterior wall near AC equipment for service per current code
- (5) no kitchen counter electrical outlets present, all kitchen electrical outlets should be GFCI protected
- (6) rear bathroom gfci would not trip and needs replacement
- (7) some three pronged receptacles are not grounded

II. ELECTRICAL SYSTEMS

- (8) extension cord wiring has been used for permanent wiring in rear bathroom
- (9) The attic is insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrical contractor should first replace knob and tubing wires with updated wiring.
- (10) recommend removal of all knob and tube wiring for safety
- (11) Today's fire safety standards call for smoke detectors in and outside of all sleeping rooms. A minimum of one detector is required for each level. All detectors should be linked in a way that when one detector sounds they all sound. Test and maintain detectors per manufacturer specifications and replace batteries yearly or as needed.
- (12) Electrical wiring should be secured away from attic access to prevent damage

320.23 In Accessible Attics.

Type AC cables in accessible attics or roof spaces shall be installed as specified in 320.23(A) and (B).

(A) Where Run Across the Top of Floor Joists. Where run across the top of floor joists, or within 2.1 m (7 ft) of floor or floor joists across the face of rafters or studding, in attics and roof spaces that are accessible, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where this space is not accessible by permanent stairs or ladders, protection shall only be required within 1.8 m (6 ft) of the nearest edge of the scuttle hole or attic entrance.

- (13) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.
- (14) Cloth covered wiring is still in place and possibly in use in some areas of the home. Recommend having a licensed electrician evaluate and update all wiring to meet today's code and safety standards
- (15) many light switches are installed upside down
- (16) unable to determine uses for all light switches

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficient

- (1) flex gas line leading into furnace housing is a recognized safety hazard. rigid pipe exiting the housing is recommended
- (2) Furnace vent is in contact with flammable material, 1" clearance required
- (3) missing sediment trap at furnace gas supply line per today's code standards

B. Cooling Equipment

Inspected, Deficient

- (1) vertical HVAC unit is being used in attic area, there is not a drain pan or safety float switch present for the unit. If the condensate drain line clogs building materials will be damaged. Have a licensed HVAC contractor evaluate and repair as needed
- (2) missing safety float sensor at condensate drain line in HVAC closet. Have a licensed HVAC contractor install to prevent water damage

C. Duct Systems, Chases, and Vents

Inspected, Deficient

- (1) The HVAC system is being operated without a return filter. The system may be dirty. Cleaning and service recommended
- (2) clean and seal return plenum
- (3) some ducting does not appear to be properly sealed

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

IV. PLUMBING SYSTEM

Inspected, Deficient

- (1) No water pressure at bathroom sinks. Aerators need to be cleaned
- (2) Both toilets are loose at floor
- (3) Both toilets do not have proper clearance from walls or other hard surfaces, Plumbing code calls for 15" from the center of the toilet to the nearest wall or hard surface
- (4) insulate all water lines in crawlspace to prevent freezing
- (5) PVC water lines are in use in crawlspace. Lines appear undersized and may not meet today's plumbing code. Have a plumber evaluate
- (6) rear bathroom shower fixture is located outside of shower and is missing handle and wall escutcheon. Fixture handle should be located inside shower area
- (7) hot and cold water is reversed at front bathroom shower. hot should be left
- (8) water company left a notice on the door stating that the home was using 110 gallons an hour. Have all plumbing lines evaluated prior to closing
- (9) kitchen sink sprayer is inoperable
- (10) front bathroom sink is cracked

B. Drains, Waste, and Vents

Inspected, Deficient

- (1) active leaks under bathrooms in crawlspace. Have all plumbing further evaluated
- (2) beam in one area of crawlspace appears to be resting on drain line. repair as needed
- (3) damaged plumbing vent at detached building

V. APPLIANCES

D. Ranges, Cooktops and Ovens

Inspected, Deficient

Missing anti tip device at rear base of oven, child safety hazard

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

rear bath vent is inoperable and missing cover. Bath vents should blow to the exterior

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



INVOICE

Austinspect
200 Merganser
Kyle TX 78640
512-426-6328
Inspected By: Chad Garrett

Inspection Date: 5/30/2014
Report ID:

Customer Info:	Inspection Property:
Robert Gomez 513 Moore Street San Marcos TX 78666 Customer's Real Estate Professional: Kyle Odiormer	513 Moore Street San Marcos TX 78666

Inspection Fee:

Service	Price	Amount	Sub-Total
Termite Inspection	80.00	1	80.00
pier and beam fee	100.00	1	100.00
Heated Sq Ft 0 - 1499	300.00	1	300.00
			Tax \$0.00
			Total Price \$480.00

Payment Method:
Payment Status: Not Paid
Note:



**200 Merganser
Kyle TX 78640
512-426-6328**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[WDI T4 - 9-1-07\(TX\)](#)

AGREEMENTS AND LIMITATIONS

This report covers only the items listed on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. We do not inspect any item, which we cannot see. We do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see that are covered by soil, insulation, wall coverings, or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Older houses may not meet the same standards as new houses, even though items in both might be performing the functions for which they are intended. We do not inspect for insurability of any roof. We do not walk on roofs having a pitch greater than 5 on 12, nor do we walk on metal, or tile roofs or roofs over two-story structures. If you have any concern regarding the roof, we advise you hire a roofing specialist to perform a detailed inspection prior to purchasing the house. Other items or components excluded from this inspection can be found under the Comments headings throughout the text of this report.

We do not make guarantees or warrant the performance or condition of any item. If you want a warranty or guarantee, contact a home warranty or insurance company.

Buyer agrees to notify Austinspect in writing of any complaint within thirty (30) days of closing and purchase of the property, and must thereafter allow prompt re-inspection of the item; otherwise, buyer waives all claims for damages arising out of such complaint.

YOU AGREE THAT ANY DAMAGES FOR BREACH OF THIS CONTRACT OR REPORT IS LIMITED TO THE AMOUNT OF THE INSPECTION FEE. IF YOU SUE OR BRING A MEDIATION OR AN ARBITRATION CLAIM ON THIS CONTRACT, BUT DO NOT PREVAIL, YOU AGREE TO PAY OUR REASONABLE ATTORNEY'S FEES.

This inspection has been performed for the person or company named on the report and is not transferable. You may not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report and any attachments. Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing terms, conditions, Agreements and Limitations.

Helpful Hints

- Exterior electrical outlets not working? Reset GFCI receptacle at garage wall by pushing the reset button
- Bathroom electrical outlets not working? Reset the GFCI receptacle in the other bathroom or garage wall by pushing the reset button

- Lights or electrical outlets not working? Try resetting the breaker by turning it off and back on again
- Smoke detectors chirping? Try changing the 9 volt battery or dusting off the smoke detector. Back up batteries should be changed yearly
- Secondary air conditioner condensate drain line dripping? Try pouring bleach down the primary condensate line or using compressed air to free the clog
- Garage overhead door not closing with opener? Make sure nothing is in between the safety sensors, or adjust the safety sensors
- Garbage disposal jammed or inoperable? Use appropriate hex wrench or provided tool and turn in base of unit to free disposal. There is also a small red "reset" breaker on the bottom of the disposal that may be tripped, push to reset

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. If there is a check in the D (Deficiency) column below, additional comments will be in the repairs section (VIII) at the end of this report.

COMPANY RELATIONSHIPS/THIRD PARTY PROVIDERS.

Austinspect may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

The following general comments and limitations may not pertain to all houses inspected:

- The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18. It is important to keep soil moisture contents by foundation consistent year around.
- It is advisable to maintain at least 3 inches minimum of clear area between the ground and siding Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.
- The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening systems at shingle tabs is not inspected as this could damage the shingle. Metal and clay tile roofs are not walked on as this could damage the roof covering. Only roofs that can be safely accessed will be walked on. Some roofs may have a pitch too great to walk on without safety restraints. In this case the roof will be viewed with binoculars and/or from the roof edge.
- Only areas of the attic determined accessible by the inspector are inspected.
- Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed (interior and exterior). This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew or fungus.
- Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

- Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection. Consult a glass installer for further evaluation of windows in the event of any insulated glass failure prior to closing. If the house is occupied some windows may be inaccessible due to owners belongings. We do not move or climb on furniture to open a window.
- The inspection does not include the adequacy of draft or condition of chimney flue tiles. If creosote buildup is noted, the flue should be cleaned by a chimney sweep for safety
- Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.
- The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. If the house is occupied some electrical outlets may be inaccessible due to owners belongings. We do not move or climb on furniture to test electrical outlets. In the event aluminum wiring is reported, a licensed electrician should review it. We do not report copper clad aluminum wiring unless labeled so at the electrical panel.
- Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system
- Inspector does not determine the adequacy or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Central air conditioning system is not tested when ambient temperatures are below 60 degrees Fahrenheit to avoid damage to system. Window air conditioning units are not tested. Effective 2006 manufactures will no longer produce repair / replacement parts for a/c units with less than a 13 seer rating and in the event of failure of the unit it may be necessary to replace the entire unit
- The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. If foundation work has been performed on the house you are purchasing, a static plumbing test is recommended. Water wells, water-conditioning systems/softeners, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection. Clothes washing machine and icemaker hose bibs are not tested. Water shut off valves (main or under sinks etc.) are not turned on or off under any circumstance
- The following systems, items, or components are excluded from this inspection: 1.) Drain line for clothes washing machine, or water conditioning systems; 2.) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems.
- Replacement of water heaters may require permit by local municipality. Inline water heaters are not tested.
- It is recommended that the dishwasher drain line be kept strapped upward forming a air gap/sanitary drain loop. This will prevent disposal debris from entering the line
- The inspector does not test for radiation leakage microwave.
- Bathroom vents should terminate to the exterior. Vent termination is not always visible
- If sprinkler system is inspected it is tested in manual mode only. Underground leaks are not inspected for