

Dunlap Home Inspection, Inc.

Property Inspection Report



2322 Norma Dr, Mesquite, TX 75149
Inspection prepared for: Clay & Annie Hervery
Real Estate Agent: -

Date of Inspection: 7/1/2020 Time: 1:00 PM
Age of Home: 1961 Size: 1284
Order ID: 989

Inspector: Matt Dunlap
License #9258
Phone: 214-725-0605
Email: dunlaphomeinspection@hotmail.com

PROPERTY INSPECTION REPORT

Prepared For: Clay & Annie Hervery
(Name of Client)

Concerning: 2322 Norma Dr, Mesquite TX, 75149
(Address or Other Identification of Inspected Property)

By: Matt Dunlap, License #9258 7/1/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s):

- Slab Foundation

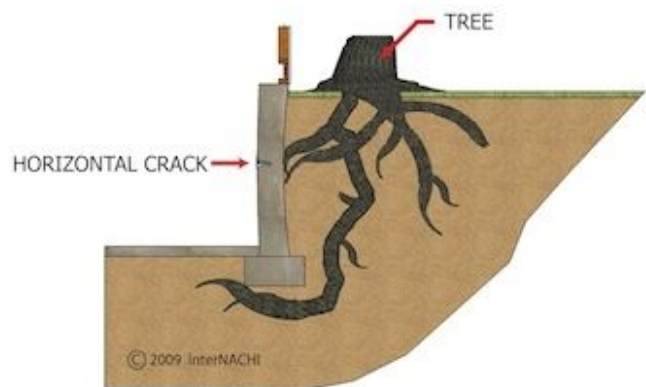
Comments:

- In my opinion the foundation appears to be providing adequate support for the structure at the time of the inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.
- Evidence suggests foundation has been repaired, recommend buyer review paper work regarding scope of work done and steps necessary to transfer warranty if any. Recommend acquiring current elevation readings.
- Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.

FOUNDATION FAILURE: TREE ROOT



Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.



HIP

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I	NI	NP	D
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X			X
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B. Grading and Drainage

Comments:

- Conditions are present and visible which may adversely affect foundation performance, such as water **ponding**/erosion.(back side)
- Soil grade and drainage patterns around areas of the building do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.(front side)(left side)

Front side



Left side



Soil grade and drainage patterns around areas of the building do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.(front side)

Soil grade and drainage patterns around areas of the building do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.(front side)(left side)

I=Inspected

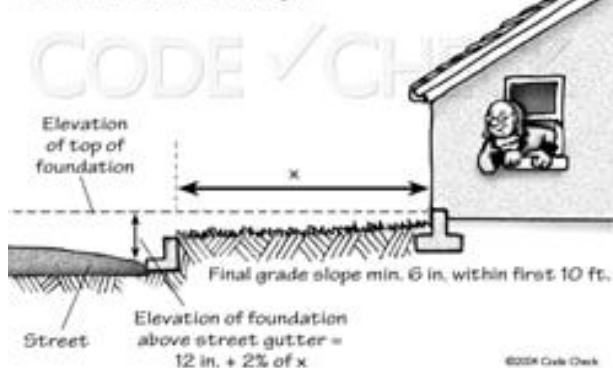
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Graded Site Drainage



Conditions are present and visible which may adversely affect foundation performance, such as water ponding/erosion.(back side)

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C. Roof Covering Materials

Type(s) of Roof Covering:

- The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called "architectural" or dimensional" shingles.

Viewed From:

- Roof

Comments:

- Roofing materials appear to be performing as expected and show normal wear and tear.
- Not able to verify nail pattern
- I DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.
- The roof had only partial gutters. The Inspector recommends installation of a full gutter system to help improve drainage.
- The underlayment should be installed on top of the **drip edge** at the downhill side of the roof.
- Gutters need general maintenance, cleaning out debris

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The roof had only partial gutters. The Inspector recommends installation of a full gutter system to help improve drainage.



Gutters need general maintenance, cleaning out debris



The underlayment should be installed on top of the drip edge at the downhill side of the roof.


☒ ☐ ☐ ☐

D. Roof Structure and Attics

Viewed From:

- The attic was accessed by a ceiling-installed pull-down ladder in the garage.
- The Inspector evaluated the attic space from inside the attic

Approximate Average Depth of Insulation:

- Insulation is approximately 10 inches deep

Comments:

- Not all areas of attic were accessible to inspection.
- **Attic ventilation** appeared to be satisfactory at the time of the inspection.

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X			X
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick and synthetic siding
- Interior walls are made of Drywall

Comments:

• Bushes / trees / foliage should not contact siding of building to prevent damage and insect access

• Cracking visible in brick exterior walls appeared to be consistent with cracking caused by differential settling of soil beneath the foundation. Differential settlement happens when soil beneath the foundation settles at different rates in adjacent areas.

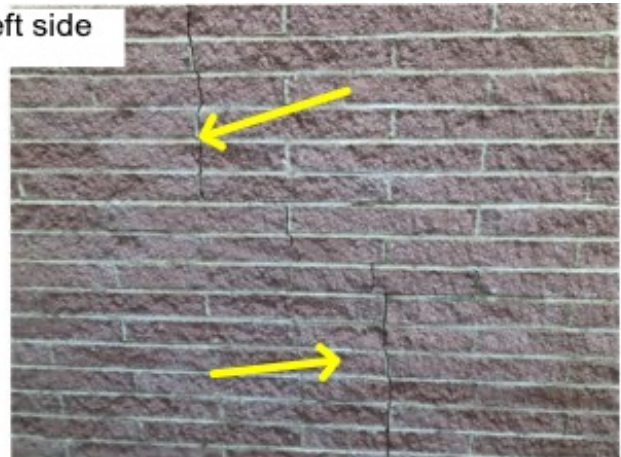
The Inspector recommends that the cracks be patched to avoid damage from moisture intrusion.(left side)

• The garage wall adjacent to living area joints not sealed/taped at the time of the inspection. To provide an intact fire-resistant barrier between the garage and the shared living space.



Bushes / trees / foliage should not contact siding of building to prevent damage and insect access

Left side



Cracking visible in brick exterior walls appeared to be consistent with cracking caused by differential settling of soil beneath the foundation. Differential settlement happens when soil beneath the foundation settles at different rates in adjacent areas.

The Inspector recommends that the cracks be patched to avoid damage from moisture intrusion.(left side)

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Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- The home ceilings and floors appeared to be in serviceable condition at the time of the inspection.
- The garage ceiling joints not sealed/taped at the time of the inspection. To provide an intact fire-resistant barrier between the garage and the attic shared by the living space.
- Ceiling above **air handler** is open allowing for debris to enter mechanical closet



Ceiling above air handler is open allowing for debris to enter mechanical closet

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G. Doors (Interior and Exterior)

Comments:

- Interior doors appear to be in working order at the time of the inspection.
- Exterior doors appear to be in working order at the time of the inspection.
- Closet door missing (bedroom 1)

- Interior doors in the home were missing door stops.

This condition may result in wall damage.

The Inspector recommends that wall or hinge-mounted door stops be installed.

- Door between house and garage is not proper fire rated door. Door requirements between the living space and the garage are as follows:

- A solid core slab door with a minimum thickness of 1 3/8 inches, or...
- A sheet metal door, or...
- A 20-minute fire-rated panel door

- No Auto / self closing device on door between house and garage as required by code

The requirement for self-closing devices introduced in the 2012 IRC intended that the door returned to a closed position after opening to address concerns to :

Increased fuel loads in garages

The potential for fire and related toxic combustion by products migrating into the dwelling unit

To prevent **carbon monoxide** from the exhaust of vehicles operating in a garage from entering the dwelling unit.

- Garage door is damaged/bent



Garage door is damaged/bent

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☒ ☐ ☐ ☐ H. Windows
Window Types:

- Windows are made of vinyl

Comments:

- The windows appeared to be in serviceable condition throughout the home at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

☐ ☒ ☒ ☐ I. Stairways (Interior and Exterior)
Comments:
☐ ☒ ☒ ☐ J. Fireplaces and Chimneys
Locations:**Types:****Comments:**
☒ ☐ ☐ ☒ K. Porches, Balconies, Decks, and Carports
Comments:

- All visible deck components appeared to be in serviceable condition at the time of the inspection.
- The patio was not level or flat at the time of the inspection. This condition appeared to be the result of heaving or settling of soil beneath the patio.
- Driveway has settled and has multiple cracks and uneven surface.
- Sidewalk slopes towards front porch



Sidewalk slopes towards front porch



Driveway has settled and has multiple cracks and uneven surface.

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I	NI	NP	D
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The patio was not level or flat at the time of the inspection. This condition appeared to be the result of heaving or settling of soil beneath the patio.

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L. Other

Materials:

Comments:

II. ELECTRICAL SYSTEMS

X			X
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the bedroom closet

Materials and Amp Rating:

- Service Capacity: 125 amp 120/240 volt service

Comments:

- Unable to determine type of feeder (shelf blocking removal)
- Brand of electrical service panel is Zinsco. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems.
- Unfilled holes or knockouts in the main electrical service panel may allow persons to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.
- Service panel improperly located in bedroom closet, this location is no longer allowed by current codes due to potential fire hazard..
- Unable to remove panel due to shelving

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I NI NP D



Unfilled holes or knockouts in the main electrical service panel may allow persons to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.



Unable to remove panel due to shelving

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Electrical outlets in the bathrooms had Ground Fault Circuit Interrupter (**GFCI**) protection which responded to testing in a satisfactory manner at the time of the inspection.
- There is no GFCI protection of outlets within 6 feet of kitchen sink (1996 NEC states all kitchen counter top outlets), to meet today's minimum standards of safety. The absence of GFCI protection is considered a recognized safety hazard.
- Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets.
- An electrical outlet has hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor. (1) living room
- Improper 3-prong outlet for dryer observed. Does not comply with current National Electric Code (NEC) 250-60 which requires 4 wire receptacle with ground and neutral separated.
- The attic space was not provided with a light.
- No Carbon Monoxide Detectors are present. Recommend a Carbon Monoxide Detector be installed
- Smoke alarms are not present at all required locations to meet today's standards. Current building and municipal standards require a Smoke alarm be installed in each sleeping room and adjacent hallway. Recommend a Fire alarm in Kitchen. (missing bedrooms)

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Living room



An electrical outlet has hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.(1)living room

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- Type and Energy Source: Central and gas

Comments:

- All furnace components appeared to be in serviceable condition at the time of the inspection.



All furnace components appeared to be in serviceable condition at the time of the inspection.

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I	NI	NP	D
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X			X
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 B. Type**Materials:**

- Central and electric.

Observations:

- The condenser is located on back side of house
- The date of manufacture appeared to be 2016
- Condensation line should be extended 5' past foundation



Condensation line should be extended 5' past foundation

X			
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 C. Duct Systems, Chases, and Vents**Comments:**

- Air filter is located in the air handler in the mechanical closet



Air filter is located in the air handler in the mechanical closet

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IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water meter located at front of house next to street.

Location of Main Water Supply Valve:

- Main shut off valve is located on back side of house

Comments:

- Water supply piping observed to be predominantly copper and appeared to be in serviceable condition at the time of the inspection.

- **The tub was slow to drain.**

This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.

- **Exterior hose spigot(s) do not have code approved anti-back flow devices installed.**

- **Kitchen sink spray wand not functioning**



Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



Anti back Flow

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I NI NP D

Kitchen



Kitchen sink spray wand not functioning

X			
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B. Drains, Wastes, and Vents

Comments:

- The visible drain, waste and vent (**DWV**) pipes were composed of a polyvinyl chloride (**PVC**) material approved for this use.

X			X
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the garage

Capacity:

- Unit is 50 gallons

Comments:

- The date of manufacture appeared to be 2019
- The gas supply pipe contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down.
- TPR Drain line is improperly routed. Drain line should be run to exterior of house not garage floor
- The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor/ground. This condition could result in scalding if the pressure relief valve were activated while a person was nearby.
- Inadequate provisions for **combustion air** as required by manufactures installation instructions. Common industry standards require; One opening at top and bottom.
- Improper material used for tpr drain line; should be copper/cvpvc not pvc

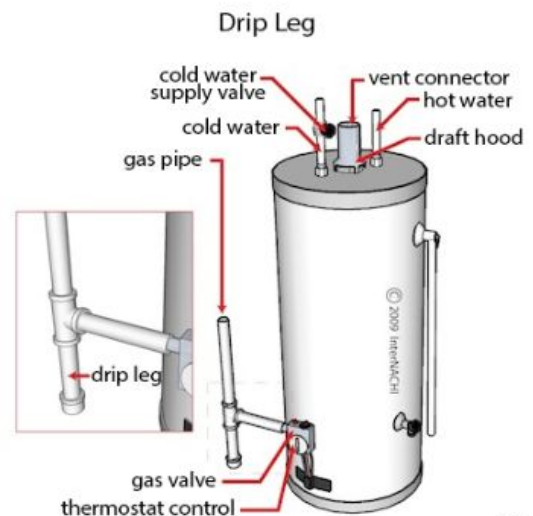
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The gas supply pipe contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down.



TPR Drain line is improperly routed. Drain line should be run to exterior of house not garage floor

Improper material used for tpr drain line; should be copper/cvpvc not pvc

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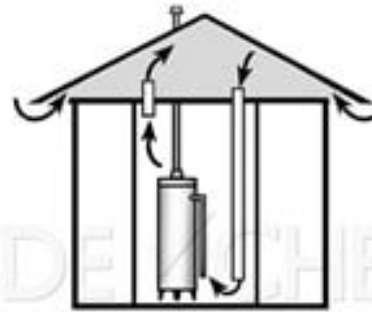
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Combustion Air - Attic Space Source



2 openings to ventilated attic
Min. 1 sq. in./4,000Btu each

2004 Code Check

The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor/ground.

This condition could result in scalding if the pressure relief valve were activated while a person was nearby.

Inadequate provisions for combustion air as required by manufactures installation instructions. Common industry standards require; One opening at top and bottom.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Materials:

Comments:

- All visible gas supply lines appeared to be in serviceable condition.

V. APPLIANCES

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A. Dishwashers

Comments:

- The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.
- Drain line needs to be elevated above side inlet of drain to prevent debris and gray water from draining down line and back into dishwasher.

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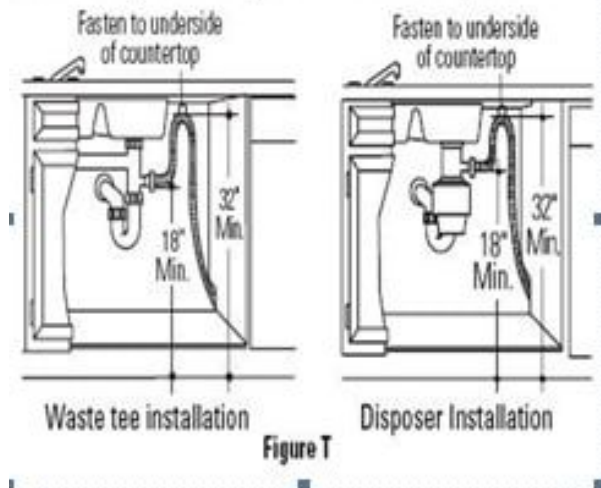
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Method 2-High drain loop with waste tee or disposer



Drain line needs to be elevated above side inlet of drain to prevent debris and gray water from draining down line and back into dishwasher.

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:

- The range exhaust fan and lights from microwave appeared to be in serviceable condition at the time of the inspection.
- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

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D. Ranges, Cooktops, and Ovens

Comments:

- The gas range functioned at the time of the inspection using normal operating controls.
- Stove does not have recommended anti-tip bracket on back side of unit.
- Oven produced 250 at 350 setting. Suggest unit be serviced for adjustment, or use an oven thermometer for accuracy

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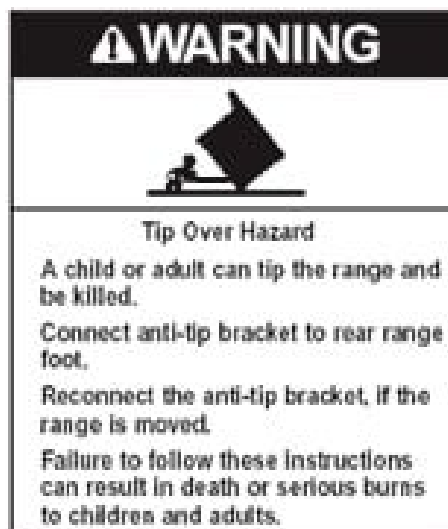
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The gas range functioned at the time of the inspection using normal operating controls.



Stove does not have recommended anti-tip bracket on back side of unit.

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E. Microwave Ovens

Comments:

- Microwave functioned properly at time of inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All mechanical exhaust fans functioned at time of inspection.
- The bathroom exhaust fan(s) improperly empty into the attic area. This introduces excess moisture into the attic and is not generally permitted. They should vent to the exterior of house.

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G. Garage Door Operators

Door Type:

- One 7' steel door

Comments:

- Automatic garage door opener(s) did not reverse to pressure when tested. Opener should be adjusted to reverse to a "reasonable" amount of pressure as applied by holding your hand under the door and trying to stop it from closing. This is a safety feature to protect small children and can typically be repaired by a simple adjustment of the "closing pressure" or "down pressure" dial (if the unit has one, some older models do not).
- Photo sensors not functioning

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H. Dryer Exhaust Systems

Comments:

- A dryer vent connection was installed in the laundry room /garage and appeared to be in serviceable condition at time of inspection.

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I	NI	NP	D
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I. Other

Observations:

Glossary

Term	Definition
Air Handler	Components that blow air through ductwork for heating, cooling and/or ventilation purposes.
Attic ventilation	In houses, the screened openings provided to ventilate an attic space. They are located in the soffit area as inlet ventilations and in the gable end or along the ridge as outlet ventilator. They may also consist of power-driven fans used as an exhaust system.
Carbon Monoxide	A colorless, odorless, highly poisonous gas formed by the incomplete combustion of carbon.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Ponding	The development of a large puddle or area of standing water on a roof for prolonged periods due to poor drainage and/or deflection of the deck.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Conditions are present and visible which may adversely affect foundation performance, such as water ponding/erosion.(back side) • Soil grade and drainage patterns around areas of the building do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.(front side)(left side)
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • The underlayment should be installed on top of the drip edge at the downhill side of the roof. • Gutters need general maintenance, cleaning out debris
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Bushes / trees / foliage should not contact siding of building to prevent damage and insect access • Cracking visible in brick exterior walls appeared to be consistent with cracking caused by differential settling of soil beneath the foundation. Differential settlement happens when soil beneath the foundation settles at different rates in adjacent areas. The Inspector recommends that the cracks be patched to avoid damage from moisture intrusion.(left side) • The garage wall adjacent to living area joints not sealed/taped at the time of the inspection. To provide an intact fire-resistant barrier between the garage and the shared living space.
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • The garage ceiling joints not sealed/taped at the time of the inspection. To provide an intact fire-resistant barrier between the garage and the attic shared by the living space. • Ceiling above air handler is open allowing for debris to enter mechanical closet

Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Interior doors in the home were missing door stops. This condition may result in wall damage. The Inspector recommends that wall or hinge-mounted door stops be installed. • Door between house and garage is not proper fire rated door. Door requirements between the living space and the garage are as follows: <ul style="list-style-type: none"> - A solid core slab door with a minimum thickness of 1 3/8 inches, or... - A sheet metal door, or... - A 20-minute fire-rated panel door • No Auto / self closing device on door between house and garage as required by code <p>The requirement for self-closing devices introduced in the 2012 IRC intended that the door returned to a closed position after opening to address concerns to :</p> <p>Increased fuel loads in garages The potential for fire and related toxic combustion by products migrating into the dwelling unit To prevent carbon monoxide from the exhaust of vehicles operating in a garage from entering the dwelling unit.</p> <ul style="list-style-type: none"> • Garage door is damaged/bent
Page 11 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • The patio was not level or flat at the time of the inspection. This condition appeared to be the result of heaving or settling of soil beneath the patio. • Driveway has settled and has multiple cracks and uneven surface. • Sidewalk slopes towards front porch
ELECTRICAL SYSTEMS		
Page 12 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Brand of electrical service panel is Zinsco. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems. • Unfilled holes or knockouts in the main electrical service panel may allow persons to come into contact with energized electrical components. <p>This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.</p> <ul style="list-style-type: none"> • Service panel improperly located in bedroom closet, this location is no longer allowed by current codes due to potential fire hazard.. • Unable to remove panel due to shelving

Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • There is no GFCI protection of outlets within 6 feet of kitchen sink (1996 NEC states all kitchen counter top outlets), to meet today's minimum standards of safety. The absence of GFCI protection is considered a recognized safety hazard. • Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets. • An electrical outlet has hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor. (1) living room • Improper 3-prong outlet for dryer observed. Does not comply with current National Electric Code (NEC) 250-60 which requires 4 wire receptacle with ground and neutral separated. • The attic space was not provided with a light. • No Carbon Monoxide Detectors are present. Recommend a Carbon Monoxide Detector be installed • Smoke alarms are not present at all required locations to meet today's standards. Current building and municipal standards require a Smoke alarm be installed in each sleeping room and adjacent hallway. Recommend a Fire alarm in Kitchen. (missing bedrooms)
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 15 Item: B	Type	• Condensation line should be extended 5' past foundation
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PLUMBING SYSTEM

Page 16 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor. • Exterior hose spigot(s) do not have code approved anti-back flow devices installed. • Kitchen sink spray wand not functioning
Page 17 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The gas supply pipe contained no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. • TPR Drain line is improperly routed. Drain line should be run to exterior of house not garage floor • The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor/ground. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. • Inadequate provisions for combustion air as required by manufactures installation instructions. Common industry standards require; One opening at top and bottom. • Improper material used for tpr drain line; should be copper/cvpvc not pvc

APPLIANCES

Page 19 Item: A	Dishwashers	• Drain line needs to be elevated above side inlet of drain to prevent debris and gray water from draining down line and back into dishwasher.
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Page 20 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none">• Stove does not have recommended anti-tip bracket on back side of unit.• Oven produced 250 at 350 setting. Suggest unit be serviced for adjustment, or use an oven thermometer for accuracy
Page 21 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none">• The bathroom exhaust fan(s) improperly empty into the attic area. This introduces excess moisture into the attic and is not generally permitted. They should vent to the exterior of house.
Page 21 Item: G	Garage Door Operators	<ul style="list-style-type: none">• Automatic garage door opener(s) did not reverse to pressure when tested. Opener should be adjusted to reverse to a "reasonable" amount of pressure as applied by holding your hand under the door and trying to stop it from closing. This is a safety feature to protect small children and can typically be repaired by a simple adjustment of the "closing pressure" or "down pressure" dial (if the unit has one, some older models do not).• Photo sensors not functioning