

Longhorn Inspections, Inc.
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PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

, Austin, Texas 787 Insp.#: 160520- A Agent:

(Address or Other Identification of Inspected Property)

By:

Danny Pitts, TREC License # 4717

5/20/16

(Name and License Number of Inspector)

(Date)

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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.
- 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

THIS IS NOT A CODE INSPECTION. NO PERMIT INFORMATION HAS BEEN OBTAINED.

This inspection report is based on present day national codes, although it is not a code inspection per se. Local code authorities may or may not have adopted specific items in a given time frame. Nothing (other than your contract) requires an owner to bring an item up to today's code. I inspect this property in comparison to a newly built, well constructed home or building. Even though some of the items listed may be normal to today's building quality, if in my opinion it is not as good as it could be, I note it. Most roofs that I inspect (including new construction) sag at various locations even though it may have been built to code. Almost all homes have loose / poor fitting joints at various locations in the attic framing. If you have any questions regarding information in this report, please do not hesitate to call me.

NOTES HAVE BEEN INCLUDED AT VARIOUS LOCATIONS IN THE REPORT TO PROVIDE SUPPLEMENTAL OR ADDITIONAL INFORMATION. THE INFORMATION IN THE NOTES DOES NOT CONSTITUTE OR INDICATE A DEFICIENCY.

THE PICTURES IN THE REPORT REPRESENT EXAMPLES OF VARIOUS CONDITIONS PRESENT BUT NOT ALL CONDITIONS PRESENT HAVE BEEN PHOTOGRAPHED.

YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE IS PRESENT. I AM NOT AN EXPERT IN THE EVALUATION OF CSST. HAVE A LICENSED PLUMBER, A LICENSED ELECTRICIAN & A LICENSED HVAC TECHNICIAN WHO ARE CERTIFIED EXPERTS IN THE INSTALLATION OF CSST EVALUATE THE CSST GAS SYSTEM. FOR FURTHER INFORMATION SEE CSSTSAFETY .COM.

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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.

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): *SLAB PIER & BEAM*

Comments:

- THE CRAWL SPACE - Was inaccessible at the right left front rear due to low clearance / because piping obstructed access. because an access door is not present.

THE SLAB – Excessive differential movement of the slab was not observed on the day of the inspection. The slab was inaccessible at the front & rear porch & at the high soil. Although this opinion is based on many years of experience in the construction industry, the inspector is not an engineer & this report should not be construed as an engineering report. This performance opinion on the foundation is limited specifically to visual indicators observed at the time of the inspection and is not a warranty or guarantee of future performance. If further information about the foundation is desired, a Professional Structural Engineer can be consulted.

NOTE: There are surface cracks in the garage concrete floor. This type of cracking is commonly observed & usually results from the shrinkage of concrete during the curing process. It does not constitute a slab defect. It is quite possible that surface cracks are present in other areas of the slab that are presently obscured.

- THE PIER & BEAM FOUNDATION – The pier & beam foundation was found to be in satisfactory condition on the day of the inspection
- THE CONCRETE SKIM COATING / PARGE COATING - Is broken / cracked at various locations. The coating is a cosmetic application & does not affect the performance of the slab.
- EXPOSED REBAR / WIRE MESH / CABLE ENDS – At various locations, seal to prevent rust.
- THE SLAB HAS A COLD JOINT – At the rear porch (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together.
- THE SLAB FOUNDATION HAS CRACKS / HAS A CRACK – At
- THE PIER & BEAM FOUNDATION PIERS – Are poured concrete, depth of the footings is unknown. Are dry stacked concrete block on concrete pads on the ground. Footings do not appear to be present. Are cedar posts with wood to ground contact. Are mortared brick. It is not known if footings are present. This is not an engineered foundation.
- ALL WOOD BEAMS & FLOOR JOISTS THAT ARE WITHIN 12 IN. OF THE GROUND – Are not pressure treated wood as required at the
- HURRICANE STRAPS – Are missing.
- ALTHOUGH NO CRACKS IN THE SLAB WERE OBSERVED, THERE ARE DIAGONAL SHEETROCK CRACKS / STAIR STEP CRACKS IN THE BRICK / ROCK – At IF CONCERNED, HAVE A PROFESSIONAL STRUCTURAL ENGINEER EVALUATE THE SLAB / PIER & BEAM FOUNDATION. AN ELEVATION ANALYSIS WILL ESTABLISH BASELINE MEASUREMENTS FOR A FUTURE SLAB PERFORMANCE COMPARISON.
- THE SLAB HAS BEEN EVALUATED BY A STRUCTURAL ENGINEER / A FOUNDATION SPECIALIST & PIERS HAVE BEEN ADDED TO REPAIR THE SLAB. HOWEVER, THE SLAB HAS BEEN PARTIALLY PIERED.

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STATISTICALLY, THE MAJORITY OF SLABS THAT HAVE BEEN PARTIALLY PIERED WILL EVENTUALLY HAVE TO BE FULLY PIERED.

- UNDER PIER & BEAM FOUNDATIONS – Add crawl space ventilation to the perimeter wall including within 3 ft. of each corner. There is wood to ground contact at the perimeter wall.
- THE ACCESS DOOR TO THE CRAWL SPACE – Is damaged / has wood rot / has wood to ground contact.
- THERE IS NOT A “CHEMICAL CURB” PRESENT – In the garage.
- THERE IS NOT A STEP UP IN ELEVATION PRESENT – From the driveway to the garage to prevent water from entering the garage.
- THE SOIL IS EXCESSIVELY DRY & IS SEPARATING FROM THE HOUSE.

NOTE: It is important to maintain consistency in the moisture content of the soil around the house throughout the year. This will help reduce expansion & contraction of the soil which can adversely affect the foundation. If soaker hoses are used, they should not be placed against the foundation but should be placed 1 to 2 feet away from the house. To reiterate, the aim is to keep the soil moisture content constant throughout the year. The soaker hoses are incorrectly installed next to the house.

B. Grading & Drainage - Comments:

- THE GUTTERS – Remove all debris from the gutters. The gutters are damaged / bent at various locations. The gutters do not have proper fall at (there is water standing in the gutter).
- THE GUTTER DOWNSPOUTS – Add splash blocks or extensions at all the downspouts that terminate on the ground. The downspouts are missing. The downspouts are damaged. The downspouts are disconnected at An elbowed end is missing at
- REGRADE THE SOIL – To expose 4 to 6 in. of the slab at Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.
- UNDER THE HOUSE – Prevent run off water from entering the pier & beam foundation. The soil is damp under the house.
- THE REAR PORCH SLAB – Does not have proper fall to divert water away from the rear of the house.
- NOTE: THERE IS A SUBSURFACE DRAINAGE SYSTEM PRESENT AT THE LEFT FRONT - No testing of the subsurface drainage system was performed.

C. Roof Covering Materials

Type(s) of Roof Covering: COMPOSITION SHINGLES TILE SHEET METAL
Viewed From: Inspector walked on the Composition Shingle roof. No shingles were lifted to see the nailing patterns during the inspection for fear of damage to the shingles. Inspector did not walk on the Tile Roof / Metal Roof to prevent damage to the roof. The roof was inaccessible & was observed from the ground with binoculars & from a ladder. Due to the configuration of the house & the lot, the roof planes were was not visible at the

Comments:

- TRIM THE TREE BRANCHES – 4 ft. away from the roof & the house.
- MULTIPLE TREE DAMAGED SHINGLES – At various locations including at the.
- DAMAGED SHINGLES – At various locations including at the

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- THE SHINGLES - 1 In. minimum over hang is missing at various eaves locations. The joints are not properly staggered.
- THE SHINGLES ARE NOT LAYING FLAT / ARE RAISED (POSSIBLY DUE TO LOOSE NAILS) – At various locations including at the
- THE SHINGLES INSTALLED ON THE LOW SLOPE ROOF – Do not have 2 layers of black paper as required.
- REPAIRED SHINGLES - At
- STAPLES HAVE BEEN USED AS FASTENERS – Rather than nails as required.
- THE ROOF PENETRATION FLASHINGS ON THE TILE ROOF – Do not extend over & down the tops of the tiles to prevent water penetration.
- DAMAGED / BROKEN ROOF TILES – At various locations including at the
- THE ELECTRICAL PIPE FLASHING BOOT – Is not properly installed (the top half of the boot is not under the shingles). The boot is damaged.
- THE PLUMBING VENT PIPE FLASHING BOOTS - The top of 1 of the vent pipe flashings is concave, causing it to hold water. Are loose at various locations, reail. The boots are damaged at various locations, replace. The tops of the vent pipe flashings are not turned down inside of the pipes properly. The boots are not properly installed (the bottoms of the boots are not on top of the shingles). (the top half of the boots are not under the shingles). (the boot does not extend over the top of the tile). The boots are not boots designed for metal roofs. The existing lead boots can damage the roofing.
- THE WATER HEATER & CENTRAL HEATER VENT PIPE FLASHING BOOTS – Are not the red boots rated for high heat applications.
- A RAIN COLLAR TO PREVENT WATER LEAKAGE INTO THE ATTIC – Is missing at the range hood vent pipe.
- THE AIR HOC FLASHINGS ARE RUSTING – At various locations.
- LOOSE FLASHINGS – At various locations including at the
- MISSING FLASHINGS – At the wing roof / wall connections at the At the main roof / front rear porch roof connection (flashing is required at a change of pitch).
- MISSING COUNTER FLASHINGS – At the wing roof / wall connections at various locations.
- CAULK THE COUNTER FLASHINGS / FLASHING ENDS – At the roof / wall connections at various locations to prevent water penetration.
- THE COUNTER FLASHINGS ARE INCORRECTLY INSTALLED – Are not installed into a groove cut into the brick / rock (are simply caulked to the wall).
- MISSING CORNER FLASHINGS – At the roof / wall connections at the
- THE SKYLIGHT – Is not properly installed on a “curb” (a 2x4 box to raise the skylight off the roof surface which allows proper flashings to be provided in order to prevent water penetration).
- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. Step flashings are missing at the chimney, skylight, sides of the bay roof (existing flashings are installed on top of the shingles), various locations. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region. Old style “flat flashings” rather than step flashings or J flashings / turnback flashings are present at the roof / wall connections.
- THE FLASHINGS ARE NOT BEHIND THE SIDING – At various locations.
- MISSING CAP FLASHINGS – At the wing roofs at
- THE CAP FLASHINGS AT THE GABLE ENDS OF THE METAL ROOF – Are missing. Are not installed correctly (do not extend over & down a rib in the roof).
- MISSING FACTORY BUILT KICKOUT FLASHINGS – At the roof / wall connections at various locations where a wall extends below the roof termination (to prevent water penetration behind / into the siding). Existing site built kickout flashings are bent to a 90 degree angle, forming a dam. Site built kickout flashings (which may not be water tight) are present.

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- THERE IS A DEAD VALLEY (THE VALLEY TERMINATES INTO THE SIDE OF A WALL) – At
- THERE IS DEAD ROOF / WALL AREA (A ROOF PLANE TERMINATES INTO THE SIDE OF A WALL WITH NO FALL) – At
- THE VALLEY FLASHINGS – Are missing. Are loose at the Are rusting / loose at various locations. Do not have a center V-rib as is customary on metal roofs. There is a nail / screw installed through the flashing at
- EXPOSED ROOF NAILS / STAPLES – Through the surface of the shingles at various locations. Are improperly installed (not under the shingles) at various locations.

NOTE: THE SCREWS ON THE METAL ROOF – Are installed in the valleys rather than on the ribs. It will be necessary to periodically tighten the screws to prevent water penetration.

- THE SCREWS ON THE METAL ROOF - The screws are loose / rusted at various locations.
- THE FOAM STOP TO SEAL THE METAL ROOF – Is missing at the eaves at the bottom of the roof / the ridge.
- LOOSE NAILS / STAPLES – Under the shingles at various locations, causing the shingles to cup up.
- ALL EXPOSED ROOF NAILS / STAPLES - Are not sealed (caulked) at the flashings, roof vents & ridge shingles to prevent water penetration.
- THE METAL DRIP EDGE FLASHING - Is missing at the eaves. The purpose of the metal drip edge is to help protect the drip mold, fascia & roof decking from water damage. It is a common construction practice in the Central Texas area to omit the drip edge, although it is required by the shingle manufacturer's specifications for composition shingles & tile. Is incorrectly installed on top of the black paper.
- THE ROOF – Is an overlay (2 layers of shingles). Is worn, has very little of its life left. The roof needs to be replaced. Remove debris / the loose nails sitting on top of the shingles from the roof at various locations.
- THE WATER DIVERTERS ABOVE THE AC CONDENSING UNIT / THE FRONT & REAR DOORS – Are / Is not installed on an angle to provide proper drainage. As installed, they are / it is forming a dam (in picture).
- THE INSTALLATION OF THE SATELLITE DISH MOUNTING BRACKET – May not be water tight / has exposed screws.
- THERE IS A HOLE INTO THE ATTIC / THERE ARE HOLES INTO THE ATTIC – At the connection of the roof to the soffit at
- HAVE A TILE ROOFING SPECIALIST EVALUATE THE TILE ROOF.

D. Roof Structure & Attic

Viewed From: The attic door opening area. The decked attic spaces. Inside the attic at various locations.

Approximate Average Depth of Insulation: 6 to 8 to 10 to 12 in.

Approximate Average Thickness of Vertical Insulation: 4 in.

Comments:

NOTE: ATTIC ACCESSIBILITY – The inspector only inspects attic areas in which he can walk upright, has framing available to provide stability & is not obstructed by framing or duct work. The inspector does not crawl through attics or obstructions.

THE ATTIC WAS INACCESSIBLE – At the eaves. Due to the low clearance.

- THE ATTIC FRAMING:
 - The ridge board is not 1 dimension size larger (2x8) than the roof rafters (2x6) as required.

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- Collar ties are missing at the ridge every 4 ft. apart. Collar ties are missing at the hand framed rafters at the rear of the garage.
- Purlin bracing is missing at the long rafter spans at various locations.
- Purlin bracing is missing downward supports every 4 ft. apart.
- Purlin bracing supports are not doubled (T'd) at various locations.
- Purlin bracing is incorrectly installed with the 2x4's on the flat dimension.
- The lateral bracing for the trusses is incorrectly installed on the diagonal dimension. The lateral bracing for the trusses is missing at various locations. Lateral bracing is required to run horizontally across the truss members at the locations designated by the truss manufacturer with green tags on the members.
- Add bracing / supports under the hip, valley, & ridge rafters at various locations.
- Add supports under the ends of the common rafters where they form the valley at the
- Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.
- The roof rafters are toe-nailed on one side only at various locations.
- The roof rafters are damaged / have wood rot at
- Joist hangers or ledger boards are missing at the roof rafter connections to the house at the rear porch.
- The rear porch roof is connected to the fascia board of the soffit overhang at the rear of the house. It is not known if the overhang framing is load bearing. If concerned, have a structural engineer evaluate the rear porch roof installation.
- Joist hangers are missing at the headers between the ceiling joists at the attic door.
- The headers are missing at the attic door opening.
- There is one set of trusses installed on top of another set of trusses. Add blocking to the original trusses below the added trusses for support.
- THE ROOF SAGS SLIGHTLY – At various locations.
- DECAYED / DAMAGED FASCIA & DRIP MOLD – At various locations.
- THE ROOF DECKING HAS WOOD ROT – At the vent pipe penetrations at various locations.
- WATER STAINED ROOF DECKING – At the vent pipe penetrations at various locations.
- BOWED / LOOSE ROOF DECKING – At
- THE INSULATION - Is missing / loose at the 2nd story walls in the garage attic / at the vaulted walls. The insulation has poor / uneven coverage at various locations. Add a minimum of R-38 to the ceilings. I would suggest that a minimum of R-38 be added to the ceilings.
- THE ATTIC DOOR (PULL DOWN STAIRS / SHEETROCK / PLYWOOD) – Is missing weather stripping & insulation. The weather stripping is damaged. The door frame is not properly blocked / shimmed to the ceiling framing. The door is improperly installed with deck screws as fasteners. The nails / screws are incorrectly installed near the top of the door frame rather than in the middle of the frame (in picture). Secure the frame with 16d nails or ¼ in. x 3 in. lag screws through shims (not sheetrock screws or deck screws). The door opening is obstructed by a wire a duct. Cut the legs of the stairs so that the stairs are straight & the hinges are properly engaged. The door has a poor seal to the frame when closed. A door hinge is bent / sprung. The garage attic door is not a fire rated door. The door is damaged / broken.
- THE ATTIC GABLE VENT SCREENS – Are broken / rusted.
- THE ATTIC VENT FAN – Was not working at the time of the inspection. Are Is disconnected.

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- THE SOFFIT VENTS – Are missing at the eaves. The soffit vents appear to be obstructed by the insulation at various locations (baffles are missing).
- ATTIC VENTS NEAR THE RIDGE – Are missing.
- ADD MORE ATTIC VENTILATION.
- THE SHEETROCK FIREWALL BETWEEN EACH UNIT – Is missing. Has holes in it. All air gaps / seams in the sheetrock are not sealed (taped out).

E. Walls (Interior & Exterior) - Comments:

- SHEETROCK SETTLING CRACKS – At various wall locations including at the
- DAMAGED SHEETROCK – At various locations at the
- THERE ARE / IS A NAIL POPS – At various locations including at the .
- LOOSE SHEETROCK TAPE JOINT – At the
- LOOSE CORNER BEAD – At
- DAMAGED / MISSING INTERIOR TRIM – At various locations including at the
- THE KITCHEN FORMICA – Is damaged. Seal the seams to prevent water penetration. Recaulk the tile backsplash to the countertop.
- THE KITCHEN ISLAND – Is loose at the floor.
- THE KITCHEN COUNTERTOPS – Are loose at the island various locations.
- WATER PENETRATION STAINS – At various windows. In various cabinets under the sinks.
- THE WALL BOTTOM PLATE IS NOT PRESSURE TREATED WOOD – At the
- ALL GARAGE WALLS CONTIGUOUS WITH AN INTERIOR WALL OR THE ATTIC MUST FORM A 20 MINUTE FIRE RATED ENVELOPE – To prevent the spread of fire from the garage into the house. The walls are / is not sealed (sheetrocked, taped & floated) to form a 20 minute fire rated envelope The PEX water control box in the garage wall is not fire rated. The “doggie door” in the wall is not a fire rated installation.
- VINYL / ALUMINUM SIDING IS PRESENT – Which obscures the materials behind. Siding, trim, soffit, etc. were not inspected.
- STUCCO SIDING IS PRESENT – This report does not attempt to identify the type of stucco system installed or the installation methods used to install this stucco system. I am not an expert in the evaluation of stucco siding. If concerned, have a certified stucco specialist advise you.
- STUCCO TO GROUND CONTACT – The stucco extends to the ground rather than leaving 4 to 6 in. of the slab exposed.
- THERE ARE CRACKS IN THE STUCCO – At various locations including at the
- FLAT HORIZONTAL STUCCO SURFACES WERE OSERVED – At various locations including at the doors & windows & the horizontal band details. The surfaces should be sloped to drain the water off.
- STUCCO CONTROL JOINTS / EXPANSION JOINTS – Are missing. Joints are not present for every 144 square feet of wall area (a rough industry standard), at the second story floor line & at all the corners of the door & window openings.
- WEEP SCREED FLASHING TO PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Is missing at the bottom of the walls.
- THE HOLES IN THE WEEP SCREED FLASHINGS WHICH PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Are clogged at various locations at the bottom of the stucco walls.
- THE STUCCO DOES NOT HAVE 2 INCH CLEARANCE FROM THE SLAB – At the rear porch / front porch.
- COLUMNS REQUIRE 2 INCH CLEARANCE FROM THE SLAB & TILE.
- ACCORDING TO THE MANUFACTURER, THE PREFERED METHOD FOR THE INSTALLATION OF HARDIE BOARD LAP SIDING IS TO INSTALL THE SIDING AGAINST THE TRIM RATHER THAN UNDER THE TRIM – To prevent water penetration. The siding is not installed in this manner at various locations.

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- FLASHINGS ARE MISSING AT THE CONNECTIONS OF THE BRICK / ROCK TO THE SIDING – At the front. The flashings should be installed behind the siding and extend over and down the face of the brick / rock to prevent water penetration.
- DECAYED / DAMAGED EXTERIOR TRIM - At various locations including at the. Seal the damaged outer plastic coating of the composite trim at various locations to prevent water penetration.
- DECAYED / DAMAGED SIDING – At various locations including at the Seal the damaged outer plastic coating of the masonite siding at various locations to prevent water penetration.
- THE EXTERIOR NAILS ARE NOT GALVANIZED – At various locations.
- THE SIDING AT THE ROOF / WALL CONNECTIONS – Does not have 1 in. clearance from the shingles at various locations.
- STAIR STEP / STRAIGHT LINE CRACKS IN THE BRICK / ROCK – At various locations including at the. Seal the cracks to prevent water penetration.
- THERE ARE STAIR STEP CRACKS IN THE BRICK / ROCK ABOVE THE GARAGE DOOR - Seal the cracks to prevent water penetration. IF CONCERNED, HAVE A PROFESSIONAL STRUCTURAL ENGINEER EVALUATE THE BRICK / ROCK INSTALLATION.
- CRACKS / HOLES IN THE BRICK / ROCK MORTAR - At various locations. Seal the cracks & holes to prevent water penetration.
- WEEP HOLES EVERY 33 IN. – Are missing at the first layer of the brick / rock & above the metal (window / door) lintels at various locations. Weep holes are present at the first layer of the brick / rock but are not spaced every 33 in. apart as required.
- THE LINTELS ARE RUSTING – At various locations.
- BRICK / ROCK EXPANSION JOINTS – Are not present.
- RECAULK – At the brick / rock moldings, the brick / rock expansion joints, the windows, the trim & the siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.

F. Ceilings & Floors – Comments:

- ALL GARAGE CEILINGS – Must be sealed (sheetrocked, taped & floated) to form a 20 minute fire rated envelope to prevent the spread of fire from the garage into the house.
- LOOSE SHEETROCK TAPE – At various locations in the garage.
- LOOSE CORNER BEAD – At
- SHEETROCK SETTLING CRACKS - At various ceiling locations including at the master bedroom & bath.
- THERE ARE / IS A NAIL POPS – At various locations.
- DAMAGED SHEETROCK – At various locations including at the.
- STAINED / LOOSE CARPET – At various locations.
- MINOR CARPET STAINS – At various locations.
- DAMAGED / CRACKED FLOOR TILE – At the
- DAMAGED / MISSING TILE GROUT – At various locations.
- DAMAGED / STAINED / LOOSE VINYL TILE FLOOR – At the kitchen, baths & utility room.
- DAMAGED WOOD FLOOR – At various locations.
- THE SUB FLOORING - Is loose at various locations at the 2nd. floor. The floor squeaks. Is damaged / decayed at the kitchen & baths. The subflooring is not tongue & groove plywood as required.
- THE FLOORS ARE OUT OF LEVEL – At various locations including at the
- WATER PENETRATION STAINS – At, could not determine if the stains are still active.

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- THE INSULATION UNDER THE FLOOR – Is missing. Is improperly installed with the paper backing facing down rather than to the living area (a fire hazard).
- SEAL THE FLOOR TO THE TUB / SHOWER – At the master bath, hall bath, shared bath, both baths, all the baths.

G. Doors (Interior & Exterior) – Comments:

- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling. The “doggie door” in the garage door is not a fire rated installation.
- KEYED ONLY DEAD BOLTS AT THE EXTERIOR DOORS - Are a fire hazard.
- ADJUST THE DEAD BOLT STRIKER PLATE – At the front rear garage door, so the dead bolt will work properly.
- DRILL THE DEAD BOLT HOLE DEEPER – At the front rear garage door.
- ADJUST THE STRIKER PLATE - For a tighter weather stripping seal / so the deadbolt will work properly at the front rear garage door.
- THE EXTERIOR FRONT / REAR / GARAGE DOORS – Are Is not solid core doors.
- THE WEATHER STRIPPING IS MISSING / DAMAGED – At the front rear garage doors.
- THE DOOR HAS A POOR SEAL TO THE WEATHER STRIPPING – At the front rear garage door. Adjust the weather stripping for a tighter seal.
- THE DOOR SWEEP - Is missing / damaged at the front rear garage doors.
- THE DOOR STOPS - Are missing / damaged at various locations.
- THE THRESHOLD - Is missing / damaged / loose at the.
- THE DOORS ARE BINDING ON THEIR FRAMES – At the
- THE DOOR BINDS ON ITS FRAME – At the
- THE PASSAGE SET PLUNGER BINDS ON THE STRIKER PLATE (THE DOOR DOES NOT CLOSE PROPERLY) – At
- THE DOORS BIND ON EACH OTHER – At
- THE DOORS DRAG – At the
- THE DOOR DRAGS – At the
- THE DOOR DRAGS ON THE THRESHOLD – At the front rear garage.
- THE DOORS ARE NOT DESIGNATED AS SAFETY GLASS - At
- FOGGED DOOR GLASS – At the rear slider.
- THE DOORS DO NOT LATCH – At the
- THE DOOR DOES NOT LATCH – At the
- ADJUST THE DOOR FRAME SO THAT THE PLUNGER & DEAD BOLT PROPERLY ENGAGE THE FRAME – At the front, rear & garage doors.
- THE DOORS DOOR DOES NOT STAY OPEN – At the
- DAMAGED DOORS – At the front rear garage door. Seal the cracks in the door to prevent water penetration.
- DAMAGED DOOR FRAME – At the front rear. Seal the cracks in the frame to prevent water penetration.
- THE BIFOLD / SLIDING DOORS ARE OFF TRACK – At the front rear right left bedroom closet.
- THE DOOR LOCK IS NOT WORKING – At the top / bottom slide bolt lock of the stationary door.
- THE HANDLE LOCK IS NOT WORKING – At the hall master shared ½ bath.
- THE HANDLE IS NOT WORKING PROPERLY (OPENS THE DOOR WHEN TURNED IN ONLY ONE DIRECTION) – At the left bedroom.
- THE LOCKSET / PASSAGE SET – Is installed backwards. Is not working. Is missing at
- THE STRIKER PLATES ARE MISSING – At the front rear garage doors.
- MISSING DOORS – At the closets.

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- THE SLIDING DOOR IS HARD TO OPERATE – At the rear master bedroom.
- THE SLIDING GLASS DOOR IS SINGLE PANE GLASS – At the rear of the den / the master bedroom.
- THE SLIDING DOOR IS NOT SQUARE IN THE FRAME – At the rear master bedroom.
- THE BEDROOM DOORS DO NOT HAVE ADEQUATE CLEARANCE FROM THE CARPET – To allow return air to flow under the doors to the AC / heater unit. The AC / heater will not work properly as configured when the doors are closed.

H. Windows –

(NOTE: THE WINDOW FLASHINGS- Are inaccessible & were not inspected. Generally speaking, many windows are not properly flashed. Furthermore, many windows leak when subjected to extreme conditions. It is unknown if the window flashings are present & correctly installed at this property.)

Comments:

NOTE: The windows are single pane glass & do not meet current energy code requirements.

- LOOSE / DAMAGED WINDOW MOLDINGS / GLAZING - At various windows.
- FOGGED WINDOWS - At various locations including at the.
- THE WINDOWS ARE NOT OPENING – At various locations including at the
- THE WINDOWS ARE HARD TO OPERATE – At various locations including at the
- LOOSE WINDOW SPRINGS – At the
- THE WINDOW LOCKS ARE BROKEN – At the
- THE WINDOW DOES NOT LOCK – At the
- THE WINDOW LOCKS STICK (BIND ON THE FRAMES) – At the
- THE WINDOW IS LOOSE IN THE FRAME – At the
- THE WINDOWS ARE LOOSE IN THE FRAMES – At the middle & rear bedroom sliding windows.
- THE WINDOWS – Are Is not staying up by itself themselves (the spring / rope is broken / loose) at the.
- THE WINDOW – Are Is not staying where placed (rises up) at
- THE GLASS IS LOOSE IN THE FRAME – At the
- DAMAGED WINDOW FRAME – At the
- LOOSE FRAME – At the
- BROKEN WINDOWS – At the
- THE WINDOW CRANK HANDLES ARE MISSING – At various locations including at
- THE WINDOW CRANK HANDLES ARE LOOSE / ARE NOT WORKING / ARE MISSING – At various windows including at
- DAMAGED SCREENS – At various locations including at the
- MISSING SCREENS – At all the windows various locations including at the
- ALL WINDOWS BELOW 18 IN., GREATER THAN 9 SQ. FT, AND WITHIN 36 IN. OF A WALKING SURFACE - Must be safety glass. The window is not designated as tempered glass at
- ALL WINDOWS WITHIN 2 FT. OF A DOOR - Must be safety glass. The window is not designated as tempered glass adjacent to the front & rear doors.
- ALL WNDOWS ENCLOSING A TUB WHICH ARE NOT MORE THAN 5 FEET ABOVE THE TUB FLOOR – Must be safety glass. The window is not designated as tempered glass at the master bath.
- ALL WINDOWS FACING A TUB, NOT MORE 5 FEET FROM THE TUB & NOT MORE THAN 5 FEET ABOVE THE FLOOR – Must be safety glass. The window is not designated as safety glass at the master bath hall bath.
- ALL WINDOWS AT A STAIRS LANDING THAT ARE NOT MORE THAN 36 INCHES FROM THE FLOOR - Must be safety glass.

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- ALL WINDOWS ABOVE 6 FT. FROM THE GROUND – Must be at least 24 in. from the floor. The window is / are improperly installed at
- EMERGENCY ESCAPE WINDOWS ARE NOT PRESENT – The sill height of a window can not exceed 44 in. from the floor. The window is / are improperly installed at The burglar bars impede egress. An emergency escape window must be 24 inches in height. The windows in the rear bedroom are not 24 inches tall.

I. Stairways (Interior & Exterior) – Comments:

- STAIR LEDGER BOARDS – Can not be installed over exterior wall treatments such as siding, stucco, brick or rock. They must be attached directly to the wall framing.
- THE FRONT REAR PORCH / DECK STAIR RAILING IS MISSING - When stair heights exceed 30 in. or 3 or more steps are present (a railing is required & pickets must be 4 in. apart maximum).
- THE STAIR RAILING PICKETS - Are not 4 in. maximum apart (code change since the house was built from 6in. to 4in.).
- THE STAIRS HAVE WOOD TO GROUND CONTACT - At
- THE HANDRAIL – Is loose. Are loose. The handrail is missing (required when 3 or more steps are present) at The handrail do not does not turn back to the wall at the top / bottom ends.
- THE STAIR RAILING IS NOT 34 INCHES MINIMUM IN HEIGHT – As required.
- THE INTERIOR STAIRS / BALCONY RAILING PICKETS – Are not 4 in. maximum apart (code change since the house was built from 6 in. to 4 in.).
- THE STEP IS GREATER THAN 7 ¾ INCHES ALLOWED – At the
- THE STAIR TREADS ARE NOT 10 INCHES MINIMUM AS REQUIRED – At
- THE FRONT / REAR PORCH STAIRS ARE A COLD JOINT - A cold joint is created when an addition slab (the stairs) is poured against an existing slab. It is unknown if the 2 slabs are properly tied together.

J. Fireplace/Chimney- Comments:

(A smoke test was not performed for chimney draw.)

NOTE: THE FIREPLACE IS AN UNVENTED MODEL – I would suggest placing a carbon monoxide detector above the fireplace for added protection.

- THE GLASS FRONT OF THE FIREBOX – Gets very hot. Take appropriate precautions.
- HAVE THE CHIMNEY CLEANED.
- THERE ARE LOOSE / CRACKED FIRE BRICKS PRESENT.
- THERE ARE MINOR CRACKS IN THE FIRE BRICK PRESENT.
- THERE ARE CRACKED / DAMAGED FIRE PANELS.
- THE FIRE PANELS ARE NOT PROPERLY ALIGNED – At the rear of the fire box.
- THE GAS KEY - Is missing.
- THE BURNER BAR - Is missing / damaged.
- SEAL THE MORTAR CHIMNEY CAP CRACKS.
- THE METAL CHIMNEY CAP – Is rusting.
- A CRICKET (WATER DIVERTER) - Is missing behind the chimney (required by The National Roofing Contractors Association when the chimney width exceeds 24 in.).
- THE FIRE BOX VENT – The pipe is not attached to the exterior or is missing.
- THE FIREPLACE MANTLE - Is loose.
- THE FLUE DAMPER CLIP - Is missing (required with gas log applications).
- THE FLUE DAMPER - Is not working / does not close properly.
- THE FLUE DAMPER ASSEMBLY - Is rusting.

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- SEAL THE FRONT WALL TO THE FIREBOX – To prevent smoke & heat from entering the space between.
- THE GLASS DOOR IS DOORS ARE OFF TRACK.
- THE METAL CHIMNEY FLUE PIPE – Does not have the required 2 in. clearance from all combustible materials / from the insulation.
- THE HEARTH – Is missing / cracked. Does not extend 16 in. in front of the fire box. A hearth extending 16 in. in front of the firebox is not present. The tile in front of the fire box must have a different pattern to delineate a hearth area.
- THE WOOD FRAMED CHIMNEY CHASE ABOVE THE ROOF – Is loose.
- THE CHIMNEY DOES NOT EXTEND 3 FEET ABOVE THE RIDGE AS REQUIRED.
- THE CHIMNEY DOES NOT EXTEND 2 FEET ABOVE A POINT ON THE ROOF 10 FEET HORIZONTALLY FROM THE TOP OF THE CHIMNEY AS REQUIRED.
- A SPARK ARRESTER – Is missing at the top of the chimney.
- THE FLUE LINER – Was inaccessible & was not inspected. If concerned, have a chimney specialist evaluate the flue liner.
- THE CHIMNEY FIRE STOP – Is missing at the ceiling to prevent a fire in the area surrounding the fire box from spreading into the attic. Was inaccessible & was not inspected.

K. Porches, Balconies, Decks and Carports– Comments:

- NOTE: There are surface cracks in the front / rear concrete porch surfaces. This type of cracking is commonly observed & usually results from the shrinkage of concrete during the curing process. It does not constitute a slab defect.
- NOTE: NADRA (THE NORTH AMERICAN DECK & RAILING ASSOCIATION) ESTIMATES THAT THE TYPICAL LIFE EXPECTANCY OF WOOD DECKS IS ABOUT 10 TO 15 YEARS.
 - THE FRONT / REAR PORCH IS CRACKED.
 - THE REAR PORCH – Is a cold joint (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together. A perimeter beam is not present. The slabs are apparently not properly tied together. The rear porch has subsided.
 - FLASHINGS ARE MISSING AT THE CONNECTIONS OF THE BRICK / ROCK TO THE TRIM – At the front / rear porch posts. The flashings should be installed behind the trim and extend over and down the face of the brick / rock to prevent water penetration.
 - THE REAR DECK - Has wood to soil contact.
 - DECK LEDGER BOARDS – Can not be installed over exterior wall treatments such as siding, stucco, brick or rock. They must be attached directly to the wall framing. The ledger boards must be a 2x8 minimum dimensional lumber. The ledger boards must be attached with lag screws.
 - LATERAL BRACING OF DECKS – Is required.
 - THE FRONT / REAR PORCH DECK CARPORT POSTS - Have wood to soil / concrete contact, add post holders. The bottoms of the posts are damaged / decayed at various locations. The posts supporting railings are spaced more than 6 feet apart. The posts are supported by deck blocks.
 - BEAMS SUPPORTING DECK ROOFS - Must be supported on notched posts or by post caps.
 - THERE IS DAMAGE / DECAY – At various locations at the planks, stairs, railing, pickets & piers.
 - THE SIDEWALKS - Are uneven / cracked, causing a trip hazard.
 - THE STEP IS GREATER THAN 7 ¾ IN. ALLOWED – At the front rear porch.
 - THE BALCONY / PORCH / DECK RAILING PICKETS – Are not 4 in. maximum apart.

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- THE FRONT / REAR BALCONY / PORCH / DECK RAILINGS - Are missing. When porch / deck heights exceed 30 in., a railing is required & the pickets must be 4 in. apart maximum.
- JOIST HANGERS ARE MISSING AT THE CONNECTIONS OF THE FLOOR JOISTS TO THE RIM JOISTS – At

L. Other– Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – Comments:

- THE MAIN BREAKER BOX – The ground wire is loose at the ground rod clamp or exterior faucet ground clamp. The ground rod clamp is not a listed acorn clamp but is rather a pipe clamp. The ground rod is not a proper 8 foot copper rod. Did not observe the termination of the second ground wire to a ground rod, the slab or to a cold water line. The second ground wire to a ground rod / a cold water line is missing (required as of the 1997 code). Trim the bushes in front of the box to provide a proper work area. The box is completely caulked to the wall, which creates a heat issue. The gas line is not bonded. The swimming pool equipment is not bonded. The metal water line does not appear to be bonded. Have a licensed electrician evaluate the water line. Although the gas line / the water line appears to be bonded, it is beyond the scope of this inspection to ascertain whether the line is correctly bonded. If concerned, have a licensed electrician verify that the line is properly bonded.
- THE MAIN BREAKER BOX - Does not have a main disconnect, required when more than 6 breakers are present. The box is a Federal Pacific box / Zinsco box (consult an electrician about potential hazards). There are ground & neutral wires installed together under the same screws, which is a fire hazard. A bushing to protect the wire from damage is missing in the hole. All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.
- THE MAIN BREAKER BOX - Is loose on the wall. The box has 2 missing knock out spacers in the front panel. The box has 2 double lugged breakers, add 2 breakers & separate the 2 wires on the double lugged breakers to 1 wire per breaker. The front panel is missing. The front panel screw is missing.
- A 220 BREAKER - Is missing a connection clip on the double pole breaker. Has under sized wire connected to it at the main box.
- ALUMINUM WIRES - Anti-oxidant compound is not present at all the connections.
- THE GARAGE SECONDARY BREAKER BOX – Is a Federal Pacific box (consult an electrician about potential hazards). The box is not bonded. The box has double lugged wires (more than 1 wire connected to the screws) at the neutral buss bar, which is a potential fire hazard.
- There are ground & neutral wires installed together under the same screws, which is a fire hazard.
- The box has double lugged wires (more than 2 wires connected to the screws) at the ground buss bar.
- There is exposed wire at the connections to the breakers at various locations. The insulation has been cut too short.
- The ground wires are bundled together under 1 lug (a ground buss bar is not present).
- The ground & neutral wires are not separated to ground & neutral buss bars.
- The inside of the box has been painted.

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- The box has 1 double lugged breaker, add 1 breaker & separate the 2 wires on the double lugged breaker to 1 wire per breaker.
- The front panel screws are pointed rather than flat as required. The sharp screws can penetrate the wire insulation & cause a fire hazard.
- All the wires pass through 1 large hole in the top of the box, which creates a heat issue. Some of the wires pass through a large hole in the top of the box. The wires from the main box pass through a hole in the top of the box. The hole is not closed / sealed to prevent the potential spread of fire from the box into the wall. The wires are not connected to the box. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Almost every house built before the summer of 2010 that I have inspected has been wired in this manner. A bushing to protect the wire from damage is missing in the hole.
- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – Are now available (required as of the 2009 code). NOTE: AFCI breakers are present in the bedrooms (as required in the 2000 code). The breakers did not cut power to the outlets / lights at the when tested. The breakers are not visibly labeled as the combination style breakers now required.
- THE SECONDARY BREAKER BOX - Is located in a clothes closet / in a bathroom, a prohibited location.
- ALL THE BREAKERS - Are not labeled.
- THE WEATHER HEAD / ELECTRICAL WIRES - Is / Are not 10ft. from the ground / decks. Trim the trees away from the wires from the pole to the house.
- ALL EXPOSED EXTERIOR / GARAGE ELECTRICAL WIRES - Are not in conduit pipe or behind wood / sheetrock walls / ceilings.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ALUMINUM WIRES COPPER WIRES

Comments:

- THE OUTLETS - Are both grounded & ungrounded due to the age of the house.
- ADD G.F.C.I. OUTLETS - To all the outlets at the kitchen counter tops & island, all the outlets within 6 ft. of the bar sink / laundry sink / the tub or shower, all the bath outlets, all the garage outlets (the water softener & sprinkler system outlets are not protected), & all the exterior outlets.
- ADD G.F.C.I. BREAKERS - For the dishwasher outlet (required as of the 2015 code) & all the laundry room outlets (required as of the 2015 code).
- THE G.F.C.I. OUTLET - Is not working properly (does not cut power to itself when tested / does not reset & is dead) at the
- THE DOOR BELL - Is not working.
- THE DOOR BELL BUTTON - Is damaged. Is loose. Is not working.
- THE DOOR BELL CHIME - Only one chime is working.
- THE ATTIC TRANSFORMER - Is loose. Hangs by its wires.
- ALUMINUM WIRES - Have all outlets, switches, breakers & light fixtures checked for devices approved for use with aluminum wires or have the aluminum wires repaired by an electrician utilizing the copalum process. Antioxidant compound is missing at all the connections. NOTE: Several outlets & switches were observed to have CO ALR devices present. It is unknown if all the other devices are approved for use with aluminum wires.
- THE DISPOSAL WIRE TERMINATION - Is not in a junction box with a cover plate under the kitchen sink. The disposal has been removed.
- OPEN WIRE SPLICE - Not in a junction box with a cover plate in the attic under the house.
- MULTIPLE COVER PLATES - Are missing / damaged at the outlets / switches at various locations.

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- AN OUTLET / SWITCH COVER – Is missing / damaged at the
- THE WEATHER PROOF OUTLET COVER AT THE EXTERIOR OUTLETS – Is missing / damaged at the front rear porch. Is Are not the “bubble type covers” required for “wet locations” (where there is not a roof protecting the outlets) at the front porch at the rear porch at the AC condensing unit.
- BULB SHIELDS / GLOBES - Are missing at the garage / closets / attic / various locations (add wire cages or globes).
- A BULB SHIELD / GLOBE – Is missing at the garage attic closet (add a wire cage or globe).
- ALL EXPOSED INTERIOR ELECTRICAL WIRES - Are not in conduit pipe or behind sheetrock walls / ceilings. An extension cord is providing power for the den fan / the garage door opener.
- THE LIGHTS ARE NOT WORKING – At the
- THE LIGHT IS NOT WORKING – At the
- THE CAN LIGHTS – Verify that the can lights are rated for installation under insulation where applicable.
- THE 3 WAY SWITCHES ARE NOT WORKING PROPERLY – At the den.
- THE LIGHT FIXTURE IS LOOSE / MISSING – At the, leaving the wires exposed.
- THE CLOSET LIGHT IS NOT 12 IN. ABOVE THE CLOSET SHELF AS REQUIRED – At the front rear master left right bedroom.
- HOT / NEUTRAL REVERSED OUTLETS – At the
- LOOSE OUTLETS – At various locations including at the
- OPEN GROUND OUTLETS (NOT GROUNDED) – At the The only grounded outlets in the house are at the kitchen countertop & the baths.
- OPEN NEUTRAL OUTLETS – At the
- DEAD OUTLETS – At the
- MISSING OUTLETS – At the kitchen island / AC condensing unit / bathroom / front porch.
- THE 220 AMP CLOTHES DRYER OUTLET – Is not a 4 prong grounded outlet (introduced in the 1997 code).
- BROKEN OUTLET – At the
- OBSTRUCTED OUTLET – At the
- BURNT OUTLET – At the
- LOOSE CEILING FAN BLADES- At the
- THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the.
- THE CEILING FANS - Add longer pull chains to change the speeds of the fans where needed.
- THE CEILING FAN - Is loud at Is not working at Does not change speeds (the chain is missing / not working) at Has a slow high speed setting.
- ROMEX WIRES ARE IMPROPERLY INSTALLED – At the top of the attic door stairs, where they can be walked on.
- THE LIGHTS DIMMED WHEN THE ELECTRIC HEATER WAS TURNED ON – At the hall bath / the master bath.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Upright Attic - Horizontal

Energy Source: Gas Electric

Comments: **(Gas line testing from units to their cut off valves only.)**

- THE HEATER – Did not respond to the thermostat / is not working. Have the unit evaluated.
- THE GAS HEATER IS INSTALLED IN THE BATHROOM / A BEDROOM – Which is a prohibited location.

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- THERE IS A GAS LEAK – At the flex line / pilot tubing connection to the cut off valve or on / off / pilot control box.
- THE FLEX GAS SUPPLY LINE – Is improperly installed. The line is not allowed to pass through the housing of the furnace unit. Add rigid black pipe from the control box through the housing & connect the flex line to the black pipe outside the housing.
- THE GAS LINE – Is missing a drip leg / sediment trap. The sediment trap / drip leg is incorrectly installed.
- THE VENT PIPE RAIN COLLAR - Lower the rain collar down to the flashing cone & reseal the rain collar to the vent pipe to prevent water leakage into the attic. Reseal the rain collar to the vent pipe to prevent water leakage into the attic.
- THE VENT PIPE – Was inaccessible in the attic. Does not have 1 inch clearance from the attic insulation. Does not have a 1 inch minimum clearance from combustible materials at the roof decking / roofing materials or framing members or ceiling, which is a fire hazard. Is rusting above the roof. Any gas appliance vent pipe located within 8 feet of a 2nd story wall must extend above the 2nd story roof. The vent pipe has an angle greater than 45 degrees installed (a 90 degree bend is present) which can restrict air flow.
- REMOVE THE RUST PARTICLES – From the heat exchanger / burner area. Have the unit evaluated / serviced. The burner has a yellow flame, have the unit serviced.
- THE BURNER HAS A YELLOW FLAME – Have the unit serviced / evaluated.
- HIGH / LOW COMBUSTION AIR VENT PIPES - Are missing in the closet (must be 12 in. from the ceiling & 12 in. from the floor. The closet door must be sealed).

NOTE: EMERGENCY HEAT ONLY - Was tested. Damage to the heat pump can result if tested / used when the temperature is above 70 degrees. Consult the owner's manual for guidance.

- THE BATH WALL GAS HEATER - Is not vented.
- AN ELECTRICAL DISCONNECT – Is missing at the unit in the closet.

B. Cooling Equipment (Change / Clean filter monthly)

Type of System: Upright - Electric Attic - Horizontal - Electric

Comments:

- THE CONDENSATE DRAIN LINE - Does not terminate 3 ft. away from the slab. The entire drain line is not insulated in the attic (required as of the 2000 code). The drain line is not insulated in the attic (required as of the 2000 code). A P-trap is missing in the line. Did not locate the termination of the line, is possibly buried. There are 2 drain lines converging into 1 line (in picture). The size of the line has not been increased to accommodate the additional water flow. The line terminates into a sewer vent.
- THE SUCTION LINE PIPE INSULATION - Is damaged by the condensing unit & in the attic.
- THE CONDENSING UNIT - Is not level. Raise the pad. Is loud. Has Have an oversized / undersized breaker in the breaker box (40 amps). The manufacturer specifies a 30 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance. Air flow for the unit is obstructed by the wall enclosing the unit / by the shrubs around the unit. Clean the coils.
- THE AC SYSTEM - Has a poor (low – high - 22 Degrees) cooling differential, have the AC system cleaned / serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees.
- THE AC SYSTEM - Does not respond to the thermostat, have the AC system serviced. The temperature on the thermostat remained constant / was not lowered during the 1 to 2 hour AC test.

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- THERE ARE 2 DIRTY FILTERS.
- THE FILTER - Is missing / dirty. Is not the proper size. Tie downs are missing.
- THE EVAPORATOR COIL – Is rusting.
- THE BLOWER MOTOR - Is dirty, have the AC system cleaned / serviced.
- THE SECONDARY OVER FLOW PAN - Remove construction debris from the attic pan. The pan is rusting. Have the pan evaluated. The pan does not extend 1½ in. beyond all 4 sides of the evaporator coil.
- Note: A float switch is not present in the pan to provide further protection against flooding in addition to the pan line. NOTE: A pan line is not present to provide further protection against flooding in addition to the float switch.
- A SECONDARY OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR A FLOAT SWITCH - Is missing. Flood protection is required for all types of AC systems installed inside of the house (required as of the 2000 code). Add a float switch to upright units.
- THE SECONDARY OVER FLOW PAN'S DRAIN LINE - Does not terminate over a door / window opening.
- THE PRIMARY OVER FLOW PAN - Is leaking into the secondary over flow pan (possibly indicating a stopped up primary drain line), have the AC system serviced.
- THE THERMOSTAT - Is loose on the wall.
- THE OUTSIDE TEMPERATURE WAS BELOW 60 DEGREES – The temperature differential of the AC was not tested.
- AN ELECTRICAL DISCONNECT – Is missing at the unit in the closet / attic.
- A PERMANENTLY INSTALLED WALKWAY FROM THE ATTIC DOOR TO THE UNIT IN THE ATTIC – Is missing. The walkway is more than 50 feet in length.
- A 30 IN. WORK PLATFORM IN FRONT OF THE UNIT IN THE ATTIC – Is missing.

C. Duct System, Chases, and Vents– Comments:

- THE ATTIC DUCTS – Were inaccessible & were not inspected. The outer plastic coatings of the ducts are decomposing, exposing the inner duct & insulation. The ducts are crimped / constricted at various locations. The ducts are incorrectly installed within 18 inches of the end of the plenum / within 18 inches of the plenums connection to the unit.
- RE-TAPE THE PLENUM - With proper foil tape, not duct tape. Seal all the air holes at the hall closet / attic plenum.
- THE RETURN AIR GRILL - Is loose / damaged.
- THE VENT REGISTERS - Are missing at the. Has low air flow at
- THE PLENUM - Is stained.
- THE RETURN AIR PLENUM – Is dirty.
- THE RETURN AIR VENT & A SUPPLY VENT REGISTER – Are in close proximity at the master bedroom.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: LEFT RIGHT OF THE FRONT YARD

Location of main water supply valve: LEFT RIGHT OF THE FRONT YARD / IN THE METER BOX

Static water pressure reading: psi. The recommended pressure is 40 to 80 psi.

Comments:

(THE PIPES- Are Copper, Galvanized, PVC., PEX)

NOTE: It is unknown if the PEX pipe is recalled KYTEC brand pipe.

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- THE WATER SUPPLY VALVE – Is partially buried. The valve did not readily turn off when tested.
 - THE METER – Is partially buried.
 - THE WATER PRESSURE EXCEEDS 80 PSI – A properly adjusted pressure reducing valve is apparently not present.
- NOTE: THE TUB OVERFLOWS WERE NOT TESTED – I have never tested a tub overflow that worked properly (the overflows drain water more slowly than the faucet supplies water). In order to conserve water, I have made the decision to stop testing the overflows. To prevent flooding, you should never leave water running unattended in a tub.
- THE KITCHEN SINK SPRAYER / FAUCET / SPOUT - Is not working / leaking / loose.
 - THE KITCHEN SINK ENAMEL – Is damaged.
 - ADD BACKFLOW PREVENTERS – To the exterior faucets.
 - THE EXTERIOR FAUCET / HOSE BIB - Is dripping at the front rear. Has a damaged handle at the front rear.
 - REGROUT THE CRACKS IN THE TILE GROUT – At the tub / shower in the master bath / hall bath / shared bath / both baths.
 - THERE IS BROKEN / LOOSE TILE – At the master bath shower / hall bath tub wall.
 - THE SHOWER PAN - Is leaking at the master bath. The upstairs shower pan was not tested.
 - THE MASTER BATH SHOWER DOOR - Is not designated as safety glass. The sweep is damaged / missing. Adjust the sweep for a proper seal to the frame.
 - THE SHOWER SURROUND – Is leaking at the master bath. The ledge does not have the proper fall to drain water off the ledge at the master bath.
 - THE HAND HELD SHOWER HEAD - Hangs down into the hall master tub, which is a cross connection, shorten the hose (tubing) or add a backflow preventer to the line.
 - THE SHOWER HEAD IS LEAKING / NOT WORKING – At the master bath. hall bath. shared bath.
 - THE TUB SPOUT – Is loose at the master bath, hall bath.
 - CAULK THE TUB FAUCETS / SPOUT TO THE TUB'S WALL – At the master tub. hall tub. both tubs.
 - RECAULK THE SHOWER SURROUND – At the master hall shared bath.
 - THE SHOWER DIVERTER - Is leaking through the tub spout at the master bath. at hall bath. at shared bath at both baths. Is leaking at the stem at the master bath. at hall bath. at shared bath.
 - RECAULK THE SINK SPLASH – At the master bath, hall bath, kitchen.
 - DAMAGED TUB / SINK ENAMEL – At the master bath / hall bath.
 - THE TUB FAUCETS - Leak at there stems. Are dripping. Hot / cold are reversed at the master bath / hall bath. Are not working properly (do not have stops for hot & cold). The faucet is not supplying cold water on the cold water setting at the hall bath the master bath the shared bath.
 - THE SINK FAUCETS – Leak at there stems. Are dripping. Hot / cold are reversed at the master bath / hall bath. Are not working properly (do not have stops for hot & cold). The faucet is not supplying cold water on the cold water setting at the hall bath the master bath the shared bath.
 - THE TUB FAUCET ASSEMBLY IS LOOSE – At the master bath hall bath.
 - THE SINK AERATOR LEAKS / IS PARTIALLY CLOGGED – At the hall bath master bath ½ bath.
 - THE SINK STOPPER - Is not working at the master bath hall bath shared bath ½ bath. Is missing at the master bath hall bath shared bath ½ bath.
 - THE TUB STOPPER – Is not working at the master bath hall bath shared bath. Is missing at the master bath hall bath shared bath.

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- THE SINK OVERFLOWS ARE OVERFLOW IS NOT WORKING PROPERLY – At the master bath, hall bath, ½ bath, & shared bath / both baths. Do not leave the water running unattended in the sinks. The sink overflow leaks at the master bath hall bath shared bath ½ bath.
- THE SINK IS LOOSE ON THE WALL – At the
- THE TOILET IS LOOSE AT THE FLOOR – In the hall bath, master bath, ½ bath, shared bath.
- THE TOILET SEAT - Is loose at the master bath, hall bath, ½ bath, shared bath.
- THE TOILET SEATS – Are loose at both of the baths, all of the baths.
- THE TOILET BALLCOCK FILL VALVE - Is leaking in the tank at the master bath hall bath ½ bath shared bath. Is not an antisiphon type (is under the water). Replace or repair the valve or lower the water level. The valve float arm is rusted in the tank at the master bath hall bath ½ bath shared bath.
- THE TOILET BALLCOCK FILL VALVES – Are leaking in the tanks at both all the baths. Replace or repair the ballcock valves.
- THE TOILET DOES NOT FLUSH PROPERLY – At the master bath / the hall bath / the shared bath / the ½ bath.
- THE RUBBER FLUSH VALVE - Is leaking at the master bath the hall bath the shared bath the ½ bath. The toilet runs. Is not working properly. Must hold the handle down to flush the toilet.
- THE TOILET TANK BOLTS – Are rusting at all of the baths / both of the baths / the master bath / the hall bath / the ½ bath / the shared bath.
- THE PIPES - Are not insulated at various locations under the house / at the exterior / in the attic / at the water heater. The pipes are corroded at the. Are leaking at various locations.
- VISIBLE GALVANIZED TO COPPER PIPE CONNECTIONS - Add di-electric unions / fittings to separate dissimilar metals at the . The pipes are corroded at the
- THE CUT OFF VALVE HANDLES - Are missing / broken at the.
- THE CUT OFF VALVE IS LEAKING – At the
- AN OVERFLOW PAN FOR THE CLOTHES WASHER WITH A DRAIN LINE TO THE EXTERIOR – Is missing.
- LOW WATER PRESSURE (OBSERVED WHEN 2 FAUCETS WERE SIMULTANEOUSLY OPERATED) – At the kitchen sink / master bath sink tub / hall bath sink tub.

B. Drains, Wastes, and Vents– Comments:

(Washer drain line & faucets were not tested.)

Drain checks were done at all sinks, tubs, showers, toilets.

- THE DRAIN LINE LEAKS – At the
- THERE IS A CORRUGATED DRAIN PIPE - At the
- THE KITCHEN P-TRAP IS NOT VISIBLE - Possibly is built into the slab.
- THE DRAIN LINE DOES NOT HAVE PROPER FALL – At the kitchen sink.
- THE SEWER LINES APPEAR TO BE ARE CAST IRON – Consult a plumber about potential problems. Some PVC pipe has been added to repair the cast iron pipe.
- THE SINK DRAINS SLOWLY – At the master bath hall bath shared bath ½ bath kitchen.
- THE VENT PIPE DOES NOT EXTEND THROUGH & ABOVE THE ROOF AS REQUIRED – At the
- THE SEWER LINE CLEANOUT CAP – Is broken / missing at.

C. Water Heating Equipment

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Energy Source: GAS ELECTRIC

Capacity: 40 Gal. UNIT 50 Gal. UNIT 38 Gal. UNIT

Comments:

(Gas line testing from units to their cut off valves only.)

- THE WATER HEATER IS INSTALLED IN THE BATHROOM / A BEDROOM – Which is a prohibited location.
- THE TEMPERATURE & PRESSURE RELIEF VALVE – Was not tested / inspected to prevent possible water leakage should the valve not properly reset. Have a plumber test the valve. Is dripping continuously, replace the valve. Is not installed in the top 6 in. of the tank.
- THE TEMPERATURE & PRESSURE RELIEF VALVE LINE - Is not ¾ inch pipe that terminates outside with an elbowed end, 6 in. from the ground. The line is buried. The line is 3/8 inch pipe. The line is ½ inch pipe. An elbowed end is missing. The lines' termination is not 6 in. above the ground (the line is partially buried). Did not locate the termination of the line to the exterior. The line does not terminate to the exterior (terminates under the house). The line is not connected to the valve / is missing. The line is missing.
- THE TEMPERATURE & PRESSURE RELIEF VALVE LINE - Points up / Loops up (it must not go uphill & put back pressure on the valve).
- THE VENT PIPE – Does not have 1 inch clearance from the attic insulation. Does not have a listed cap present at the top of the pipe. The draft diverter is missing. Was inaccessible in the attic. Is not double walled pipe. Is not properly attached to the water heater. Does not have a 1 in. minimum clearance from combustible materials at the roof decking / wood framing / roofing materials, which is a fire hazard. Is rusting above the roof. Any gas appliance vent pipe located within 8 feet of a 2nd story wall or a gable end wall must extend above the adjacent roof. The vent pipe has an angle greater than 45 degrees installed (a 90 degree bend is present) which can restrict air flow.
- THE VENT PIPE ROOF FLASHING – Is not listed for use with a water heater vent pipe.
- THE VENT PIPE RAIN COLLAR – Lower the rain collar down to the flashing cone & reseal the rain collar to the vent pipe to prevent water leakage into the attic. Reseal the rain collar to the vent pipe to prevent water leakage into the attic.
- THE GARAGE WATER HEATER - Is not elevated 18in. above the garage floor. NOTE: Elevation of the heater is required when the heater is located in a room or closet that opens into the garage.
- HIGH / LOW COMBUSTION AIR VENT PIPES - Are missing in the closet (must be 12 in. from the ceiling & 12 in. from the floor. The door must be sealed & weather stripped).
- GALVANIZED TO COPPER PIPE CONNECTIONS – Replace the hot / cold (small) galvanized pipes at the connection of the flex copper water pipes to the hot / cold water lines at the top of the tank with copper pipes.
- HEAVY CORROSION – At the cold / hot line to the tank. The cold / hot line is leaking.
- THERE IS A GAS LEAK – At the flex line connection to the control box / cut off valve. At the on / off / pilot knob of the gas valve. At the bottom of the gas valve.
- THE GAS LINE – Is missing a drip leg / sediment trap. The drip leg / sediment trap is incorrectly installed. Is prohibited copper tubing (replace with an approved gas flex line).
- AN OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR WITH A FLOAT SWITCH - Is missing (required as of the 2000 code).
- THE OVER FLOW PAN – Remove debris from the pan. The drain line terminates in the garage. Did not locate the termination of the line to the exterior. The drain

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line is required to be CPVC pipe rather than PVC pipe (required as of the 2012 code).

- A LISTED ELECTRICAL DISCONNECT – Is missing at the unit in the closet / attic. The plug & outlet which are present are not an accepted disconnect device.
- THERE IS RUST DEBRIS IN THE BURNER AREA – Have the unit evaluated.
- THE WATER HEATER – Does not have a 4 in. minimum clearance from the closet door as required.
- A PERMANENTLY INSTALLED WALKWAY TO THE UNIT IN THE ATTIC – Is missing.
- A SAFETY TANK / THERMAL EXPANSION TANK – Is missing at the top of the heater.

D. Hydro-Massage Therapy Equipment– Comments:

- NOTE: THIS UNIT HAS A SWITCH ON THE WALL & A BUTTON ON THE TUB TO TURN IT ON / OFF. ALWAYS TURN THE TUB OFF FIRST WITH THE BUTTON ON THE TUB TO PROTECT THE MOTOR.
- ADD A G.F.C.I. OUTLET OR BREAKER - Between the power & the motor.
- A READILY REMOVABLE ACCESS PANEL TO THE MOTOR AREA UNDER THE TUB WAS NOT OBSERVED - Could not inspect the motor area.
- A BONDING WIRE FOR THE MOTOR – Is missing. It is not known whether a bonding wire for the motor is present as required.
- THE G.F.C.I. OUTLET - Is hidden behind the access panel (not accessible). Move the outlet to an accessible location.
- THE SUCTION PORTALS - Are missing safety covers.
- THE AIR CONTROL KNOBS FOR THE JETS – Are not working.
- THE JETS ARE NOT WORKING PROPERLY – At the
- THE TUB IS LEAKING.

E. Other: CSST GAS PIPING – Comments:

- YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE WAS NOT OBSERVED. YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE IS PRESENT. I AM NOT AN EXPERT IN THE EVALUATION OF CSST. HAVE A LICENSED PLUMBER, A LICENSED ELECTRICIAN & A LICENSED HVAC TECHNICIAN WHO ARE CERTIFIED EXPERTS IN THE INSTALLATION OF CSST EVALUATE THE CSST GAS SYSTEM. FOR FURTHER INFORMATION SEE CSSTSAFETY.COM. IT IS IMPERATIVE THAT THIS GAS LINE BE BONDED.

V. APPLIANCES

A Dishwasher – Comments:

- BOTH OF THE DISH TRAYS - Are rusting.
- THE HEATED DRY FUNCTION – Is not working properly.
- THE TOP / BOTTOM DISH TRAY - Is rusting.
- THE DISHWASHER CABINET – Is rusting.
- THE TOP / BOTTOM SPRAY ARM – Is not working.
- THE DISHWASHER IS LOOSE IN THE CABINET.
- THE DISHWASHER IS NOT WORKING.
- THE DISHWASHER IS NOT WORKING PROPERLY – Water is left standing in the bottom of the cabinet at the end of the cycle.
- THE SOAP DOOR - Is not opening / closing.
- THERE IS A WATER LEAK – At the door / bottom of the unit.
- ADD AN ANTISIPHON LOOP OR BACK FLOW PREVENTER - To the drain line.

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- THE DOOR – Is not working properly (does not open fully).
- THE DOOR’S SPRING - Is not working.

B. Food Waste Disposer– Comments:

- THE DISPOSAL – Has a frozen motor, replace or repair the unit. Remove the debris from the disposal.
- BOTH OF THE CUTTING TOOLS - Are frozen, repair or replace the unit.
- ONE CUTTING TOOL – Is frozen, repair or replace the unit.
- THE DISPOSAL – The electrical connection is required to have an outlet or have a disconnect under the sink (required as of the 2000 code).
- THE DISPOSAL HAS BEEN REMOVED.
- THE SPLASH GUARD – Is damaged / missing.

C. Range Hood and Exhaust Systems – Comments:

- A KITCHEN EXHAUST VENT FAN - Is missing above the domestic open-top broiler unit range.
- NOTE: A KITCHEN EXHAUST VENT FAN – Is missing above the range / oven. However, vent fans are now required only when the unit is a domestic open-top broiler unit.
- THE KITCHEN VENT FAN - Is not working. Is loose at the cabinet. Is noisy. The filter is missing / dirty. The control buttons are not working properly (the buttons do not switch from the high setting to the medium setting).
 - THE KITCHEN VENT PIPE - Does not terminate to the exterior. A covered vent is missing.
 - THE LIGHT - Is not working.

D. Ranges, Cooktops, and Ovens – Comments:

- ADD AN ANTI-TIP DEVICE – To the rear of the oven.
- THE ANTI-TIP DEVICE AT THE REAR OF THE OVEN – Is not engaged.
- RAISE THE OVEN - Even or higher than the countertop.
- THE OVEN – When the oven was set at 350 degrees & tested, the actual temperature measured was 375 degrees. The light is not working. The oven has damaged door seals. The broiler trays are missing. The oven does not light, could not test. The broiler bake element is not working / turning red. The convection function is not working.
- THE COOKTOP – The left front left rear right front right rear burner is not working. The automatic pilot is not working at. The burners are not working properly (the flames go out on the lowest setting, creating a possible gas leak).
- THERE IS A GAS LEAK – At the flex line connection to the cut-off valve to the stove.
- THE GAS CUT OFF VALVE – Is located behind the stove, which is an inaccessible location. The valve is now required to be in the cabinet next to the stove.
- THE AMPERAGE RATING OF THE STOVE – Was 12.6 kilowatts. There is a 40 amp breaker present for the stove, which is undersized. Was not readily accessible.

E. Microwave Oven – Comments:

- (Leak tests were not performed on microwave or its door.)
- THE HANDLE – Is broken.
 - THE UNIT – Is not working.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F. Mechanical Exhaust Vents and Bathroom Heaters– Comments:</p> <ul style="list-style-type: none"> ▪ THE HALL / MASTER BATH / LAUNDRY ROOM EXHAUST FAN - Is not working. Is noisy. Is missing. The wall vent flapper is not closing / opening. ▪ EACH BATH EXHAUST FAN - Does not have Did not observe a metal exhaust pipe terminating outside through a covered vent. ▪ THE BATH HEAT LAMP / ELECTRIC HEATER - Is not working. Is loud.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G. Garage Door Operator(s) – Comments:</p> <p>MANUAL DOOR ONLY.</p> <ul style="list-style-type: none"> ▪ THE DOOR IS LOUD DURING OPERATION. ▪ LOOSE DOOR HINGES. ▪ THE AUTOMATIC REVERSE - Is not working, adjust the unit. The button must be held down to lower the door. The sensors are installed too high (should be about 6 in. above the slab). ▪ THE GLASS PANELS – Are not designated as safety glass.. ▪ WOOD ROT / DAMAGED PANELS – At various locations / the top panel / the bottom panel. ▪ THE LOCK ASSEMBLY – The handle is loose / is broken. The manual locks on doors equipped with automatic door openers should be removed or disabled to prevent possible damage to the door if the operator is inadvertently actuated when the door is locked. ▪ THE LOCK BAR – Adjust the lock bar’s guide for proper locking. ▪ REMOVE THE ROPE - From all doors that have automatic openers. ▪ THE OPERATOR – Is not working. Is not connected. The button is loose on the wall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H. Dryer Exhaust Systems– Comments:</p> <p><i>NOTE: The dryer vent should be periodically cleaned to prevent dryer vent fires.</i></p> <ul style="list-style-type: none"> ▪ THE DRYER VENT - Is damaged. Is partially clogged, which is a fire hazard. The flapper does not close. Clean the vent. The flapper is missing. ▪ THE DRYER VENT PIPE – Must be 4 inches in diameter. A pipe that is too large causes a decrease in the air flow velocity, which causes lint & debris to fall out of the exhaust air stream. The pipe is too big. ▪ THE LENGTH OF THE DRYER VENT – Exceeds the limit allowed by code. The maximum length allowed is 25 feet. The length is reduced by 5 feet for each 90 degree bend. There are at least two 90 degree bends present, leaving the maximum length to be 15 feet. ▪ THE DRYER VENT - Does not terminate to the exterior, through a metal pipe & covered vent. Is disconnected in the attic. Terminates in the attic (does not adequately extend into the roof flashing boot allowing lint to fall into the attic), which creates a fire hazard. Is prohibited corrugated pipe, which tends to collect lint in the pipe & create a fire hazard. ▪ THE DRYER VENT COVER – Is damaged. The cover has a prohibited large mesh screen installed, which is a fire hazard. ▪ THE ROOF FLASHING IS NOT LISTED FOR USE AS A DRYER VENT COVER – The flashing is an air hoc, which does not have a flapper to seal the vent pipe when it is not in use.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Other– Comments:</p>

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems – Comments: (Manually tested only.)

- STATION # 1 Head is broken. 1 Head is leaking. 1 Head is not working.
- STATION # There appears to be a broken water line.
- ADJUST THE SPRINKLER HEADS – At various locations. The heads are spraying against the house at station #
- THE SPRINKLERS HAVE POOR COVERAGE – At various locations including at the The sprinklers are missing at the rear.
- THE BACKFLOW PREVENTER – Did not locate a backflow preventer between the meter & the house.
- THE OPERATOR – Did not work when tested in the manual mode.
- A RAIN SENSOR – Was not observed.
- THE SPRINKLER SYSTEM WIRING – Does not have sleeve installed where the wiring passes through the wall.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: ABOVE GROUND CONCRETE IN GROUND

Comments:

NOTE: A BASIC SAFETY INSPECTION WAS PERFORMED. NO LEAK TESTS OR EXTENSIVE TESTING OF THE POOL EQUIPMENT WERE DONE.

- THE MOTOR – The motor & other equipment are not bonded as required. A ground wire was observed, although the ground rod for the ground wire was not observed. The motor should be bonded back to the main breaker box.
- THE HEATER - Was not tested.
- SKIMMER BASKETS - Are dirty.
- THE POOL SURFACE - Is damaged.
- THERE ARE WATER LEAKS – At the.
- THE DECK AROUND THE POOL – Is damaged / cracked at various locations.
- THE POOL LIGHT - SPA LIGHT - Is not working. Is not G.F.C.I. protected.
- SPA & POOL MOTORS - G.F.C.I. protection is needed when spa tubs or pools are closer than 10 ft. from there power source.
- THE SUCTION PORTALS - Are missing safety covers. Newly designed safety covers are now required to prevent the risk of drowning. A 2nd suction portal is missing.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool or spa and the house with a self closing gate or alarms on all the exterior doors to the pool or spa is required.

C. Outbuildings - Comments:

D. Smoke Alarms & Carbon Monoxide Alarms – Comments:

NOTE: The smoke alarms were only manually tested by pushing the test buttons on the alarms.

- THE SMOKE ALARMS OUTSIDE THE BEDROOMS – Did not respond to the test buttons.
- ADD SMOKE ALARMS - No farther than 6 ft. maximum from the bedrooms & inside all the bedrooms. At the top of the stairs at each floor. All the alarms must go off at the same time (series wired together). The alarms are missing

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inside the bedrooms / outside the bedroom. The existing alarms are not hard wired together. The alarm is missing at The alarm does not activate the other alarms / is not activated by the other alarms at The existing alarms are not working at The alarms are not installed within 12 inches of the ceiling at

- THE SMOKE ALARM IS INCORRECTLY INSTALLED WITHIN 3 FEET OF THE RETURN AIR DUCT – In the hall outside the master bedroom.
- THE SMOKE ALARM IS INCORRECTLY INSTALLED WITHIN 3 FEET OF THE CEILING FAN BLADES – At
- CARBON MONOXIDE ALARMS – Are not present outside each bedroom (required when gas appliances are present / when there is an attached garage present). In addition, I would suggest that a carbon monoxide alarm be installed near the attached garage.

E. Other – Comments:

(If you are concerned about any comments above, consult a licensed or professionally qualified person for repairs or to advise you.) A VISUAL AND PRACTICAL NON-DESTRUCTIVE INSPECTION WAS CONDUCTED OF THE ABOVE NOTED FACILITY TO DETERMINE WHETHER THE ABOVE CHECKED ITEMS WERE DEFICIENT OR WERE ADEQUATELY PERFORMING THE FUNCTION FOR WHICH THEY WERE INTENDED. THE INSPECTION WAS NOT A TOTAL AND COMPLETE INSPECTION OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED, BUT WAS MERELY AN INSPECTION OF THE GENERAL CONDITION AND PERFORMANCE OF THE INDICATED ITEMS WHICH EXISTED AT THE TIME OF THE INSPECTION. THIS INSPECTION REPORT IS VALID ONLY FOR THE DAY AND TIME OF THE INSPECTION. NO WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED ARE INTENDED OR REPRESENTED TO ACCOMPANY THIS REPORT. LONGHORN INSPECTIONS CANNOT WARRANT NOR GUARANTEE THE LONGEVITY OR INTERNAL COMPONENTS OF ANY OF THE ITEMS INSPECTED. THIS REPORT WILL INDICATE WHETHER THE ITEM INSPECTED IS GENERALLY IN SERVICEABLE CONDITION AND IS ADEQUATELY PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED, OR HAS DEFECTS, BUT IT IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED. LONGHORN INSPECTIONS, INC. DOES NOT INSPECT PRESSURE REDUCING VALVES, REFRIGERATORS, WASHING MACHINES, CLOTHES DRYERS, INTERCOMS, CLOCKS, TIMERS, SELF-CLEANING OR BAKE TIME OF OVENS, WATER SOFTENERS, HUMIDIFIERS, MICROWAVE RADIATION LEAKAGE, ELECTRONIC AIR FILTERS, AIR-CONDITIONING LOAD OR DESIGN DEFICIENCIES, PHOTOCELLS, SOLAR SYSTEMS, SECURITY SYSTEMS, WELLS, SEPTIC SYSTEMS, SEWER LINES, LEAD PAINT, RADON GAS, ASBESTOS, MOLDS OR ANY OTHER HAZARDOUS MATERIALS, AND COULD NOT INSPECT AREAS WHICH ARE CONCEALED, REQUIRE DISASSEMBLY, OR ARE BEHIND FURNITURE & STORAGE. NO ENGINEERING OR SCIENTIFIC TESTS WERE PERFORMED. THE INSPECTOR IS NOT AN ENGINEER AND THE EVALUATION OF THE FOUNDATION SHOULD NOT BE CONSTRUED AS AN ENGINEER'S REPORT. A MOISTURE METER WAS NOT UTILIZED. YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE MAY BE PRESENT. I AM NOT AN EXPERT IN THE EVALUATION OF CSST. FOR FURTHER INFORMATION SEE CSSTSAFETY.COM. A SELLER'S FAILURE TO DISCLOSE DAMAGE OR REPAIRS OR HIDING OF DAMAGE OR REPAIRS IS NOT THE FAULT OF LONGHORN INSPECTIONS, INC. THE BUYER IS ENCOURAGED TO CALL INSPECTOR DANNY PITTS AT MOBILE / OFFICE # 512-422-5553 BEFORE CLOSING WITH ANY QUESTIONS REGARDING THE INSPECTION. BY ACCEPTING OR USING THIS INSPECTION REPORT FOR ANY PURPOSE, THE BUYER AGREES TO THE ABOVE TERMS.

THE INSPECTOR IS NOT A CODE COMPLIANCE OFFICIAL. THIS IS NOT A CODE INSPECTION AND SHOULD NOT BE CONSTRUED AS ONE. REFERENCES TO CODES IN THE REPORT ARE FOR INFORMATIONAL PURPOSES ONLY.

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ADDENDUM: REPORT SUMMARY

The summary is a list of the deficiencies noted in the report. The summary is not the entire report. The summary does not constitute a priority list. The complete report may include additional information of concern to the customer. It is highly recommended that the customer read the entire report carefully.

Some of the items in the report may reflect changes in the building code since this property was built. In a real estate transaction in Texas, neither the seller nor the buyer is required to bring these items up to present day codes. The items are included in the report for information purposes only.

- THE CRAWL SPACE - Was inaccessible at the right left front rear due to low clearance / because piping obstructed access. because an access door is not present.
- THE PIER & BEAM FOUNDATION – The pier & beam foundation was found to be in satisfactory condition on the day of the inspection
- THE CONCRETE SKIM COATING / PARGE COATING - Is broken / cracked at various locations. The coating is a cosmetic application & does not affect the performance of the slab.
- EXPOSED REBAR / WIRE MESH / CABLE ENDS – At various locations, seal to prevent rust.
- THE SLAB HAS A COLD JOINT – At the rear porch (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together.
- THE SLAB FOUNDATION HAS CRACKS / HAS A CRACK – At
- THE PIER & BEAM FOUNDATION PIERS – Are poured concrete, depth of the footings is unknown. Are dry stacked concrete block on concrete pads on the ground. Footings do not appear to be present. Are cedar posts with wood to ground contact. Are mortared brick. It is not known if footings are present. This is not an engineered foundation.
- ALL WOOD BEAMS & FLOOR JOISTS THAT ARE WITHIN 12 IN. OF THE GROUND – Are not pressure treated wood as required at the
- HURRICANE STRAPS – Are missing.
- ALTHOUGH NO CRACKS IN THE SLAB WERE OBSERVED, THERE ARE DIAGONAL SHEETROCK CRACKS / STAIR STEP CRACKS IN THE BRICK / ROCK – At IF CONCERNED, HAVE A PROFESSIONAL STRUCTURAL ENGINEER EVALUATE THE SLAB / PIER & BEAM FOUNDATION. AN ELEVATION ANALYSIS WILL ESTABLISH BASELINE MEASUREMENTS FOR A FUTURE SLAB PERFORMANCE COMPARISON.
- THE SLAB HAS BEEN EVALUATED BY A STRUCTURAL ENGINEER / A FOUNDATION SPECIALIST & PIERS HAVE BEEN ADDED TO REPAIR THE SLAB. HOWEVER, THE SLAB HAS BEEN PARTIALLY PIERED. STATISTICALLY, THE MAJORITY OF SLABS THAT HAVE BEEN PARTIALLY PIERED WILL EVENTUALLY HAVE TO BE FULLY PIERED.
- UNDER PIER & BEAM FOUNDATIONS – Add crawl space ventilation to the perimeter wall including within 3 ft. of each corner. There is wood to ground contact at the perimeter wall.
- THE ACCESS DOOR TO THE CRAWL SPACE – Is damaged / has wood rot / has wood to ground contact.
- THERE IS NOT A “CHEMICAL CURB” PRESENT – In the garage.
- THERE IS NOT A STEP UP IN ELEVATION PRESENT – From the driveway to the garage to prevent water from entering the garage.
- THE SOIL IS EXCESSIVELY DRY & IS SEPARATING FROM THE HOUSE.
- THE GUTTERS – Remove all debris from the gutters. The gutters are damaged / bent at various locations. The gutters do not have proper fall at (there is water standing in the gutter).
- THE GUTTER DOWNSPOUTS – Add splash blocks or extensions at all the downspouts that terminate on the ground. The downspouts are missing. The downspouts are damaged. The downspouts are disconnected at An elbowed end is missing at
- REGRADE THE SOIL – To expose 4 to 6 in. of the slab at Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.
- UNDER THE HOUSE – Prevent run off water from entering the pier & beam foundation. The soil is damp under the house.
- THE REAR PORCH SLAB – Does not have proper fall to divert water away from the rear of the house.

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- NOTE: No testing of the subsurface drainage system was performed.
- TRIM THE TREE BRANCHES – 4 ft. away from the roof & the house.
- MULTIPLE TREE DAMAGED SHINGLES – At various locations including at the.
- DAMAGED SHINGLES – At various locations including at the
- THE SHINGLES - 1 In. minimum over hang is missing at various eaves locations. The joints are not properly staggered.
- THE SHINGLES ARE NOT LAYING FLAT / ARE RAISED (POSSIBLY DUE TO LOOSE NAILS) – At various locations including at the
- THE SHINGLES INSTALLED ON THE LOW SLOPE ROOF – Do not have 2 layers of black paper as required.
- REPAIRED SHINGLES - At
- STAPLES HAVE BEEN USED AS FASTENERS – Rather than nails as required.
- THE ROOF PENETRATION FLASHINGS ON THE TILE ROOF – Do not extend over & down the tops of the tiles to prevent water penetration.
- DAMAGED / BROKEN ROOF TILES – At various locations including at the
- THE ELECTRICAL PIPE FLASHING BOOT – Is not properly installed (the top half of the boot is not under the shingles). The boot is damaged.
- THE PLUMBING VENT PIPE FLASHING BOOTS - Are loose at various locations, reail. The boots are damaged at various locations, replace. The tops of the vent pipe flashings are not turned down inside of the pipes properly. The boots are not properly installed (the bottoms of the boots are not on top of the shingles). (the top half of the boots are not under the shingles). (the boot does not extend over the top of the tile). The boots are not boots designed for metal roofs. The existing lead boots can damage the roofing.
- THE WATER HEATER & CENTRAL HEATER VENT PIPE FLASHING BOOTS – Are not the red boots rated for high heat applications.
- A RAIN COLLAR TO PREVENT WATER LEAKAGE INTO THE ATTIC – Is missing at the range hood vent pipe.
- THE AIR HOC FLASHINGS ARE RUSTING – At various locations.
- LOOSE FLASHINGS – At various locations including at the
- MISSING FLASHINGS – At the wing roof / wall connections at the At the main roof / front rear porch roof connection (flashing is required at a change of pitch).
- MISSING COUNTER FLASHINGS – At the wing roof / wall connections at various locations.
- CAULK THE COUNTER FLASHINGS / FLASHING ENDS – At the roof / wall connections at various locations to prevent water penetration.
- THE COUNTER FLASHINGS ARE INCORRECTLY INSTALLED – Are not installed into a groove cut into the brick / rock (are simply caulked to the wall).
- MISSING CORNER FLASHINGS – At the roof / wall connections at the
- THE SKYLIGHT – Is not properly installed on a “curb” (a 2x4 box to raise the skylight off the roof surface which allows proper flashings to be provided in order to prevent water penetration).
- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. Step flashings are missing at the chimney, skylight, sides of the bay roof (existing flashings are installed on top of the shingles), various locations. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region. Old style “flat flashings” rather than step flashings or J flashings / turnback flashings are present at the roof / wall connections.
- THE FLASHINGS ARE NOT BEHIND THE SIDING – At various locations.
- MISSING CAP FLASHINGS – At the wing roofs at
- THE CAP FLASHINGS AT THE GABLE ENDS OF THE METAL ROOF – Are missing. Are not installed correctly (do not extend over & down a rib in the roof).
- MISSING FACTORY BUILT KICKOUT FLASHINGS – At the roof / wall connections at various locations where a wall extends below the roof termination (to prevent water penetration behind / into the siding). Existing site built kickout flashings are bent to a 90 degree angle, forming a dam. Site built kickout flashings (which may not be water tight) are present.
- THERE IS A DEAD VALLEY (THE VALLEY TERMINATES INTO THE SIDE OF A WALL) – At
- THERE IS DEAD ROOF / WALL AREA (A ROOF PLANE TERMINATES INTO THE SIDE OF A WALL WITH NO FALL) – At
- THE VALLEY FLASHINGS – Are missing. Are loose at the Are rusting / loose at various locations. Do not have a center V-rib as is customary on metal roofs. There is a nail / screw installed through the flashing at
- EXPOSED ROOF NAILS / STAPLES – Through the surface of the shingles at various locations. Are improperly installed (not under the shingles) at various locations.

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- THE SCREWS ON THE METAL ROOF - The screws are loose / rusted at various locations.
- THE FOAM STOP TO SEAL THE METAL ROOF – Is missing at the eaves at the bottom of the roof / the ridge.
- LOOSE NAILS / STAPLES – Under the shingles at various locations, causing the shingles to cup up.
- ALL EXPOSED ROOF NAILS / STAPLES - Are not sealed (caulked) at the flashings, roof vents & ridge shingles to prevent water penetration.
- THE METAL DRIP EDGE FLASHING - Is missing at the eaves. The purpose of the metal drip edge is to help protect the drip mold, fascia & roof decking from water damage. It is a common construction practice in the Central Texas area to omit the drip edge, although it is required by the shingle manufacturer’s specifications for composition shingles & tile. Is incorrectly installed on top of the black paper.
- THE ROOF – Is an overlay (2 layers of shingles). Is worn, has very little of its life left. The roof needs to be replaced. Remove debris / the loose nails sitting on top of the shingles from the roof at various locations.
- THE WATER DIVERTERS ABOVE THE AC CONDENSING UNIT / THE FRONT & REAR DOORS – Are / Is not installed on an angle to provide proper drainage. As installed, they are / it is forming a dam (in picture).
- THE INSTALLATION OF THE SATELLITE DISH MOUNTING BRACKET – May not be water tight / has exposed screws.
- HAVE A TILE ROOFING SPECIALIST EVALUATE THE TILE ROOF.
- THE ATTIC FRAMING:
 - The ridge board is not 1 dimension size larger (2x8) than the roof rafters (2x6) as required.
 - Collar ties are missing at the ridge every 4 ft. apart. Collar ties are missing at the hand framed rafters at the rear of the garage.
 - Purlin bracing is missing at the long rafter spans at various locations.
 - Purlin bracing is missing downward supports every 4 ft. apart.
 - Purlin bracing supports are not doubled (T'd) at various locations.
 - Purlin bracing is incorrectly installed with the 2x4's on the flat dimension.
 - The lateral bracing for the trusses is incorrectly installed on the diagonal dimension. The lateral bracing for the trusses is missing at various locations. Lateral bracing is required to run horizontally across the truss members at the locations designated by the truss manufacturer with green tags on the members.
 - Add bracing / supports under the hip, valley, & ridge rafters at various locations.
 - Add supports under the ends of the common rafters where they form the valley at the
 - Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.
 - The roof rafters are toe-nailed on one side only at various locations.
 - The roof rafters are damaged / have wood rot at
 - Joist hangers or ledger boards are missing at the roof rafter connections to the house at the rear porch.
 - The rear porch roof is connected to the fascia board of the soffit overhang at the rear of the house. It is not known if the overhang framing is load bearing. If concerned, have a structural engineer evaluate the rear porch roof installation.
 - Joist hangers are missing at the headers between the ceiling joists at the attic door.
 - The headers are missing at the attic door opening.
- THE ROOF SAGS SLIGHTLY – At various locations.
- DECAYED / DAMAGED FASCIA & DRIP MOLD – At various locations.
- THE ROOF DECKING HAS WOOD ROT – At the vent pipe penetrations at various locations.
- WATER STAINED ROOF DECKING – At the vent pipe penetrations at various locations.
- BOWED / LOOSE ROOF DECKING – At
- THE INSULATION - Is missing / loose at the 2nd story walls in the garage attic / at the vaulted walls. The insulation has poor / uneven coverage at various locations. Add a minimum of R-38 to the ceilings. I would suggest that a minimum of R-38 be added to the ceilings.
- THE ATTIC DOOR (PULL DOWN STAIRS / SHEETROCK / PLYWOOD) – Is missing weather stripping & insulation. The weather stripping is damaged. The door frame is not properly blocked / shimmed to the ceiling framing. The door is improperly installed with deck screws as fasteners. The nails / screws are incorrectly installed near the top of the door frame rather than in the middle of the frame (in picture). Secure the frame with 16d nails or ¼ in. x 3 in. lag screws through shims (not sheetrock screws or deck screws). The door opening is obstructed by a wire a duct. Cut the legs of the stairs so that the stairs are straight & the hinges are properly engaged. The door has a poor seal to the frame when closed. A door hinge is bent / sprung. The garage attic door is not a fire rated door. The door is damaged / broken.

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- THE ATTIC GABLE VENT SCREENS – Are broken / rusted.
- THE ATTIC VENT FAN – Was not working at the time of the inspection. Are Is disconnected.
- THE SOFFIT VENTS – Are missing at the eaves. The soffit vents appear to be obstructed by the insulation at various locations (baffles are missing).
- ATTIC VENTS NEAR THE RIDGE – Are missing.
- ADD MORE ATTIC VENTILATION.
- THE SHEETROCK FIREWALL BETWEEN EACH UNIT – Is missing. Has holes in it. All air gaps / seams in the sheetrock are not sealed (taped out).
- SHEETROCK SETTLING CRACKS – At various wall locations including at the
- DAMAGED SHEETROCK – At various locations at the
- THERE ARE / IS A NAIL POPS – At various locations including at the .
- LOOSE CORNER BEAD – At
- DAMAGED / MISSING INTERIOR TRIM – At various locations including at the
- THE KITCHEN FORMICA – Is damaged. Seal the seams to prevent water penetration. Recaulk the tile backsplash to the countertop.
- THE KITCHEN ISLAND – Is loose at the floor.
- THE KITCHEN COUNTERTOPS – Are loose at the island various locations.
- WATER PENETRATION STAINS – At various windows. In various cabinets under the sinks.
- THE WALL BOTTOM PLATE IS NOT PRESSURE TREATED WOOD – At the
- ALL GARAGE WALLS CONTIGUOUS WITH AN INTERIOR WALL OR THE ATTIC MUST FORM A 20 MINUTE FIRE RATED ENVELOPE – To prevent the spread of fire from the garage into the house. The walls are / is not sealed (sheetrocked, taped & floated) to form a 20 minute fire rated envelope The PEX water control box in the garage wall is not fire rated. The “doggie door” in the wall is not a fire rated installation.
- VINYL / ALUMINUM SIDING IS PRESENT – Which obscures the materials behind. Siding, trim, soffit, etc. were not inspected.
- STUCCO SIDING IS PRESENT – This report does not attempt to identify the type of stucco system installed or the installation methods used to install this stucco system. I am not an expert in the evaluation of stucco siding. If concerned, have a certified stucco specialist advise you.
- STUCCO TO GROUND CONTACT – The stucco extends to the ground rather than leaving 4 to 6 in. of the slab exposed.
- CRACKS IN THE STUCCO – At various locations including at the
- FLAT HORIZONTAL STUCCO SURFACES WERE OSERVED – At various locations including at the doors & windows & the horizontal band details. The surfaces should be sloped to drain the water off.
- STUCCO CONTROL JOINTS / EXPANSION JOINTS – Are missing. Joints are not present for every 144 square feet of wall area (a rough industry standard), at the second story floor line & at all the corners of the door & window openings.
- WEEP SCREED FLASHING TO PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Is missing at the bottom of the walls.
- THE HOLES IN THE WEEP SCREED FLASHINGS WHICH PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Are clogged at various locations at the bottom of the stucco walls.
- THE STUCCO DOES NOT HAVE 2 INCH CLEARANCE FROM THE SLAB – At the rear porch / front porch.
- COLUMNS REQUIRE 2 INCH CLEARANCE FROM THE SLAB & TILE.
- ACCORDING TO THE MANUFACTURER, THE PREFERED METHOD FOR THE INSTALLATION OF HARDIE BOARD LAP SIDING IS TO INSTALL THE SIDING AGAINST THE TRIM RATHER THAN UNDER THE TRIM – To prevent water penetration. The siding is not installed in this manner at various locations.
- FLASHINGS ARE MISSING AT THE CONNECTIONS OF THE BRICK / ROCK TO THE SIDING – At the front. The flashings should be installed behind the siding and extend over and down the face of the brick / rock to prevent water penetration.
- DECAYED / DAMAGED EXTERIOR TRIM - At various locations including at the. Seal the damaged outer plastic coating of the composite trim at various locations to prevent water penetration.
- DECAYED / DAMAGED SIDING – At various locations including at the Seal the damaged outer plastic coating of the masonite siding at various locations to prevent water penetration.
- THE EXTERIOR NAILS ARE NOT GALVANIZED – At various locations.
- THE SIDING AT THE ROOF / WALL CONNECTIONS – Does not have 1 in. clearance from the shingles at various locations.

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- STAIR STEP / STRAIGHT LINE CRACKS IN THE BRICK / ROCK – At various locations including at the. Seal the cracks to prevent water penetration.
- THERE ARE STAIR STEP CRACKS IN THE BRICK / ROCK ABOVE THE GARAGE DOOR - Seal the cracks to prevent water penetration. IF CONCERNED, HAVE A PROFESSIONAL STRUCTURAL ENGINEER EVALUATE THE BRICK / ROCK INSTALLATION.
- CRACKS / HOLES IN THE BRICK / ROCK MORTAR - At various locations. Seal the cracks & holes to prevent water penetration.
- WEEP HOLES EVERY 32 IN. – Are missing at the first layer of the brick / rock & above the metal (window / door) lintels at various locations. Weep holes are present at the first layer of the brick / rock but are not spaced every 32 in. apart as required.
- THE LINTELS ARE RUSTING – At various locations.
- BRICK / ROCK EXPANSION JOINTS – Are not present.
- RECAULK – At the brick / rock moldings, the brick / rock expansion joints, the windows, the trim & the siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.
- ALL GARAGE CEILINGS – Must be sealed (sheetrocked, taped & floated) to form a 20 minute fire rated envelope to prevent the spread of fire from the garage into the house.
- LOOSE SHEETROCK TAPE – At various locations in the garage.
- LOOSE CORNER BEAD – At
- SHEETROCK SETTling CRACKS - At various ceiling locations including at the master bedroom & bath.
- THERE ARE / IS A NAIL POPS – At various locations.
- DAMAGED SHEETROCK – At various locations including at the.
- STAINED / LOOSE CARPET – At various locations.
- MINOR CARPET STAINS – At various locations.
- DAMAGED / CRACKED FLOOR TILE – At the
- DAMAGED / MISSING TILE GROUT – At various locations.
- DAMAGED / STAINED / LOOSE VINYL TILE FLOOR – At the kitchen, baths & utility room.
- DAMAGED WOOD FLOOR – At various locations.
- THE SUB FLOORING - Is loose at various locations at the 2nd. floor. The floor squeaks. Is damaged / decayed at the kitchen & baths. The subflooring is not tongue & groove plywood as required.
- THE FLOORS ARE OUT OF LEVEL – At various locations including at the
- WATER PENETRATION STAINS – At, could not determine if the stains are still active.
- THE INSULATION UNDER THE FLOOR – Is missing. Is improperly installed with the paper backing facing down rather than to the living area (a fire hazard).
- SEAL THE FLOOR TO THE TUB / SHOWER – At the master bath, hall bath, shared bath, both baths, all the baths.
- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling. The “doggie door” in the garage door is not a fire rated installation.
- KEYED ONLY DEAD BOLTS AT THE EXTERIOR DOORS - Are a fire hazard.
- ADJUST THE DEAD BOLT STRIKER PLATE – At the front rear garage door, so the dead bolt will work properly.
- DRILL THE DEAD BOLT HOLE DEEPER – At the front rear garage door.
- ADJUST THE STRIKER PLATE - For a tighter weather stripping seal / so the deadbolt will work properly at the front rear garage door.
- THE EXTERIOR FRONT / REAR / GARAGE DOORS – Are Is not solid core doors.
- THE WEATHER STRIPPING IS MISSING / DAMAGED – At the front rear garage doors.
- THE DOOR HAS A POOR SEAL TO THE WEATHER STRIPPING – At the front rear garage door. Adjust the weather stripping for a tighter seal.
- THE DOOR SWEEP - Is missing / damaged at the front rear garage doors.
- THE DOOR STOPS - Are missing / damaged at various locations.
- THE THRESHOLD - Is missing / damaged / loose at the.
- THE DOORS ARE BINDING ON THEIR FRAMES – At the
- THE DOOR BINDS ON ITS FRAME – At the
- THE PASSAGE SET PLUNGER BINDS ON THE STRIKER PLATE (THE DOOR DOES NOT CLOSE PROPERLY) – At
- THE DOORS BIND ON EACH OTHER – At
- THE DOORS DRAG – At the

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				<ul style="list-style-type: none"> ▪ THE DOOR DRAGS – At the ▪ THE DOOR DRAGS ON THE THRESHOLD – At the front rear garage. ▪ THE DOORS ARE NOT DESIGNATED AS SAFETY GLASS - At ▪ FOGGED DOOR GLASS – At the rear slider. ▪ THE DOORS DO NOT LATCH – At the ▪ THE DOOR DOES NOT LATCH – At the ▪ ADJUST THE DOOR FRAME SO THAT THE PLUNGER & DEAD BOLT PROPERLY ENGAGE THE FRAME – At the front, rear & garage doors. ▪ THE DOORS DOOR DOES NOT STAY OPEN – At the ▪ DAMAGED DOORS – At the front rear garage door. Seal the cracks in the door to prevent water penetration. ▪ DAMAGED DOOR FRAME – At the front rear. Seal the cracks in the frame to prevent water penetration. ▪ THE BIFOLD / SLIDING DOORS ARE OFF TRACK – At the front rear right left bedroom closet. ▪ THE DOOR LOCK IS NOT WORKING – At the top / bottom slide bolt lock of the stationary door. ▪ THE HANDLE LOCK IS NOT WORKING – At the hall master shared ½ bath. ▪ THE HANDLE IS NOT WORKING PROPERLY (OPENS THE DOOR WHEN TURNED IN ONLY ONE DIRECTION) – At the left bedroom. ▪ THE LOCKSET / PASSAGE SET – Is installed backwards. Is not working. Is missing at ▪ THE STRIKER PLATES ARE MISSING – At the front rear garage doors. ▪ MISSING DOORS – At the closets. ▪ THE SLIDING DOOR IS HARD TO OPERATE – At the rear master bedroom. ▪ THE SLIDING GLASS DOOR IS SINGLE PANE GLASS – At the rear of the den / the master bedroom. ▪ THE SLIDING DOOR IS NOT SQUARE IN THE FRAME – At the rear master bedroom. ▪ THE BEDROOM DOORS DO NOT HAVE ADEQUATE CLEARANCE FROM THE CARPET – To allow return air to flow under the doors to the AC / heater unit. The AC / heater will not work properly as configured when the doors are closed. ▪ LOOSE / DAMAGED WINDOW MOLDINGS / GLAZING - At various windows. ▪ FOGGED WINDOWS - At various locations including at the. ▪ THE WINDOWS ARE NOT OPENING – At various locations including at the ▪ THE WINDOWS ARE HARD TO OPERATE – At various locations including at the ▪ LOOSE WINDOW SPRINGS – At the ▪ THE WINDOW LOCKS ARE BROKEN – At the ▪ THE WINDOW DOES NOT LOCK – At the ▪ THE WINDOW LOCKS STICK (BIND ON THE FRAMES) – At the ▪ THE WINDOW IS LOOSE IN THE FRAME – At the ▪ THE WINDOWS – Are Is not staying up by itself themselves (the spring / rope is broken / loose) at the. ▪ THE WINDOW – Are Is not staying where placed (rises up) at ▪ THE GLASS IS LOOSE IN THE FRAME – At the ▪ DAMAGED WINDOW FRAME – At the ▪ LOOSE FRAME – At the ▪ BROKEN WINDOWS – At the ▪ THE WINDOW CRANK HANDLES ARE MISSING – At various locations including at ▪ THE WINDOW CRANK HANDLES ARE LOOSE / ARE NOT WORKING / ARE MISSING – At various windows including at ▪ DAMAGED SCREENS – At various locations including at the ▪ MISSING SCREENS – At all the windows various locations including at the ▪ ALL WINDOWS BELOW 18 IN., GREATER THAN 9 SQ. FT, AND WITHIN 36 IN. OF A WALKING SURFACE - Must be safety glass. The window is not designated as tempered glass at ▪ ALL WINDOWS WITHIN 2 FT. OF A DOOR - Must be safety glass. The window is not designated as tempered glass adjacent to the front & rear doors. ▪ ALL WNDOWS ENCLOSING A TUB WHICH ARE NOT MORE THAN 5 FEET ABOVE THE TUB FLOOR – Must be safety glass. The window is not designated as tempered glass at the master bath. ▪ ALL WINDOWS FACING A TUB, NOT MORE 5 FEET FROM THE TUB & NOT MORE THAN 5 FEET ABOVE THE FLOOR – Must be safety glass. The window is not designated as safety glass at the master bath hall bath. ▪ ALL WINDOWS AT A STAIRS LANDING THAT ARE NOT MORE THAN 36 INCHES FROM THE FLOOR - Must be safety glass.

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- ALL WINDOWS ABOVE 6 FT. FROM THE GROUND – Must be at least 24 in. from the floor. The window is / are improperly installed at
- EMERGENCY ESCAPE WINDOWS ARE NOT PRESENT – The sill height of a window can not exceed 44 in. from the floor. The window is / are improperly installed at The burglar bars impede egress. An emergency escape window must be 24 inches in height. The windows in the rear bedroom are not 24 inches tall.
- STAIR LEDGER BOARDS – Can not be installed over exterior wall treatments such as siding, stucco, brick or rock. They must be attached directly to the wall framing.
- THE FRONT REAR PORCH / DECK STAIR RAILING IS MISSING - When stair heights exceed 30 in. or 3 or more steps are present (a railing is required & pickets must be 4 in. apart maximum).
- THE STAIR RAILING PICKETS - Are not 4 in. maximum apart (code change since the house was built from 6in. to 4in.).
- THE STAIRS HAVE WOOD TO GROUND CONTACT - At
- THE HANDRAIL – Is loose. Are loose. The handrail is missing (required when 3 or more steps are present) at The handrail do not does not turn back to the wall at the top / bottom ends.
- THE STAIR RAILING IS NOT 34 INCHES MINIMUM IN HEIGHT – As required.
- THE INTERIOR STAIRS / BALCONY RAILING PICKETS – Are not 4 in. maximum apart (code change since the house was built from 6 in. to 4 in.).
- THE STEP IS GREATER THAN 7 ¾ INCHES ALLOWED – At the
- THE STAIR TREADS ARE NOT 10 INCHES MINIMUM AS REQUIRED – At
- THE FRONT / REAR PORCH STAIRS ARE A COLD JOINT - A cold joint is created when an addition slab (the stairs) is poured against an existing slab. It is unknown if the 2 slabs are properly tied together.
- HAVE THE CHIMNEY CLEANED.
- THERE ARE LOOSE / CRACKED FIRE BRICKS PRESENT.
- THERE ARE MINOR CRACKS IN THE FIRE BRICK PRESENT.
- THERE ARE CRACKED / DAMAGED FIRE PANELS.
- THE FIRE PANELS ARE NOT PROPERLY ALIGNED – At the rear of the fire box.
- THE GAS KEY - Is missing.
- THE BURNER BAR - Is missing / damaged.
- SEAL THE MORTAR CHIMNEY CAP CRACKS.
- THE METAL CHIMNEY CAP – Is rusting.
- A CRICKET (WATER DIVERTER) - Is missing behind the chimney (required by The National Roofing Contractors Association when the chimney width exceeds 24 in.).
- THE FIRE BOX VENT – The pipe is not attached to the exterior or is missing.
- THE FIREPLACE MANTLE - Is loose.
- THE FLUE DAMPER CLIP - Is missing (required with gas log applications).
- THE FLUE DAMPER - Is not working / does not close properly.
- THE FLUE DAMPER ASSEMBLY - Is rusting.
- SEAL THE FRONT WALL TO THE FIREBOX – To prevent smoke & heat from entering the space between.
- THE GLASS DOOR IS DOORS ARE OFF TRACK.
- THE METAL CHIMNEY FLUE PIPE – Does not have the required 2 in. clearance from all combustible materials / from the insulation.
- THE HEARTH – Is missing / cracked. Does not extend 16 in. in front of the fire box. A hearth extending 16 in. in front of the firebox is not present. The tile in front of the fire box must have a different pattern to delineate a hearth area.
- THE WOOD FRAMED CHIMNEY CHASE ABOVE THE ROOF – Is loose.
- THE CHIMNEY DOES NOT EXTEND 3 FEET ABOVE THE RIDGE AS REQUIRED.
- THE CHIMNEY DOES NOT EXTEND 2 FEET ABOVE A POINT ON THE ROOF 10 FEET HORIZONTALLY FROM THE TOP OF THE CHIMNEY AS REQUIRED.
- A SPARK ARRESTER – Is missing at the top of the chimney.
- THE FLUE LINER – Was inaccessible & was not inspected. If concerned, have a chimney specialist evaluate the flue liner.
- THE CHIMNEY FIRE STOP – Is missing at the ceiling to prevent a fire in the area surrounding the fire box from spreading into the attic. Was inaccessible & was not inspected.
- NOTE: NADRA (THE NORTH AMERICAN DECK & RAILING ASSOCIATION) ESTIMATES THAT THE TYPICAL LIFE EXPECTANCY OF WOOD DECKS IS ABOUT 10 TO 15 YEARS.
- THE FRONT / REAR PORCH IS CRACKED.

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- THE REAR PORCH – Is a cold joint (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together. A perimeter beam is not present. The slabs are apparently not properly tied together. The rear porch has subsided.
- THE REAR DECK - Has wood to soil contact.
- DECK LEDGER BOARDS – Can not be installed over exterior wall treatments such as siding, stucco, brick or rock. They must be attached directly to the wall framing. The ledger boards must be a 2x8 minimum dimensional lumber. The ledger boards must be attached with lag screws.
- LATERAL BRACING OF DECKS – Is required.
- THE FRONT / REAR PORCH DECK CARPORT POSTS - Have wood to soil / concrete contact, add post holders. The bottoms of the posts are damaged / decayed at various locations. The posts supporting railings are spaced more than 6 feet apart. The posts are supported by deck blocks.
- BEAMS SUPPORTING DECK ROOFS - Must be supported on notched posts or by post caps.
- THERE IS DAMAGE / DECAY – At various locations at the planks, stairs, railing, pickets & piers.
- THE SIDEWALKS - Are uneven / cracked, causing a trip hazard.
- THE STEP IS GREATER THAN 7 ¼ IN. ALLOWED – At the front rear porch.
- THE BALCONY / PORCH / DECK RAILING PICKETS – Are not 4 in. maximum apart.
- THE FRONT / REAR BALCONY / PORCH / DECK RAILINGS - Are missing. When porch / deck heights exceed 30 in., a railing is required & the pickets must be 4 in. apart maximum.
- JOIST HANGERS ARE MISSING AT THE CONNECTIONS OF THE FLOOR JOISTS TO THE RIM JOISTS – At
- THE MAIN BREAKER BOX – The ground wire is loose at the ground rod clamp or exterior faucet ground clamp. The ground rod clamp is not a listed acorn clamp but is rather a pipe clamp. The ground rod is not a proper 8 foot copper rod. Did not observe the termination of the second ground wire to a ground rod, the slab or to a cold water line. The second ground wire to a ground rod / a cold water line is missing (required as of the 1997 code). Trim the bushes in front of the box to provide a proper work area. The box is completely caulked to the wall, which creates a heat issue. The gas line is not bonded. The swimming pool equipment is not bonded. The metal water line does not appear to be bonded. Have a licensed electrician evaluate the water line. Although the gas line / the water line appears to be bonded, it is beyond the scope of this inspection to ascertain whether the line is correctly bonded. If concerned, have a licensed electrician verify that the line is properly bonded.
- THE MAIN BREAKER BOX - Does not have a main disconnect, required when more than 6 breakers are present. The box is a Federal Pacific box / Zinsco box (consult an electrician about potential hazards). There are ground & neutral wires installed together under the same screws, which is a fire hazard. A bushing to protect the wire from damage is missing in the hole. All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.
- THE MAIN BREAKER BOX - Is loose on the wall. The box has 2 missing knock out spacers in the front panel. The box has 2 double lugged breakers, add 2 breakers & separate the 2 wires on the double lugged breakers to 1 wire per breaker. The front panel is missing. The front panel screw is missing.
- A 220 BREAKER - Is missing a connection clip on the double pole breaker. Has under sized wire connected to it at the main box.
- ALUMINUM WIRES - Anti-oxidant compound is not present at all the connections.
- THE GARAGE SECONDARY BREAKER BOX – Is a Federal Pacific box (consult an electrician about potential hazards). The box is not bonded. The box has double lugged wires (more than 1 wire connected to the screws) at the neutral buss bar, which is a potential fire hazard.
- There are ground & neutral wires installed together under the same screws, which is a fire hazard.
- The box has double lugged wires (more than 2 wires connected to the screws) at the ground buss bar.
- There is exposed wire at the connections to the breakers at various locations. The insulation has been cut too short.
- The ground wires are bundled together under 1 lug (a ground buss bar is not present).
- The ground & neutral wires are not separated to ground & neutral buss bars.
- The inside of the box has been painted.
- The box has 1 double lugged breaker, add 1 breaker & separate the 2 wires on the double lugged breaker to 1 wire per breaker.
- The front panel screws are pointed rather than flat as required. The sharp screws can penetrate the wire insulation & cause a fire hazard.
- All the wires pass through 1 large hole in the top of the box, which creates a heat issue. Some of the wires pass through a large hole in the top of the box. The wires from the main box pass through a hole in the top of the box. The hole is not closed / sealed to prevent the potential spread of fire from the box into the wall. The wires are not

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connected to the box. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Almost every house built before the summer of 2010 that I have inspected has been wired in this manner. A bushing to protect the wire from damage is missing in the hole.

- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – Are now available (required as of the 2009 code). NOTE: AFCI breakers are present in the bedrooms (as required in the 2000 code). The breakers did not cut power to the outlets / lights at the when tested. The breakers are not visibly labeled as the combination style breakers now required.
- THE SECONDARY BREAKER BOX - Is located in a clothes closet / in a bathroom, a prohibited location.
- ALL THE BREAKERS - Are not labeled.
- THE WEATHER HEAD / ELECTRICAL WIRES - Is / Are not 10ft. from the ground / decks. Trim the trees away from the wires from the pole to the house.
- ALL EXPOSED EXTERIOR / GARAGE ELECTRICAL WIRES - Are not in conduit pipe or behind wood / sheetrock walls / ceilings.
- THE OUTLETS - Are both grounded & ungrounded due to the age of the house.
- ADD G.F.C.I. OUTLETS - To all the outlets at the kitchen counter tops & island, the dishwasher outlet (required as of the 2015 code), all the outlets within 6 ft. of the bar sink / laundry sink / the tub or shower, all the bath outlets, all the garage outlets (the water softener & sprinkler system outlets are not protected), all the laundry room outlets (required as of the 2015 code) & all the exterior outlets.
- THE G.F.C.I. OUTLET - Is not working properly (does not cut power to itself when tested / does not reset & is dead) at the
- THE DOOR BELL - Is not working.
- THE DOOR BELL BUTTON - Is damaged. Is loose. Is not working.
- THE DOOR BELL CHIME - Only one chime is working.
- THE ATTIC TRANSFORMER - Is loose. Hangs by its wires.
- ALUMINUM WIRES - Have all outlets, switches, breakers & light fixtures checked for devices approved for use with aluminum wires or have the aluminum wires repaired by an electrician utilizing the copalum process. Antioxidant compound is missing at all the connections. NOTE: Several outlets & switches were observed to have CO ALR devices present. It is unknown if all the other devices are approved for use with aluminum wires.
- THE DISPOSAL WIRE TERMINATION - Is not in a junction box with a cover plate under the kitchen sink. The disposal has been removed.
- OPEN WIRE SPLICE - Not in a junction box with a cover plate in the attic under the house.
- MULTIPLE COVER PLATES - Are missing / damaged at the outlets / switches at various locations.
- AN OUTLET / SWITCH COVER – Is missing / damaged at the
- THE WEATHER PROOF OUTLET COVER AT THE EXTERIOR OUTLETS – Is missing / damaged at the front rear porch. Is Are not the “bubble type covers” required for “wet locations” (where there is not a roof protecting the outlets) at the front porch at the rear porch at the AC condensing unit.
- BULB SHIELDS / GLOBES - Are missing at the garage / closets / attic / various locations (add wire cages or globes).
- A BULB SHIELD / GLOBE – Is missing at the garage attic closet (add a wire cage or globe).
- ALL EXPOSED INTERIOR ELECTRICAL WIRES - Are not in conduit pipe or behind sheetrock walls / ceilings. An extension cord is providing power for the den fan / the garage door opener.
- THE LIGHTS ARE NOT WORKING – At the
- THE LIGHT IS NOT WORKING – At the
- THE CAN LIGHTS – Verify that the can lights are rated for installation under insulation.
- THE 3 WAY SWITCHES ARE NOT WORKING PROPERLY – At the den.
- THE LIGHT FIXTURE IS LOOSE / MISSING – At the, leaving the wires exposed.
- THE CLOSET LIGHT IS NOT 12 IN. ABOVE THE CLOSET SHELF AS REQUIRED – At the front rear master left right bedroom.
- HOT / NEUTRAL REVERSED OUTLETS – At the
- LOOSE OUTLETS – At various locations including at the
- OPEN GROUND OUTLETS – At the The only grounded outlets in the house are at the kitchen countertop & the baths.
- OPEN NEUTRAL OUTLETS – At the
- DEAD OUTLETS – At the
- MISSING OUTLETS – At the kitchen island / AC condensing unit / bathroom / front porch.
- THE 220 AMP CLOTHES DRYER OUTLET – Is not a 4 prong grounded outlet (introduced in the 1997 code).

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- BROKEN OUTLET – At the
 - OBSTRUCTED OUTLET – At the
 - BURNT OUTLET – At the
 - LOOSE CEILING FAN BLADES- At the
 - THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the.
 - THE CEILING FANS - Add longer pull chains to change the speeds of the fans where needed.
 - THE CEILING FAN - Is loud at Is not working at Does not change speeds (the chain is missing / not working) at Has a slow high speed setting.
 - ROMEX WIRES ARE IMPROPERLY INSTALLED – At the top of the attic door stairs, where they can be walked on.
 - THE HEATER – Did not respond to the thermostat / is not working. Have the unit evaluated.
 - THERE IS A GAS LEAK – At the flex line / pilot tubing connection to the cut off valve or on / off / pilot control box.
 - THE FLEX GAS SUPPLY LINE – Is improperly installed. The line is not allowed to pass through the housing of the furnace unit. Add rigid black pipe from the control box through the housing & connect the flex line to the black pipe outside the housing.
 - THE GAS LINE – Is missing a drip leg / sediment trap. The sediment trap / drip leg is incorrectly installed.
 - THE VENT PIPE RAIN COLLAR - Lower the rain collar down to the flashing cone & reseal the rain collar to the vent pipe to prevent water leakage into the attic. Reseal the rain collar to the vent pipe to prevent water leakage into the attic.
 - THE VENT PIPE – Was inaccessible in the attic. Does not have a 1 inch minimum clearance from combustible materials at the roof decking / roofing materials or framing members or ceiling, which is a fire hazard. Is rusting above the roof. Any gas appliance vent pipe located within 8 feet of a 2nd story wall must extend above the 2nd story roof. The vent pipe has an angle greater than 45 degrees installed (a 90 degree bend is present) which can restrict air flow.
 - REMOVE THE RUST PARTICLES – From the heat exchanger / burner area. Have the unit evaluated / serviced. The burner has a yellow flame, have the unit serviced.
 - THE BURNER HAS A YELLOW FLAME – Have the unit serviced / evaluated.
 - HIGH / LOW COMBUSTION AIR VENT PIPES - Are missing in the closet (must be 12 in. from the ceiling & 12 in. from the floor. The closet door must be sealed).
- NOTE: EMERGENCY HEAT ONLY - Was tested. Damage to the heat pump can result if tested / used when the temperature is above 70 degrees. Consult the owner's manual for guidance.
- THE BATH WALL GAS HEATER - Is not vented.
 - AN ELECTRICAL DISCONNECT – Is missing at the unit in the closet.
 - THE CONDENSATE DRAIN LINE - Does not terminate 3 ft. away from the slab. The entire drain line is not insulated in the attic (required as of the 2000 code). The drain line is not insulated in the attic (required as of the 2000 code). A P-trap is missing in the line. Did not locate the termination of the line, is possibly buried. There are 2 drain lines converging into 1 line (in picture). The size of the line has not been increased to accommodate the additional water flow. The line terminates into a sewer vent.
 - THE SUCTION LINE PIPE INSULATION - Is damaged by the condensing unit & in the attic.
 - THE CONDENSING UNIT - Is not level. Raise the pad. Is loud. Has Have an oversized / undersized breaker in the breaker box (40 amps). The manufacturer specifies a 30 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance. Air flow for the unit is obstructed by the wall enclosing the unit / by the shrubs around the unit. Clean the coils.
 - THE AC SYSTEM - Has a poor (low – high - 22 Degrees) cooling differential, have the AC system cleaned / serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees.
 - THE AC SYSTEM - Does not respond to the thermostat, have the AC system serviced. The temperature on the thermostat remained constant / was not lowered during the 1 to 2 hour AC test.
 - THERE ARE 2 DIRTY FILTERS.
 - THE FILTER - Is missing / dirty. Is not the proper size. Tie downs are missing.
 - THE EVAPORATOR COIL – Is rusting.
 - THE BLOWER MOTOR - Is dirty, have the AC system cleaned / serviced.
 - THE SECONDARY OVER FLOW PAN - Remove construction debris from the attic pan. The pan is rusting. Have the pan evaluated. The pan does not extend 1½ in. beyond all 4 sides of the evaporator coil.
 - Note: A float switch is not present in the pan to provide further protection against flooding in addition to the pan line. NOTE: A pan line is not present to provide further protection against flooding in addition to the float switch.

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- A SECONDARY OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR A FLOAT SWITCH - Is missing. Flood protection is required for all types of AC systems installed inside of the house (required as of the 2000 code). Add a float switch to upright units.
- THE SECONDARY OVER FLOW PAN'S DRAIN LINE - Does not terminate over a door / window opening.
- THE PRIMARY OVER FLOW PAN - Is leaking into the secondary over flow pan (possibly indicating a stopped up primary drain line), have the AC system serviced.
- THE THERMOSTAT - Is loose on the wall.
- THE OUTSIDE TEMPERATURE WAS BELOW 60 DEGREES – The temperature differential of the AC was not tested.
- AN ELECTRICAL DISCONNECT – Is missing at the unit in the closet / attic.
- A PERMANENTLY INSTALLED WALKWAY FROM THE ATTIC DOOR TO THE UNIT IN THE ATTIC – Is missing. The walkway is more than 50 feet in length.
- A 30 IN. WORK PLATFORM IN FRONT OF THE UNIT IN THE ATTIC – Is missing.
- THE ATTIC DUCTS – Were inaccessible & were not inspected. The outer plastic coatings of the ducts are decomposing, exposing the inner duct & insulation. The ducts are crimped / constricted at various locations. The ducts are incorrectly installed within 18 inches of the end of the plenum / within 18 inches of the plenums connection to the unit.
- RE-TAPE THE PLENUM - With proper foil tape, not duct tape. Seal all the air holes at the hall closet / attic plenum.
- THE RETURN AIR GRILL - Is loose / damaged.
- THE VENT REGISTERS - Are missing at the. Has low air flow at
- THE PLENUM - Is stained.
- THE RETURN AIR PLENUM – Is dirty.
- THE RETURN AIR VENT & A SUPPLY VENT REGISTER – Are in close proximity at the master bedroom.
- THE WATER SUPPLY VALVE – Is partially buried. The valve did not readily turn off when tested.
- THE METER – Is partially buried.
- THE WATER PRESSURE EXCEEDS 80 PSI – A properly adjusted pressure reducing valve is apparently not present.
- THE KITCHEN SINK SPRAYER / FAUCET / SPOUT - Is not working / leaking / loose.
- THE KITCHEN SINK ENAMEL – Is damaged.
- ADD BACKFLOW PREVENTERS – To the exterior faucets.
- THE EXTERIOR FAUCET / HOSE BIB - Is dripping at the front rear. Has a damaged handle at the front rear.
- REGROUT THE CRACKS IN THE TILE GROUT – At the tub / shower in the master bath / hall bath / shared bath / both baths.
- THERE IS BROKEN / LOOSE TILE – At the master bath shower / hall bath tub wall.
- THE SHOWER PAN - Is leaking at the master bath. The upstairs shower pan was not tested.
- THE MASTER BATH SHOWER DOOR - Is not designated as safety glass. The sweep is damaged / missing. Adjust the sweep for a proper seal to the frame.
- THE SHOWER SURROUND – Is leaking at the master bath. The ledge does not have the proper fall to drain water off the ledge at the master bath.
- THE HAND HELD SHOWER HEAD - Hangs down into the hall master tub, which is a cross connection, shorten the hose (tubing) or add a backflow preventer to the line.
- THE SHOWER HEAD IS LEAKING / NOT WORKING – At the master bath. hall bath. shared bath.
- THE TUB SPOUT – Is loose at the master bath, hall bath.
- CAULK THE TUB FAUCETS / SPOUT TO THE TUB'S WALL – At the master tub. hall tub. both tubs.
- RECAULK THE SHOWER SURROUND – At the master hall shared bath.
- THE SHOWER DIVERTER - Is leaking through the tub spout at the master bath. at hall bath. at shared bath at both baths. Is leaking at the stem at the master bath. at hall bath. at shared bath.
- RECAULK THE SINK SPLASH – At the master bath, hall bath, kitchen.
- DAMAGED TUB / SINK ENAMEL – At the master bath / hall bath.
- THE TUB FAUCETS - Leak at there stems. Are dripping. Hot / cold are reversed at the master bath / hall bath. Are not working properly (do not have stops for hot & cold). The faucet is not supplying cold water on the cold water setting at the hall bath the master bath the shared bath.
- THE SINK FAUCETS – Leak at there stems. Are dripping. Hot / cold are reversed at the master bath / hall bath. Are not working properly (do not have stops for hot & cold). The faucet is not supplying cold water on the cold water setting at the hall bath the master bath the shared bath.
- THE TUB FAUCET ASSEMBLY IS LOOSE – At the master bath hall bath.
- THE SINK AERATOR LEAKS / IS PARTIALLY CLOGGED – At the hall bath master bath ½ bath.

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- THE SINK STOPPER - Is not working at the master bath hall bath shared bath ½ bath. Is missing at the master bath hall bath shared bath ½ bath.
- THE TUB STOPPER – Is not working at the master bath hall bath shared bath. Is missing at the master bath hall bath shared bath.
- THE SINK OVERFLOWS ARE OVERFLOW IS NOT WORKING PROPERLY – At the master bath, hall bath, ½ bath, & shared bath / both baths. Do not leave the water running unattended in the sinks. The sink overflow leaks at the master bath hall bath shared bath ½ bath.
- THE SINK IS LOOSE ON THE WALL – At the
- THE TOILET IS LOOSE AT THE FLOOR – In the hall bath, master bath, ½ bath, shared bath.
- THE TOILET SEAT - Is loose at the master bath, hall bath, ½ bath, shared bath.
- THE TOILET SEATS – Are loose at both of the baths, all of the baths.
- THE TOILET BALLCOCK FILL VALVE - Is leaking in the tank at the master bath hall bath ½ bath shared bath. Is not an antisiphon type (is under the water). Replace or repair the valve or lower the water level. The valve float arm is rusted in the tank at the master bath hall bath ½ bath shared bath.
- THE TOILET BALLCOCK FILL VALVES – Are leaking in the tanks at both all the baths. Replace or repair the ballcock valves.
- THE TOILET DOES NOT FLUSH PROPERLY – At the master bath / the hall bath / the shared bath / the ½ bath.
- THE RUBBER FLUSH VALVE - Is leaking at the master bath the hall bath the shared bath the ½ bath. The toilet runs. Is not working properly. Must hold the handle down to flush the toilet.
- THE TOILET TANK BOLTS – Are rusting at all of the baths / both of the baths / the master bath / the hall bath / the ½ bath / the shared bath.
- THE PIPES - Are not insulated at various locations under the house / at the exterior / in the attic / at the water heater. The pipes are corroded at the. Are leaking at various locations.
- VISIBLE GALVANIZED TO COPPER PIPE CONNECTIONS - Add di-electric unions / fittings to separate dissimilar metals at the. The pipes are corroded at the
- THE CUT OFF VALVE HANDLES - Are missing / broken at the.
- THE CUT OFF VALVE IS LEAKING – At the
- AN OVERFLOW PAN FOR THE CLOTHES WASHER WITH A DRAIN LINE TO THE EXTERIOR – Is missing.
- LOW WATER PRESSURE (OBSERVED WHEN 2 FAUCETS WERE SIMULTANEOUSLY OPERATED) – At the kitchen sink / master bath sink tub / hall bath sink tub.
- THE DRAIN LINE LEAKS – At the
- THERE IS A CORRUGATED DRAIN PIPE - At the
- THE KITCHEN P-TRAP IS NOT VISIBLE - Possibly is built into the slab.
- THE DRAIN LINE DOES NOT HAVE PROPER FALL – At the kitchen sink.
- THE SEWER LINES APPEAR TO BE ARE CAST IRON – Consult a plumber about potential problems. Some PVC pipe has been added to repair the cast iron pipe.
- THE SINK DRAINS SLOWLY – At the master bath hall bath shared bath ½ bath kitchen.
- THE VENT PIPE DOES NOT EXTEND THROUGH & ABOVE THE ROOF AS REQUIRED – At the
- THE SEWER LINE CLEANOUT CAP – Is broken / missing at.
- THE TEMPERATURE & PRESSURE RELIEF VALVE – Was not tested / inspected to prevent possible water leakage should the valve not properly reset. Have a plumber test the valve. Is dripping continuously, replace the valve. Is not installed in the top 6 in. of the tank.
- THE TEMPERATURE & PRESSURE RELIEF VALVE LINE - Is not ¾ inch pipe that terminates outside with an elbowed end, 6 in. from the ground. The line is buried. The line is 3/8 inch pipe. The line is ½ inch pipe. An elbowed end is missing. The lines' termination is not 6 in. above the ground (the line is partially buried). Did not locate the termination of the line to the exterior. The line does not terminate to the exterior (terminates under the house). The line is not connected to the valve / is missing. The line is missing.
- THE TEMPERATURE & PRESSURE RELIEF VALVE LINE - Points up / Loops up (it must not go uphill & put back pressure on the valve).
- THE VENT PIPE – Does not have a listed cap present at the top of the pipe. The draft diverter is missing. Was inaccessible in the attic. Is not double walled pipe. Is not properly attached to the water heater. Does not have a 1 in. minimum clearance from combustible materials at the roof decking / wood framing / roofing materials, which is a fire hazard. Is rusting above the roof. Any gas appliance vent pipe located within 8 feet of a 2nd story wall or a gable end wall must extend above the adjacent roof. The vent pipe has an angle greater than 45 degrees installed (a 90 degree bend is present) which can restrict air flow.
- THE VENT PIPE ROOF FLASHING – Is not listed for use with a water heater vent pipe.

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- THE VENT PIPE RAIN COLLAR – Lower the rain collar down to the flashing cone & reseal the rain collar to the vent pipe to prevent water leakage into the attic. Reseal the rain collar to the vent pipe to prevent water leakage into the attic.
- THE GARAGE WATER HEATER - Is not elevated 18in. above the garage floor. NOTE: Elevation of the heater is required when the heater is located in a room or closet that opens into the garage.
- HIGH / LOW COMBUSTION AIR VENT PIPES - Are missing in the closet (must be 12 in. from the ceiling & 12 in. from the floor. The door must be sealed & weather stripped).
- GALVANIZED TO COPPER PIPE CONNECTIONS – Replace the hot / cold (small) galvanized pipes at the connection of the flex copper water pipes to the hot / cold water lines at the top of the tank with copper pipes.
- HEAVY CORROSION – At the cold / hot line to the tank. The cold / hot line is leaking.
- THERE IS A GAS LEAK – At the flex line connection to the control box / cut off valve. At the on / off / pilot knob of the gas valve. At the bottom of the gas valve.
- THE GAS LINE – Is missing a drip leg / sediment trap. The drip leg / sediment trap is incorrectly installed. Is prohibited copper tubing (replace with an approved gas flex line).
- AN OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR WITH A FLOAT SWITCH - Is missing (required as of the 2000 code).
- THE OVER FLOW PAN – Remove debris from the pan. The drain line terminates in the garage. Did not locate the termination of the line to the exterior. The drain line is required to be CPVC pipe rather than PVC pipe (required as of the 2012 code).
- A LISTED ELECTRICAL DISCONNECT – Is missing at the unit in the closet / attic. The plug & outlet which are present are not an accepted disconnect device.
- THERE IS RUST DEBRIS IN THE BURNER AREA – Have the unit evaluated.
- THE WATER HEATER – Does not have a 4 in. minimum clearance from the closet door as required.
- A PERMANENTLY INSTALLED WALKWAY TO THE UNIT IN THE ATTIC – Is missing.
- A SAFETY TANK / THERMAL EXPANSION TANK – Is missing at the top of the heater.
- NOTE: THIS UNIT HAS A SWITCH ON THE WALL & A BUTTON ON THE TUB TO TURN IT ON / OFF. ALWAYS TURN THE TUB OFF FIRST WITH THE BUTTON ON THE TUB TO PROTECT THE MOTOR.
- ADD A G.F.C.I. OUTLET OR BREAKER - Between the power & the motor.
- A READILY REMOVABLE ACCESS PANEL TO THE MOTOR AREA UNDER THE TUB WAS NOT OBSERVED - Could not inspect the motor area.
- A BONDING WIRE FOR THE MOTOR – Is missing. It is not known whether a bonding wire for the motor is present as required.
- THE G.F.C.I. OUTLET - Is hidden behind the access panel (not accessible). Move the outlet to an accessible location.
- THE SUCTION PORTALS - Are missing safety covers.
- THE AIR CONTROL KNOBS FOR THE JETS – Are not working.
- THE JETS ARE NOT WORKING PROPERLY – At the
- THE TUB IS LEAKING.
- BOTH OF THE DISH TRAYS - Are rusting.
- THE HEATED DRY FUNCTION – Is not working properly.
- THE TOP / BOTTOM DISH TRAY - Is rusting.
- THE DISHWASHER CABINET – Is rusting.
- THE TOP / BOTTOM SPRAY ARM – Is not working.
- THE DISHWASHER IS LOOSE IN THE CABINET.
- THE DISHWASHER IS NOT WORKING.
- THE DISHWASHER IS NOT WORKING PROPERLY – Water is left standing in the bottom of the cabinet at the end of the cycle.
- THE SOAP DOOR - Is not opening / closing.
- THERE IS A WATER LEAK – At the door / bottom of the unit.
- ADD AN ANTISIPHON LOOP OR BACK FLOW PREVENTER - To the drain line.
- THE DOOR – Is not working properly (does not open fully).
- THE DOOR'S SPRING - Is not working.
- THE DISPOSAL – Has a frozen motor, replace or repair the unit. Remove the debris from the disposal.
- BOTH OF THE CUTTING TOOLS - Are frozen, repair or replace the unit.
- ONE CUTTING TOOL – Is frozen, repair or replace the unit.
- THE DISPOSAL – The electrical connection is required to have an outlet or have a disconnect under the sink (required as of the 2000 code).

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- THE DISPOSAL HAS BEEN REMOVED.
 - THE SPLASH GUARD – Is damaged / missing.
 - A KITCHEN EXHAUST VENT FAN - Is missing above the domestic open-top broiler unit range.
- NOTE: A KITCHEN EXHAUST VENT FAN – Is missing above the range / oven. However, vent fans are now required only when the unit is a domestic open-top broiler unit.
- THE KITCHEN VENT FAN - Is not working. Is loose at the cabinet. Is noisy. The filter is missing / dirty. The control buttons are not working properly (the buttons do not switch from the high setting to the medium setting).
 - THE KITCHEN VENT PIPE - Does not terminate to the exterior. A covered vent is missing.
 - THE LIGHT - Is not working.
 - ADD AN ANTI-TIP DEVICE – To the rear of the oven.
 - THE ANTI-TIP DEVICE AT THE REAR OF THE OVEN – Is not engaged.
 - RAISE THE OVEN - Even or higher than the countertop.
 - THE OVEN – When the oven was set at 350 degrees & tested, the actual temperature measured was 375 degrees. The light is not working. The oven has damaged door seals. The broiler trays are missing. The oven does not light, could not test. The broiler bake element is not working / turning red.
 - THE COOKTOP – The left front left rear right front right rear burner is not working. The automatic pilot is not working at. The burners are not working properly (the flames go out on the lowest setting, creating a possible gas leak).
 - THERE IS A GAS LEAK – At the flex line connection to the cut-off valve to the stove.
 - THE GAS CUT OFF VALVE – Is located behind the stove, which is an inaccessible location. The valve is now required to be in the cabinet next to the stove.
 - THE AMPERAGE RATING OF THE STOVE – Was 12.6 kilowatts. There is a 40 amp breaker present for the stove, which is undersized. Was not readily accessible.
 - THE HANDLE – Is broken.
 - THE UNIT – Is not working.
 - THE HALL / MASTER BATH / LAUNDRY ROOM EXHAUST FAN - Is not working. Is noisy. Is missing. The wall vent flapper is not closing / opening.
 - EACH BATH EXHAUST FAN - Does not have Did not observe a metal exhaust pipe terminating outside through a covered vent.
 - THE BATH HEAT LAMP / ELECTRIC HEATER - Is not working. Is loud.
 - THE DOOR IS LOUD DURING OPERATION.
 - LOOSE DOOR HINGES.
 - THE AUTOMATIC REVERSE - Is not working, adjust the unit. The button must be held down to lower the door. The sensors are installed too high (should be about 6 in. above the slab).
 - THE GLASS PANELS – Are not designated as safety glass..
 - WOOD ROT / DAMAGED PANELS – At various locations / the top panel / the bottom panel.
 - THE LOCK ASSEMBLY – The handle is loose / is broken. The manual locks on doors equipped with automatic door openers should be removed or disabled to prevent possible damage to the door if the operator is inadvertently actuated when the door is locked.
 - THE LOCK BAR – Adjust the lock bar’s guide for proper locking.
 - REMOVE THE ROPE - From all doors that have automatic openers.
 - THE OPERATOR – Is not working. Is not connected. The button is loose on the wall.
 - THE DRYER VENT - Is damaged. Is partially clogged, which is a fire hazard. The flapper does not close. Clean the vent. The flapper is missing.
 - THE DRYER VENT PIPE – Must be 4 inches in diameter. A pipe that is too large causes a decrease in the air flow velocity, which causes lint & debris to fall out of the exhaust air stream. The pipe is too big.
 - THE LENGTH OF THE DRYER VENT – Exceeds the limit allowed by code. The maximum length allowed is 25 feet. The length is reduced by 5 feet for each 90 degree bend. There are at least two 90 degree bends present, leaving the maximum length to be 15 feet.
 - THE DRYER VENT - Does not terminate to the exterior, through a metal pipe & covered vent. Is disconnected in the attic. Terminates in the attic (does not adequately extend into the roof flashing boot allowing lint to fall into the attic), which creates a fire hazard. Is prohibited corrugated pipe, which tends to collect lint in the pipe & create a fire hazard.
 - THE DRYER VENT COVER – Is damaged. The cover has a prohibited large mesh screen installed, which is a fire hazard.
 - THE ROOF FLASHING IS NOT LISTED FOR USE AS A DRYER VENT COVER – The flashing is an air hoc, which does not have a flapper to seal the vent pipe when it is not in use.

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- STATION # 1 Head is broken. 1 Head is leaking. 1 Head is not working.
- STATION # There appears to be a broken water line.
- ADJUST THE SPRINKLER HEADS – At various locations. The heads are spraying against the house at station #
- THE SPRINKLERS HAVE POOR COVERAGE – At various locations including at the The sprinklers are missing at the rear.
- THE BACKFLOW PREVENTER – Did not locate a backflow preventer between the meter & the house.
- THE OPERATOR – Did not work when tested in the manual mode.
- A RAIN SENSOR – Was not observed.
- THE SPRINKLER SYSTEM WIRING – Does not have sleeve installed where the wiring passes through the wall.
- THE MOTOR – The motor & other equipment are not bonded as required. A ground wire was observed, although the ground rod for the ground wire was not observed. The motor should be bonded back to the main breaker box.
- THE HEATER - Was not tested.
- SKIMMER BASKETS - Are dirty.
- THE POOL SURFACE - Is damaged.
- THERE ARE WATER LEAKS – At the.
- THE DECK AROUND THE POOL – Is damaged / cracked at various locations.
- THE POOL LIGHT - SPA LIGHT - Is not working. Is not G.F.C.I. protected.
- SPA & POOL MOTORS - G.F.C.I. protection is needed when spa tubs or pools are closer than 10 ft. from there power source.
- THE SUCTION PORTALS - Are missing safety covers. Newly designed safety covers are now required to prevent the risk of drowning. A 2nd suction portal is missing.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool or spa and the house with a self closing gate or alarms on all the exterior doors to the pool or spa is required.
- ADD SMOKE ALARMS - No farther than 6 ft. maximum from the bedrooms & inside all the bedrooms. At the top of the stairs at each floor. All the alarms must go off at the same time (series wired together). The alarms are missing inside the bedrooms / outside the bedroom. The existing alarms are not hard wired together. The alarm is missing at The alarm does not activate the other alarms / is not activated by the other alarms at The existing alarms are not working at The alarms are not installed within 12 inches of the ceiling at
- THE SMOKE ALARM IS INCORRECTLY INSTALLED WITHIN 3 FEET OF THE RETURN AIR DUCT – In the hall outside the master bedroom.
- THE SMOKE ALARM IS INCORRECTLY INSTALLED WITHIN 3 FEET OF THE CEILING FAN BLADES – At
- CARBON MONOXIDE ALARMS – Are not present outside each bedroom (required when gas appliances are present / when there is an attached garage present). In addition, I would suggest that a carbon monoxide alarm be installed near the attached garage.