Your Inspection Report

5715 Hillcroft Dr
Dallas, TX 75227

PREPARED FOR:
MATHEW KURZMAN

INSPECTION DATE:
Friday, March 13, 2015

PREPARED BY:
Kevan Brent Giles PREI Lic. 7297



Spec-Pro Home Inspection Services, LLC
P.O. Box 4328
Cedar Hill, TX 75106

817-247-6819
972-804-9836
Fax: 972-291-8227

www.spec-pro.net
brent.specpro@gmail.com

The best home inspection experience available.

March 14, 2015

Dear Mathew Kurzman,

RE: Report No. 14659
5715 Hillcroft Dr
Dallas, TX
75227

Thanks again for choosing Spec-Pro Inspection Services to perform your Property Home Inspection. We look forward to meeting you at the property tomorrow afternoon around 3pm. If you like, you are more than welcome to attend the entire inspection as well.

We have been approved for the appointment date and times scheduled in this email confirmation. It is not required for you to be present for either inspection. But, if for some reason you are unable to meet up with the pest control applicator-inspector. No worries, we will be more than happy to forward all pertinent information and will further assist you in retrieving your report from the pest control inspector.

If you are having any difficulty clicking on the link, copy and paste this URL into your browser. Should you have any questions about the house after receiving your report, please feel free to contact us.

We trust you will find the inspection experience both useful and pleasant.

Thank you again!

Sincerely,

Brent Giles
Spec-Pro Inspection Services
(817)247-6819

Sincerely,

Kevan Brent Giles PREI Lic. 7297
on behalf of
Spec-Pro Home Inspection Services, LLC

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INVOICE

March 14, 2015

Client: Mathew Kurzman

Report No. 14659
For inspection at:
5715 Hillcroft Dr
Dallas, TX
75227
on: Friday, March 13, 2015

Home Property Inspection	$400.00
Termite Inspection (Performed by Step by Step Pest Control)	$75.00
Inspection Discount (Realtor referral)	($75.00)
Travel fee (Waived, No Charge)	$0.00
Lawn Irrigation System Testing and Inspection ($30. Value)	$0.00
Home Maintenance Book ($12.99 Value)	$0.00
Total	$400.00

PAID IN FULL - THANK YOU!

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Description

Types of Roof Covering:

• Composition shingles

Architectural

Viewed From: • A ladder at the edge of the roof • The ground with binoculars

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Wet roof surface hides flaws

Recommendations

SLOPED ROOF FLASHINGS \ Chimney flashings

1. Condition: • Overlap inadequate on base or cap flashings

Flashing detail should be properly upgraded to prevent water intrusion around chimney wall

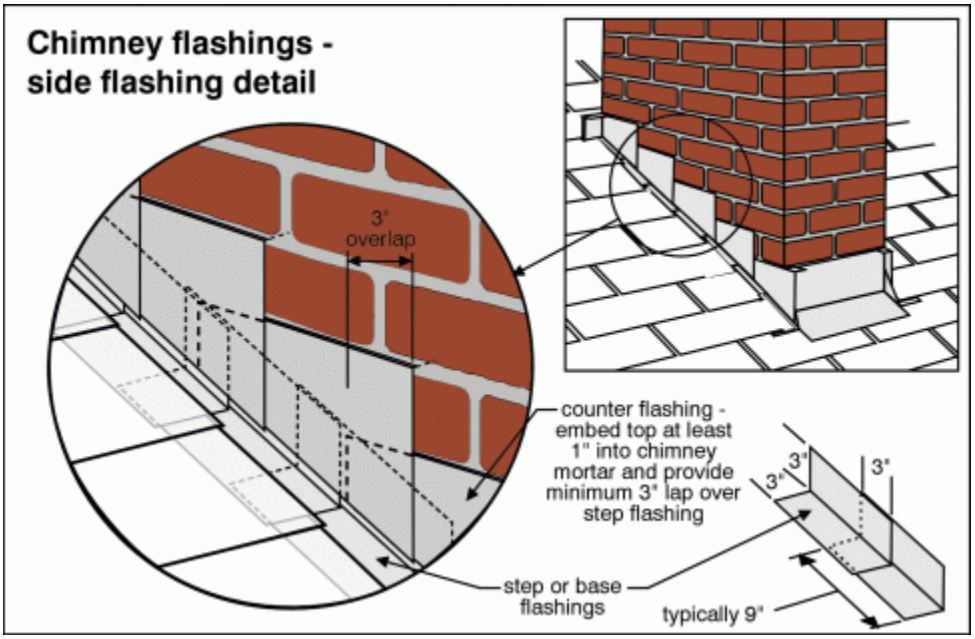
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior Roof

Task: Correct

Time: Immediate

Cost: Depends on work needed



Click on image to enlarge.



1. *Side flashings improperly installed*

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. Condition: • Detached headwall flashing should be secured to the roof deck and kept sealed with asphalt sealant
Implication(s): Water Intrusion I Shingle Deterioration I Wood-rot
Location: Exterior Roof
Task: Correct
Time: Immediate
Cost: Depends on work needed



2. *Wall flashing detached from roof deck*

Description

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Away from building

Wall surfaces - wood: • Hardboard, plywood or OSB

Wall surfaces - masonry: • Brick

Soffit and fascia: • Wood

Driveway: • Concrete • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Patio: • Concrete • No performance issues were noted.

Fence: • Wood • No performance issues were noted.

Limitations

Inspection limited/prevented by: • Storage • Inaccessible wall

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

3. Condition: • Leaking rain gutters can often produce the opposite affect in carrying water away from the structure
Implication(s): Damage to fascia boards I Reduced Capabilties in moving water away from structure
Location: Throughout Exterior
Time: Immediate
Cost: Depends on work needed



3. *Rain gutters leak and spill over*

4. Condition: • Detached rain guttering system may require replacement
Implication(s): Reduced Functionability
Location: Rear Exterior
Task: Correct
Time: Immediate
Cost: Depends on work needed



4. *Rain gutters detached from fascia*

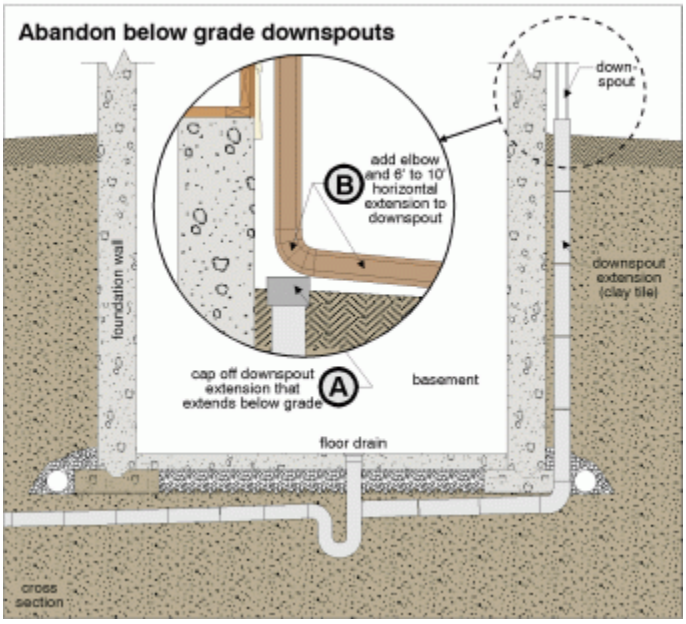
ROOF DRAINAGE \ Downspouts

5. Condition: • Loose connections
Downspouts appear to discharge onto the structure at various locations
Implication(s): Leakage
Location: Rear Exterior
Task: Correct
Time: Immediate
Cost: Depends on work needed



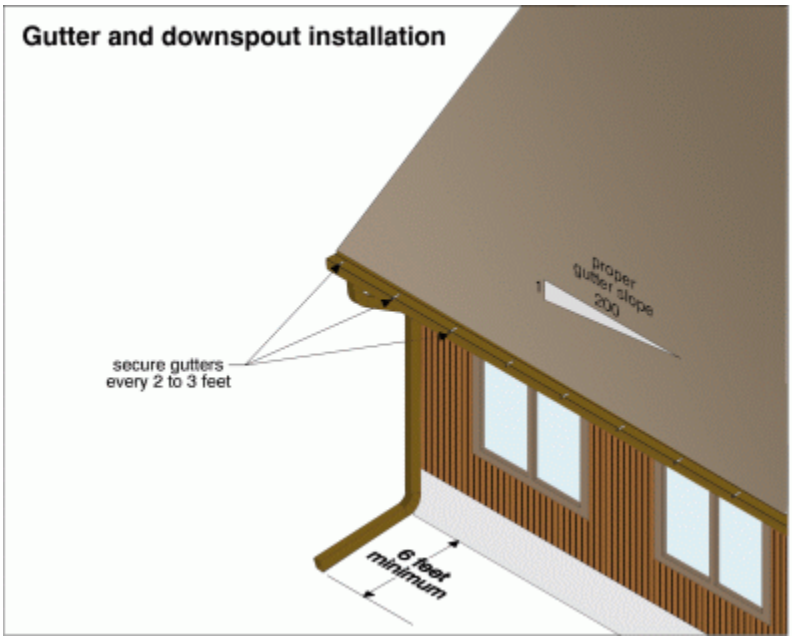
5. *Detached elbows at downspouts*

6. Condition: • Downspouts discharging below grade
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Front Exterior Wall
Task: Correct
Time: Immediate
Cost: Depends on work needed

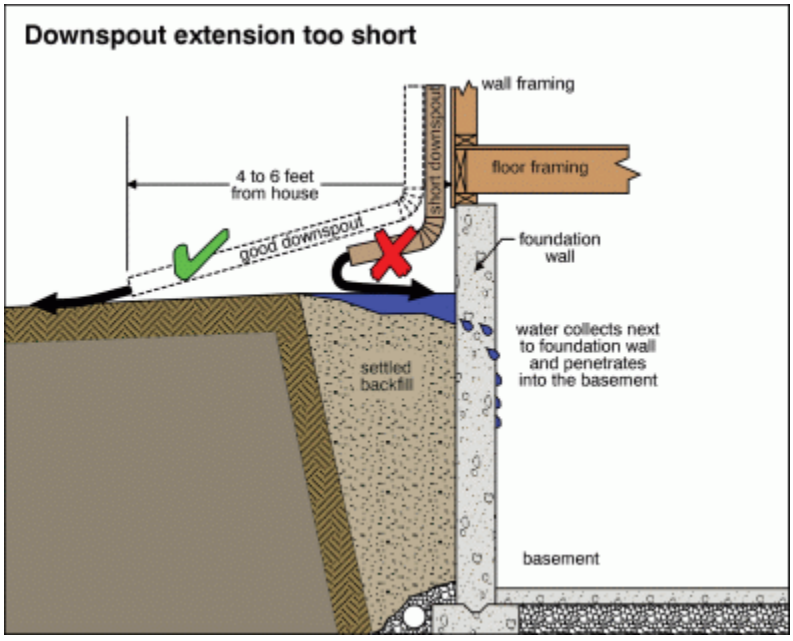


Click on image to enlarge.

7. Condition: • Should discharge 6 feet from building
Present downspouts should be plumbed to discharge at least 6 feet away from the structure and/or into a "French-drain" type system and splash blocks to prevent erosion around the foundation
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout Exterior
Task: Correct
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



Click on image to enlarge.



6. *Downspouts discharge next to structure*

WALLS \ Soffits and fascia

8. Condition: • Loose or missing pieces

Rotted fascia-boards and detached soffit panels under eaves may require replacement

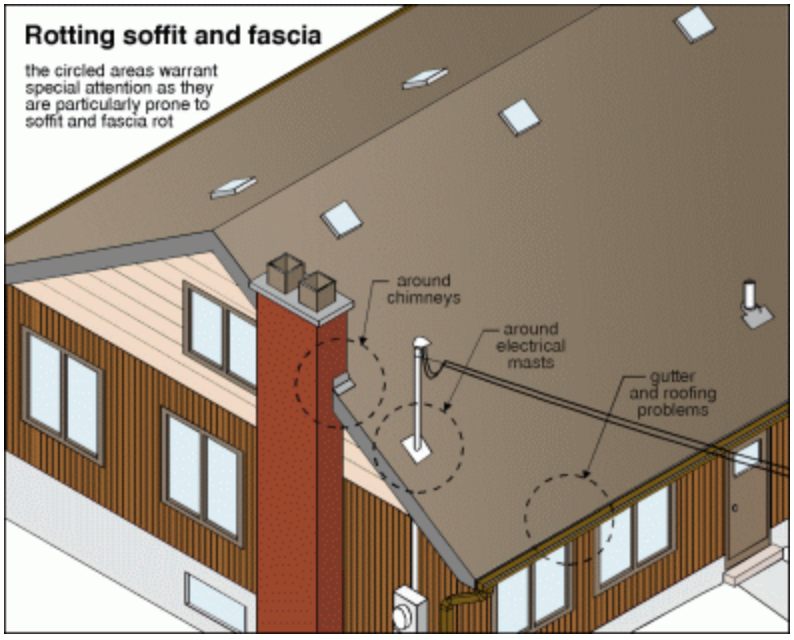
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Various Exterior

Task: Correct

Time: Immediate

Cost: Depends on work needed



Click on image to enlarge.



7. *Rotted fascia boards behind rain gutters*



8. *Fascia and soffit detachement*

GARAGE \ Vehicle door operators

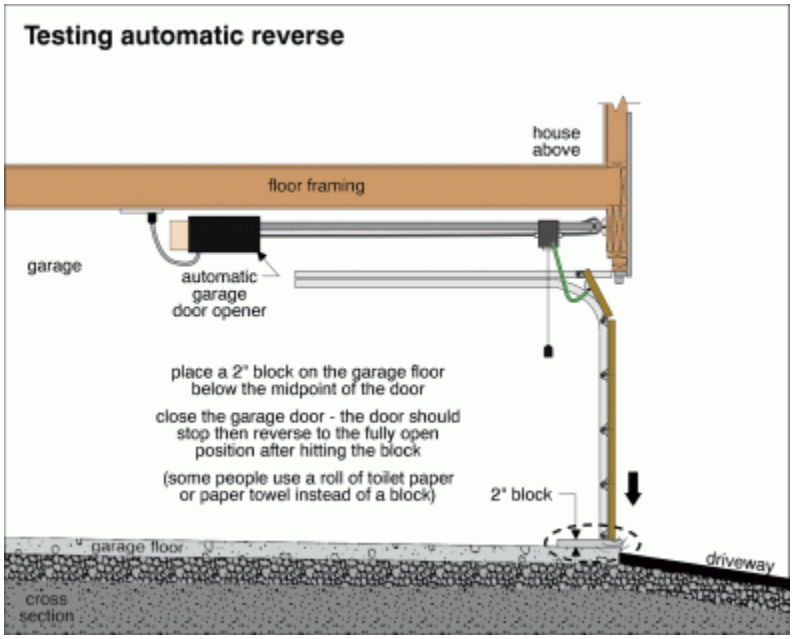
9. Condition: • Photo-electric sensors should be installed at least 16 to 18 inches off the garage floor surface
Implication(s): Vehicle Damage I Personal Injury I Damage to Garage Door and Related Components
Location: Interior Garage
Task: Correct
Time: Immediate
Cost: Depends on work needed



9. *Missing safety trip sensors*

10. Condition: • Missing hand remote devices. Ask seller's or current home owner for remote control devices prior to moving into structure
Implication(s): Limited Functionality I Reduced Efficiency
Location: Interior Garage
Task: Correct
Time: Immediate

11. Condition: • Fails to auto reverse
Auto reverse should be adjusted at the motor console to return garage door open under slight pressure without the assistance of the photo electric sensors
Implication(s): Physical injury
Location: Interior Garage
Task: Correct
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



10. *Door will not retract under pressure*

12. Condition: • Door locks not disabled
Garage door locks should be dismantled when auto garage door motor is in place
Implication(s): Damage to equipment
Location: Interior Garage
Task: Correct

Time: Immediate
Cost: Depends on work needed



11. *Door locks not disabled*

IRRIGATION / SPRINKLER SYSTEM \ Observations

13. Condition: • PVC conduit should be secured to exterior wall surface and protect from damage by lawn grooming equipment
Implication(s): Damage to Wire Conductors I Inoperable Zones I Systems Failure
Location: Exterior
Task: Correct
Time: Immediate
Cost: Less than $100



12. *Damaged PVC Conduit*

14. Condition: • Irrigation heads did not pop up
Various sprinkler heads failed to activate throughout all zones in manual settings
Location: Throughout Exterior
Task: Correct

Time: Immediate
Cost: Depends on work needed

15. Condition: • Pump not operational
Sprinkler system and related stations were inoperable or did not activate when tested in manual settings at time of this inspection
Location: Exterior Garage
Time: Immediate
Cost: Depends on work needed



13. *Pump Inoperable in Manual Settings*

16. Condition: • GFCI missing
Location: Interior Garage
Task: Correct
Time: When necessary
Cost: Less than $100



14. *GFCI missing to garage plug outlets*

17. Condition: • No rain or moisture sensor

To reduce water consumption and comply with city and local municipalities, a functioning combination rain-freeze sensor should be applied to your existing sprinkler control center

Location: Interior Exterior Garage

Task: Correct

Time: Immediate

Cost: $300 - $500



15. *No rain / Freeze Sensor is Advised*

Description

Type of Foundation(s): • Pier and beam • Crawlspace

Foundation Performance Opinion: • Satisfactory

Viewed From: • Roof framing/attic viewed from attic

Floor construction: • Joists

Exterior wall construction: • Wood frame

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Entered but access was limited

Crawl space: • Entered but access was limited

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

FLOORS \ Columns or piers

18. Condition: • Spalling concrete or brick

This mortar separation does not appear to affect the function or stability of the structure at time of inspection

Implication(s): Weakened structure | Chance of structural movement

Location: Interior Crawl Space

Task: Monitor



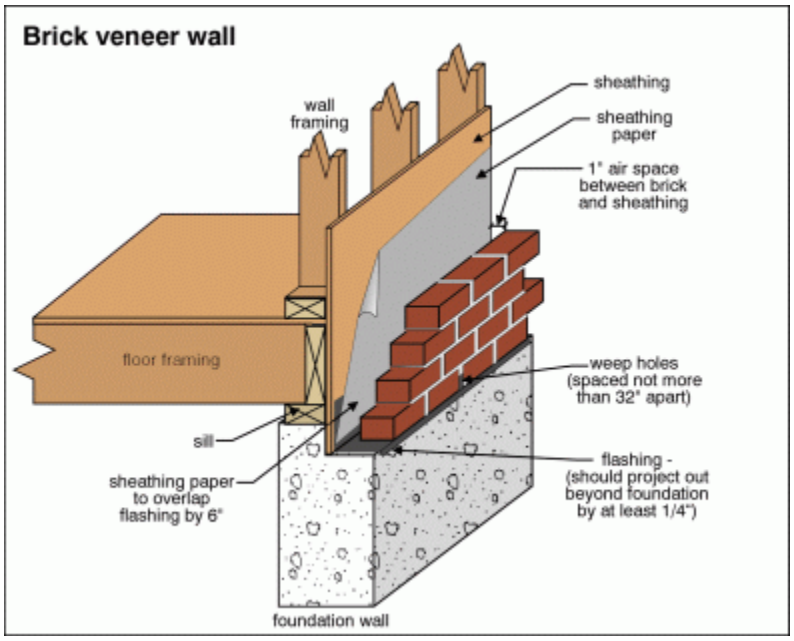
16. *Spalling concrete*

WALLS \ Masonry veneer walls

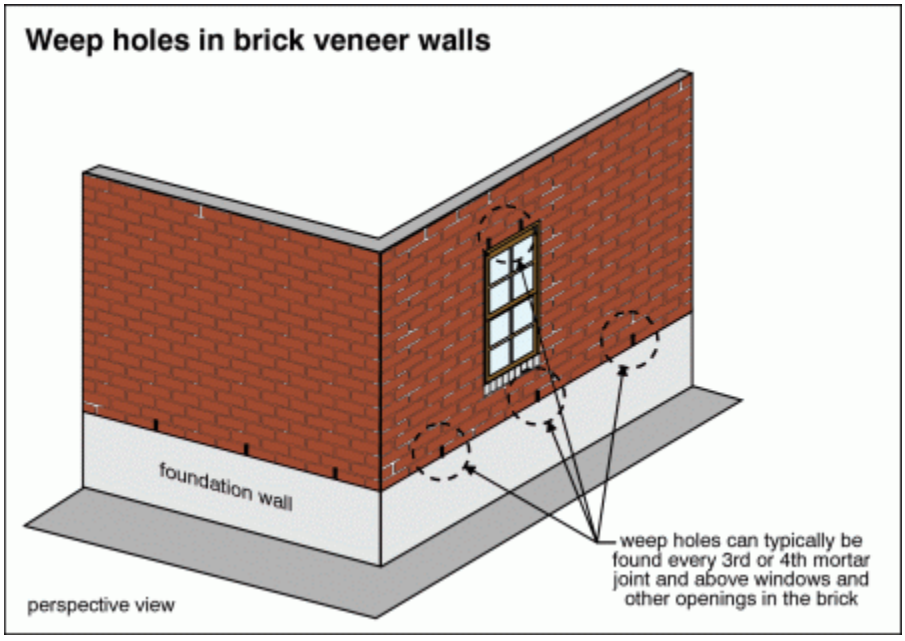
19. Condition: • Weep holes missing or ineffective

Implication(s): Chance of damage to structure

Location: Various Exterior



Click on image to enlarge.



Click on image to enlarge.

Description

Type of Wiring: • Copper - non-metallic sheathed • Aluminum - non-metallic sheathed

Service entrance cable and location: • Overhead

Service size:
• 100 Amps (240 Volts)
Underrated

Main disconnect/service box type and location: • Breakers - Clothes Closet

System grounding material and type: • Copper - water pipe and ground rod

Distribution panel rating:
• 100 Amps
Underrated

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI • No AFCI

Smoke detectors:
• Present
Limited. Only one in the entire home

Carbon monoxide (CO) detectors:
• None noted
Highly advised for safety to prevent CO2 poisoning

Limitations

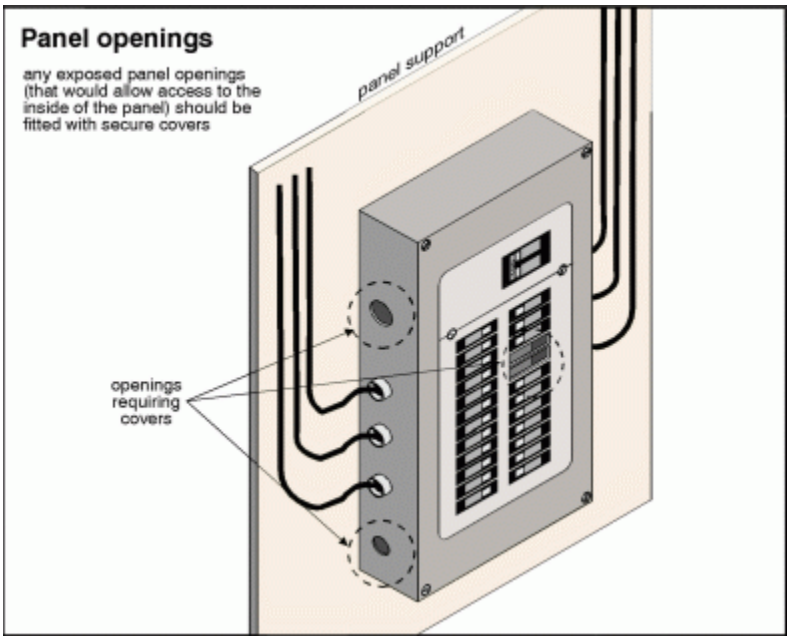
System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

20. Condition: • Unprotected openings
Openings inside the panel box should be kept covered or sealed from outside combustible components
Implication(s): Electric shock
Location: Interior Bedroom
Task: Correct
Time: Immediate
Cost: Less than $100

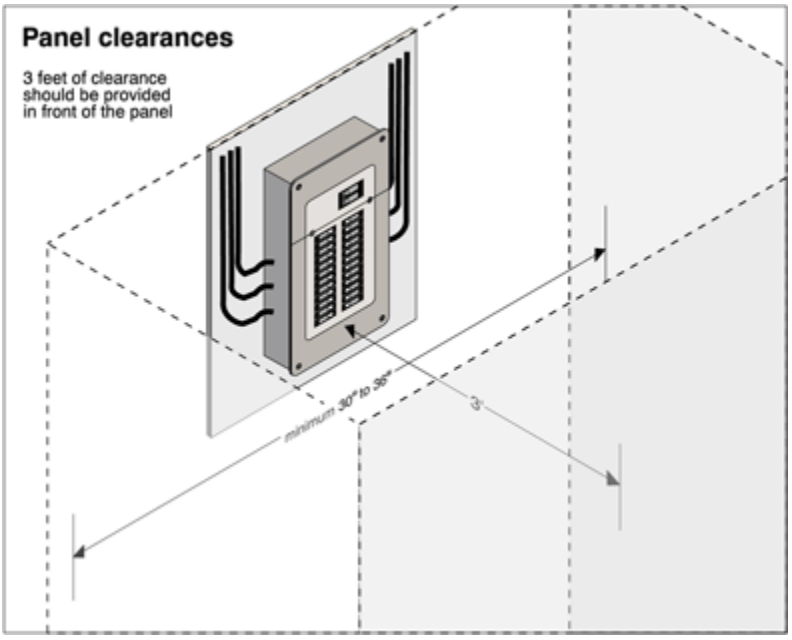


Click on image to enlarge.



17. *Openings inside the panel box*

21. Condition: • Poor access
Service panel located inside clothes closet is disallowed by today's standards
Implication(s): Difficult to service
Location: Interior Bedroom Closet
Task: Correct
Time: When necessary
Cost: Depends on work needed



Click on image to enlarge.

SERVICE BOX, GROUNDING AND PANEL \ System grounding

22. Condition: • Neutral bonded to ground downstream of box

Neutral wire conductors sharing the same bus bar downstream from the main service panel is disallowed by today's standards

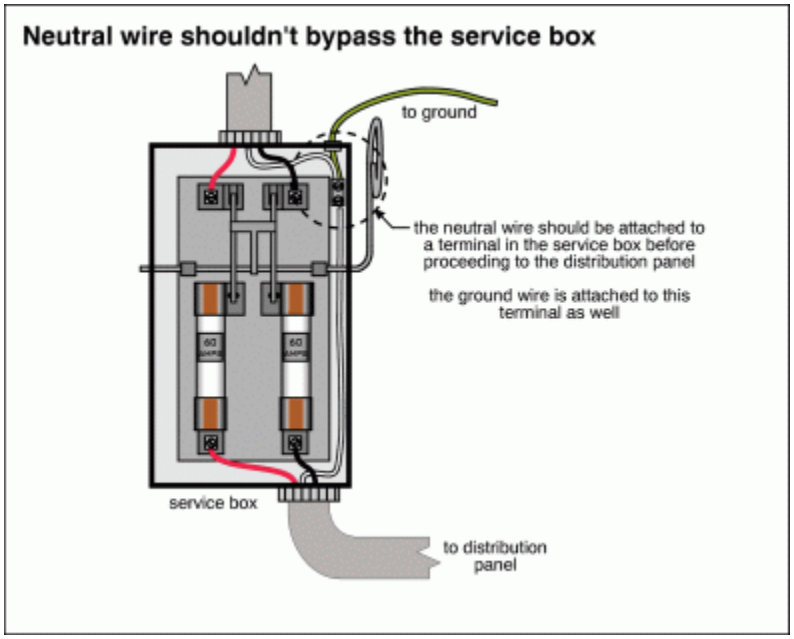
Implication(s): Electric shock

Location: Interior Garage

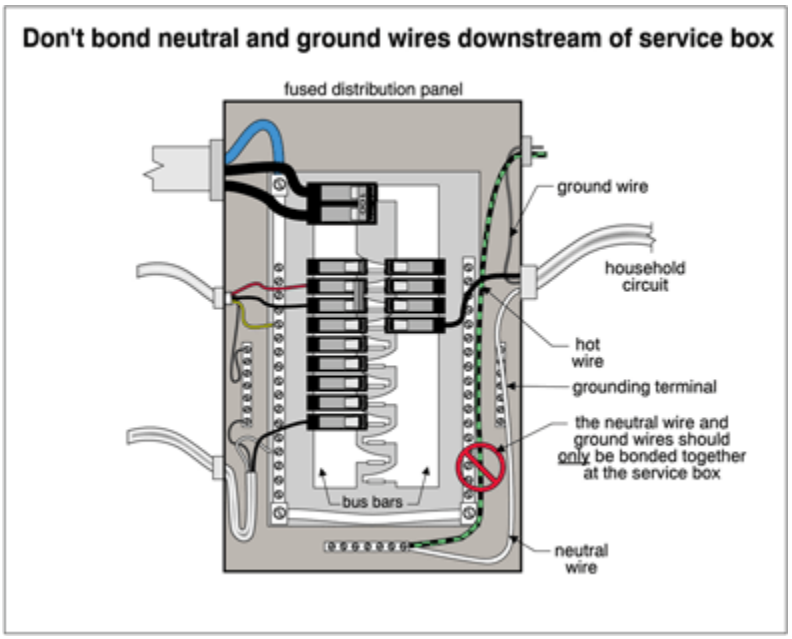
Task: Correct

Time: When necessary

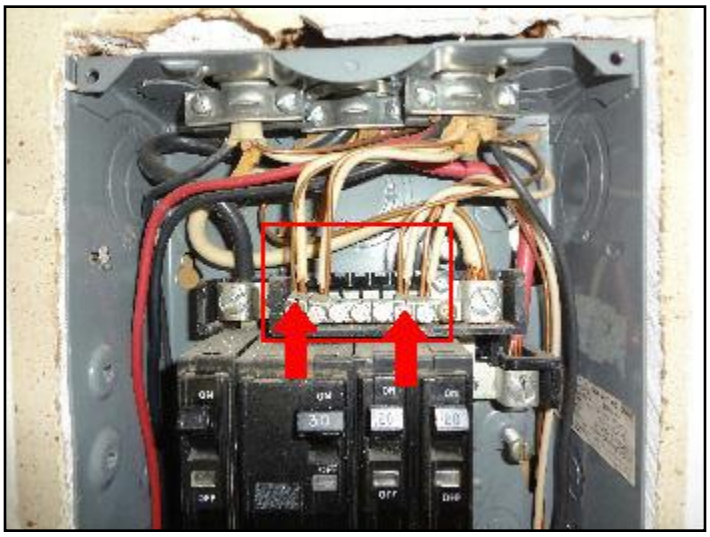
Cost: Depends on work needed



Click on image to enlarge.



Click on image to enlarge.



18. *Neutral bonded to ground at sub-panel box*

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

23. Condition: • Double taps

Double lugging or "piggy-backing" are disallowed and can overload circuit breaker's or are known to trip more frequently

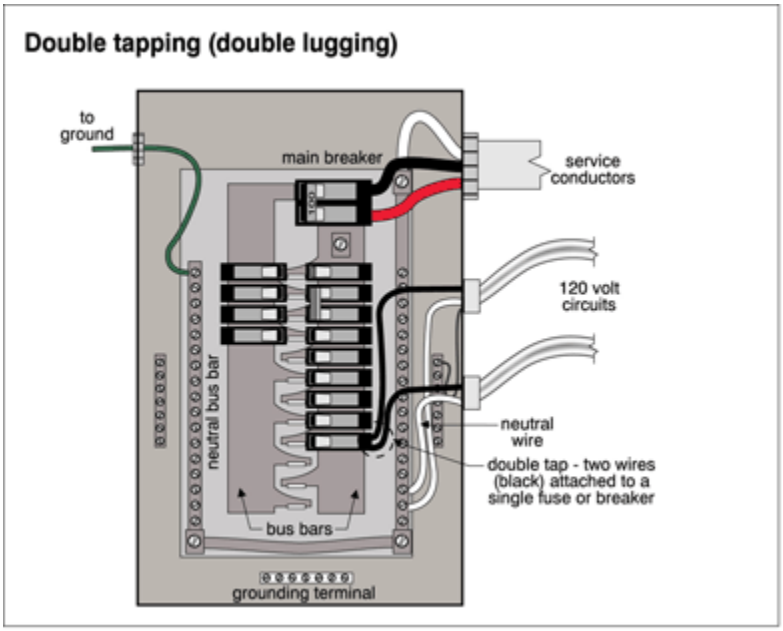
Implication(s): Fire hazard

Location: Interior Bedroom

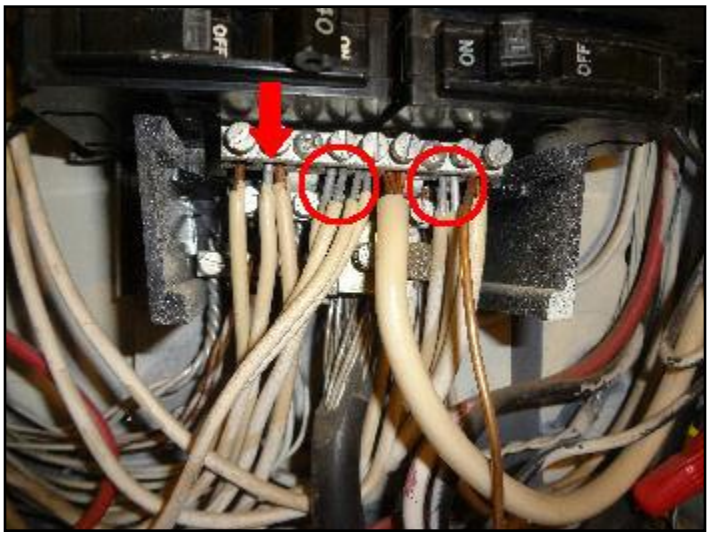
Task: Upgrade

Time: When necessary

Cost: Depends on work needed



Click on image to enlarge.



19. *Double taps at nuetral bus bar*

24. Condition: • No Arc Fault Interrupter

The electrical system to this home does not have AFCI (Arc-fault circuit interrupters) protection at required locations inside structure as necessary for safety. This standard was not enforced and may not have been required when this home was constructed. AFCI Protected outlets were effectively introduced January 1st, 2002, and was mandated by the NEC (National Electric Code) to protect 15 and 20 amp branch circuits servicing bedrooms in new construction. This is not a new home, so simply consider the benefits of installing them as necessary for safety

Implication(s): Fire hazard

Location: Interior Bedrooms and Master

Task: Upgrade

Time: When necessary

Cost: Depends on work needed



20. *No Arc Fault Interrupter*

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

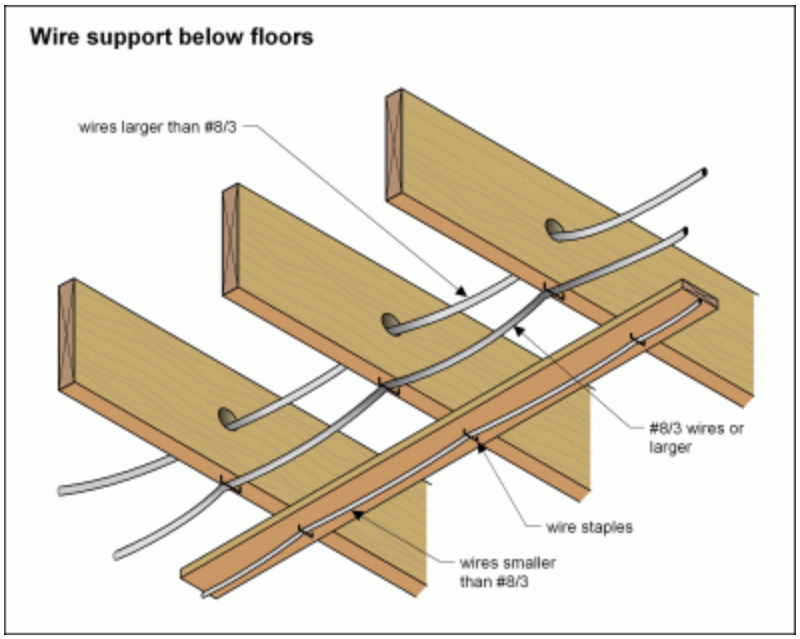
25. Condition: • Exposed branch circuit conductors lying on the ground or touching soils under structure. Wire conductors should not be touching soils and should be secured to the bottom of the floor-joists. Current condition could become a shock hazard if not corrected
Implication(s): Personal Injury I Electrical Hazards I Possible Fire Hazard
Location: Interior Crawl Space
Task: Correct
Time: Immediate
Cost: Depends on work needed



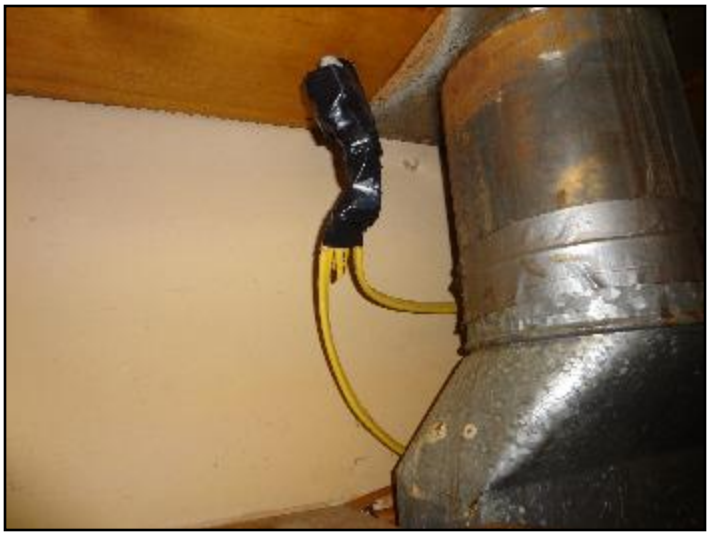
21. *Wire conductors touching soils under home*

26. Condition: • Exposed on walls or ceilings
Exposed branch circuit conductors at kitchen cabinet above vent-a-hood do not properly terminate inside junction box. Circuit conductors applied outside of wall cavities and attic space locations, must be properly enclosed inside armored cable and/or Electrical Metallic Tubing(EMT) to protect from damage or personal injury
Implication(s): Electric shock

Location: Interior Kitchen
Task: Correct
Time: Immediate
Cost: Less than $100



Click on image to enlarge.

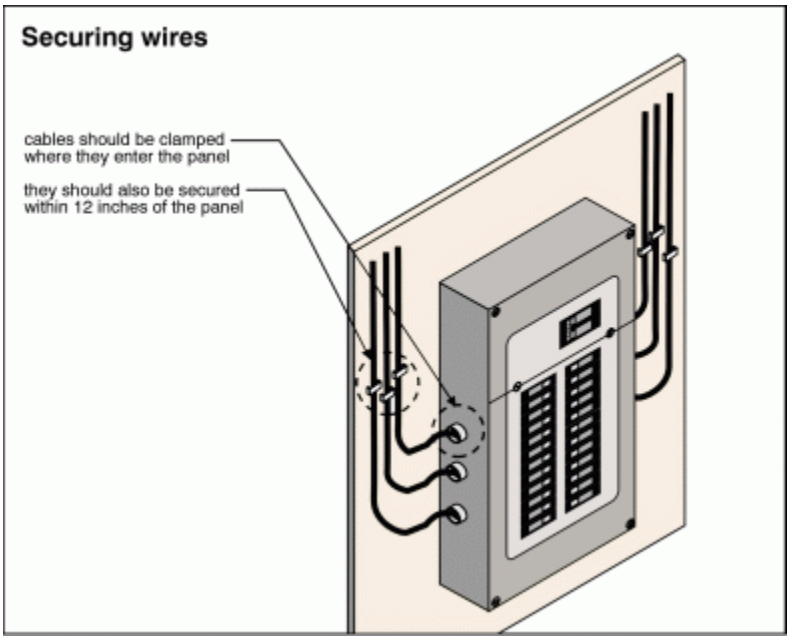


22. *Exposed conductors in cabinet above vent hood*

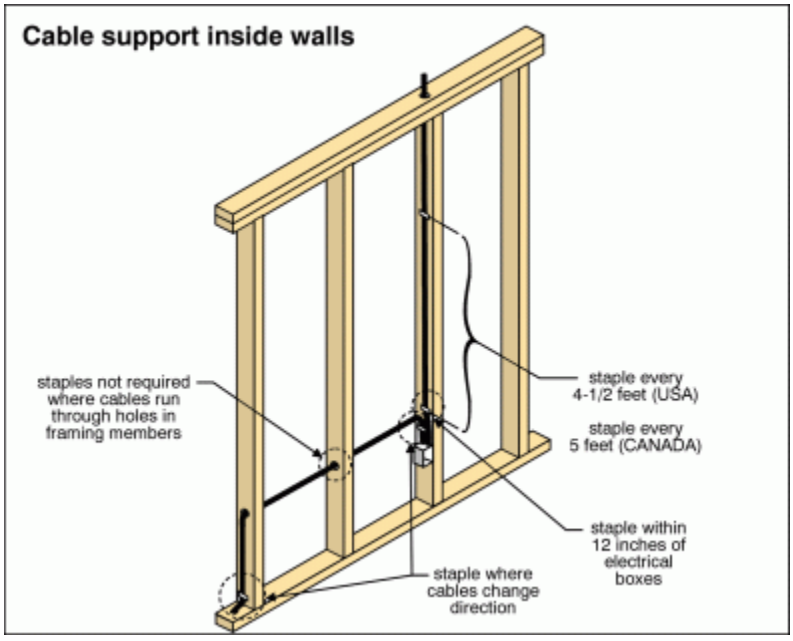
27. Condition: • Exposed in attics
Implication(s): Electric shock

DISTRIBUTION SYSTEM \ Wiring - installation
28. Condition: • Open splices
Implication(s): Electric shock | Fire hazard

29. Condition: • Not well secured
Implication(s): Electric shock | Fire hazard



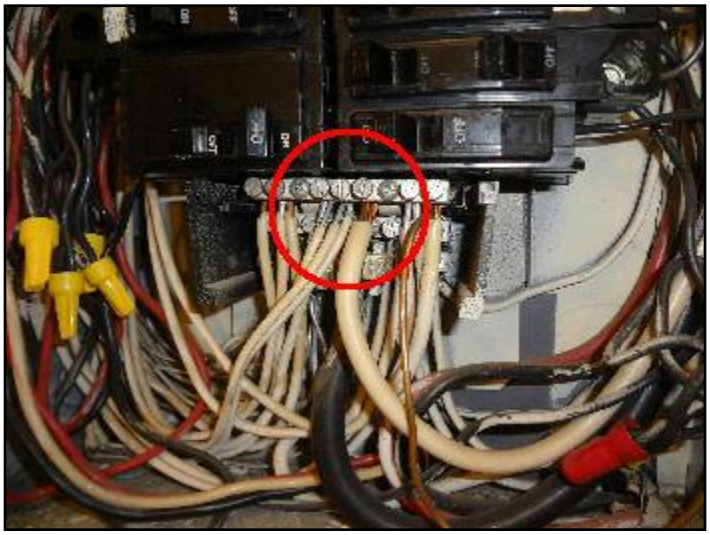
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Click on image to enlarge.

30. Condition: • Abandoned wire
Implication(s): Electric shock

DISTRIBUTION SYSTEM \ Aluminum
31. Condition: • Overheating
Implication(s): Fire hazard
Location: Various Interior
Task: Correct
Time: When necessary
Cost: Depends on work needed



23. *Single-strand nuetral wire conductors*

DISTRIBUTION SYSTEM \ Lights

32. Condition: • Inoperative

Various interior lighting fixtures were inoperable or missing bulbs

Implication(s): Inadequate lighting

Location: Various Interior Exterior

Task: Correct

Time: When necessary

Cost: Depends on work needed

DISTRIBUTION SYSTEM \ Outlets (receptacles)

33. Condition: • No GFI (Ground Fault Interrupter)

Electrical plugs within 3 feet of a water source inside kitchen should be GFCI protected as required by standards for safety

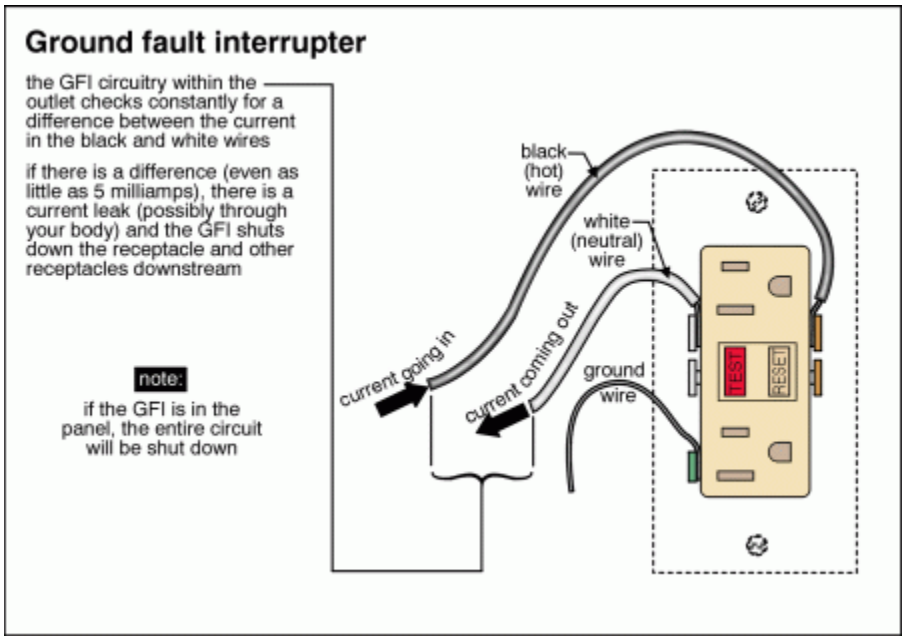
Implication(s): Electric shock

Location: Interior Exterior Garage Kitchen Bathrooms

Task: Upgrade

Time: When necessary

Cost: Depends on work needed



Click on image to enlarge.



24. *No GFI (Ground Fault Interrupter) in bathroom*



25. *No GFI (Ground Fault Interrupter) to exterior*

DISTRIBUTION SYSTEM \ Cover plates

34. Condition: • Missing

Implication(s): Electric shock

Location: Interior Bedroom

Task: Correct

Time: Immediate

Cost: Less than $100



26. *Missing cover plates*

DISTRIBUTION SYSTEM \ Smoke detectors

35. Condition: • Missing
Advise installing Combination Smoke-CO2 Detectors inside bedrooms
Implication(s): Fire hazard
Location: Interior Bedroom
Task: Upgrade
Time: Immediate
Cost: Less than $100

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

36. Condition: • None
Implication(s): Health hazard

Description

Type of Systems: • Furnace

Energy Sources: • Gas • Electricity

Heat distribution: • Ducts and registers

Efficiency: • Conventional

Supply temperature: • 110°

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Heat exchanger

37. Condition: • Cracks, holes or rust

Openings inside the heat exchanger may develop where rust particles are found

Implication(s): Reduced system life expectancy | Hazardous combustion products entering home

Location: Interior Hallway Bathroom

Task: Upgrade

Time: When necessary

Cost: Depends on work needed



27. *Rust sediment inside combustion chamber*

38. Condition: • Soot or deposits
Soot and dust noted around vent registers usual indicates faulty heat exchanger and/or dirty return filter
Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort
Location: Various Interior
Task: Correct
Time: Immediate
Cost: Depends on work needed



28. *Soot or deposits around registers and ducts*

GAS FURNACE \ Cabinet

39. Condition: • Flexible connectors that pass through the side wall of a furnace cabinet housing are disallowed. A flex line routed through a furnace casing to the gas valve may be subject to damage and should be protected by a black pipe from the gas valve to the exterior of the furnace cabinet. There are many variables and arguments still ongoing in regards to this common problem. Just keep in mind, in the event of a faulty burner, flexible gas connectors are soft brass and aluminum that are NOT resistant to direct heat or flame
Implication(s): Fire Hazard
Location: Interior Hallway Bathroom
Task: Correct
Time: Immediate
Cost: Depends on work needed



29. *Gas flex passes through combustion chamber*

GAS FURNACE \ Ducts, registers and grilles

40. Condition: • Poor location

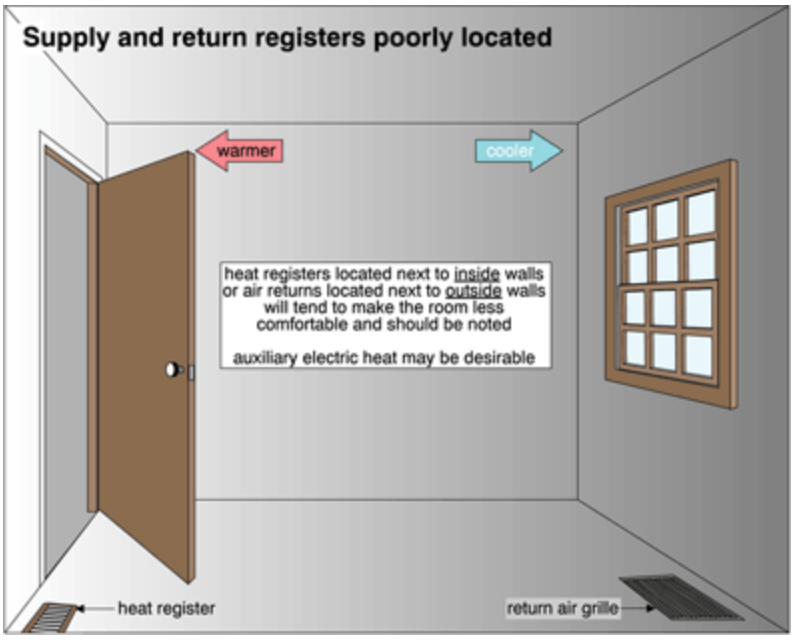
Implication(s): Increased heating costs | Reduced comfort

Location: Various Interior

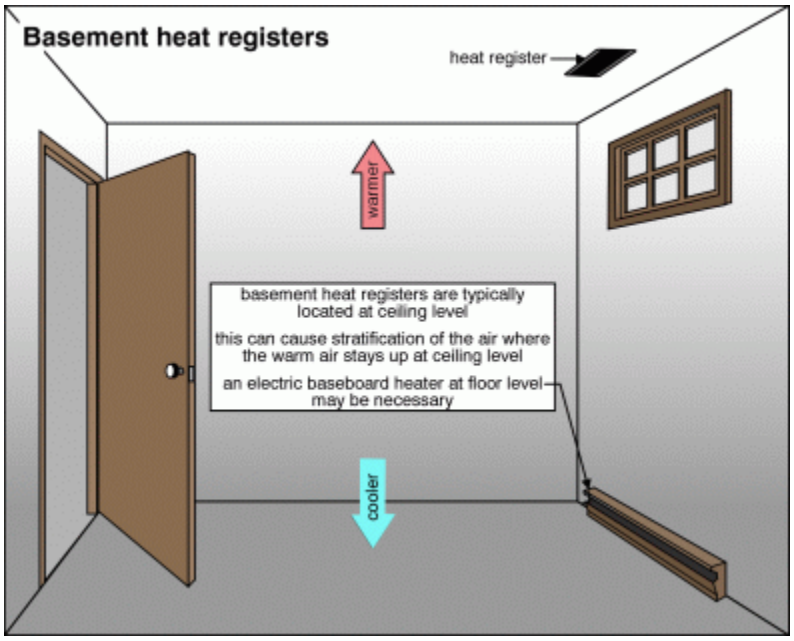
Task: Upgrade

Time: If necessary

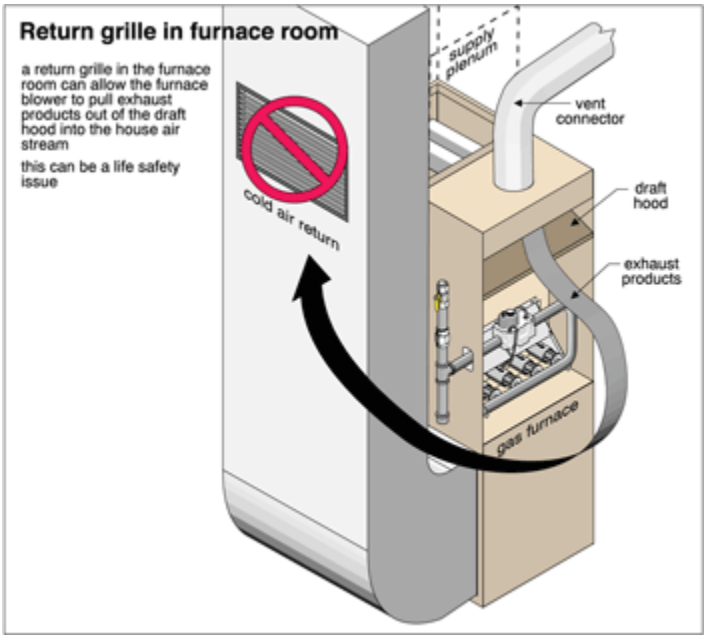
Cost: Depends on work needed



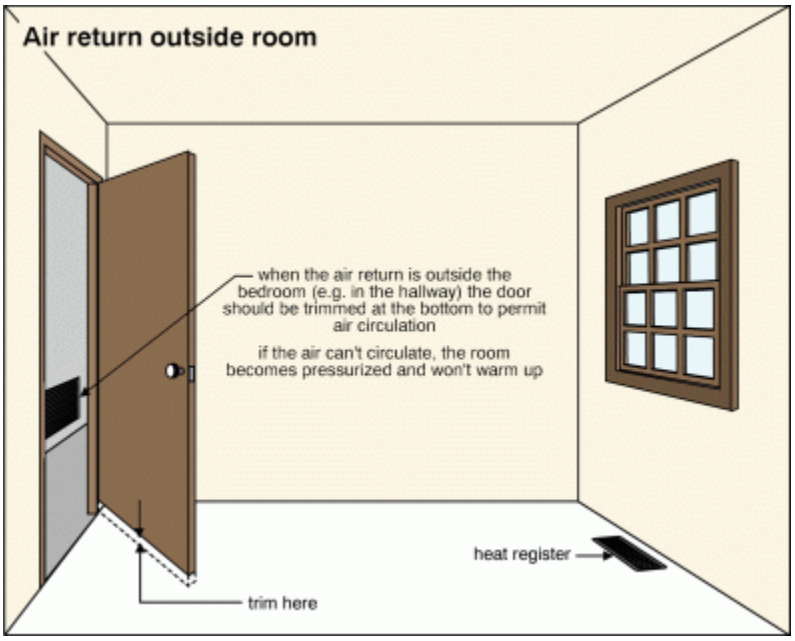
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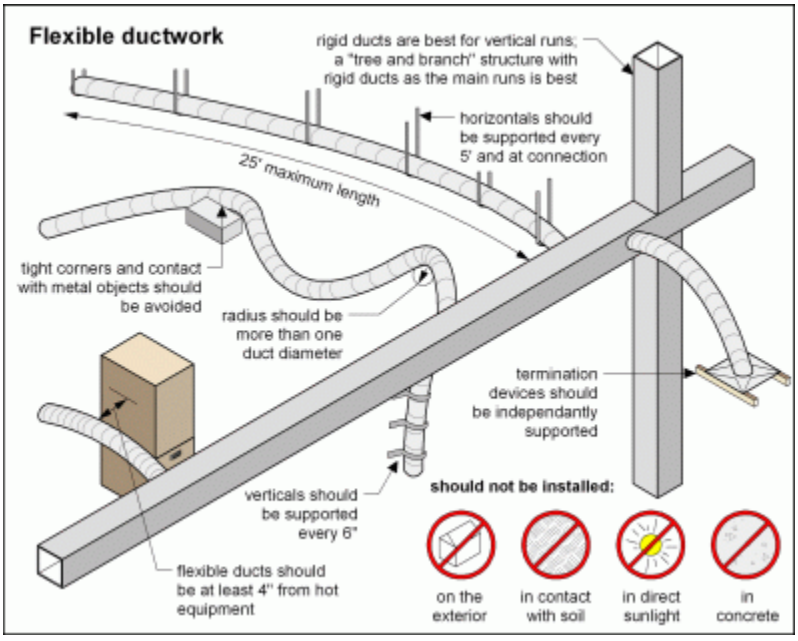
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Click on image to enlarge.



Click on image to enlarge.



Click on image to enlarge.

FIREPLACE \ Fireplace damper

41. Condition: • Inoperative

Damper valve is difficult to operate and requires excessive force to open and close

Implication(s): Hazardous combustion products entering home

Location: Interior Living Room

Task: Correct

Time: Immediate

Cost: Depends on work needed



30. *Damper locked up or requires force to open*

CHIMNEY AND VENT \ Inspect/sweep chimney

42. Condition: • Inspect (and/sweep if needed) before using

Chimney cleaning and draft inspection is advised before usage of this fireplace

Implication(s): Fire hazard

Location: Interior Living Room

Task: Correct

Time: When necessary

Cost: Depends on work needed



31. *Advise sweeping chimney before further usage*

CHIMNEY AND VENT \ Masonry chimney cap

43. Condition: • Screen missing or damaged

Metal rain cap on chimney crown is missing. Without a rain cap, water can enter into chimney flue and inside the structure if not corrected

Implication(s): Chance of pests entering building | Fire hazard

Location: Rear Exterior

Task: Correct

Time: Immediate
Cost: Depends on work needed



32. *Missing chimney cap*

Description

Type of Systems:
• Independent system
• Central air
Full whole house

Cooling capacity: • 3.5 Tons

Compressor type: • R-22 Refrigerant

Compressor type: • Electric

Compressor approximate age: • Near end of life expectancy

Failure probability: • High

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Not done as part of a building inspection

Recommendations

AIR CONDITIONING \ Life expectancy

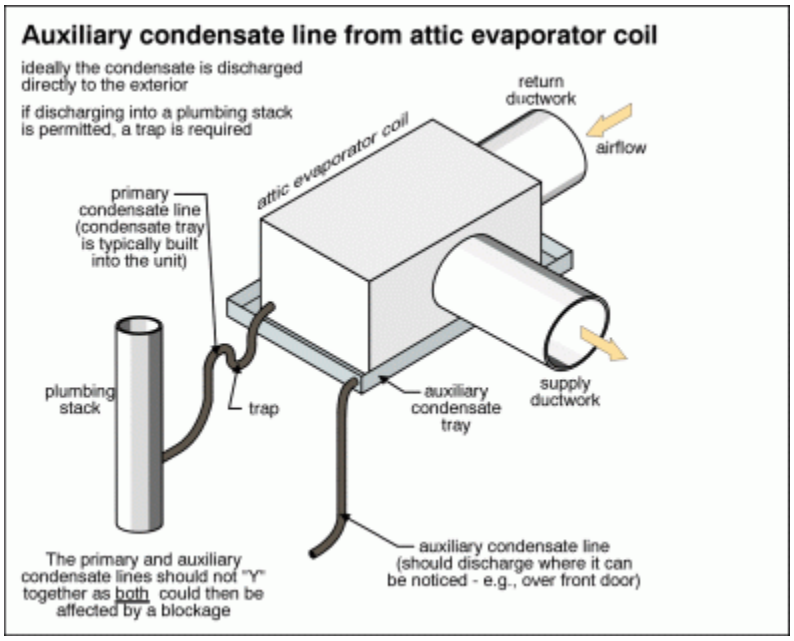
44. Condition: • Old

Although, the air conditioning equipment may be cooling the structure properly. This outdoor condensing unit appears old and should be upgraded and/or changed out to a Puron R-410-A higher efficiency unit
Implication(s): Equipment failure | Reduced comfort
Location: Right Side Exterior
Task: Upgrade
Time: When necessary
Cost: Depends on work needed

AIR CONDITIONING \ Condensate system

45. Condition: • No auxiliary pan

There is currently no auxiliary drainage applied to the evaporator coil locations. A secondary means to detect and/or direct water (Condensate) away from the structure is necessary and is needed in case primary drain line failure and/or back up was to occur from slime deposit. This additive measure will further protect your home from water intrusion or flooding while the cooling equipment is operational use. Please keep in mind that this may or may not have been required by standards when your air handler unit and evaporator coils were installed
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment
Location: Interior Hallway Bathroom
Task: Correct
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



33. *No auxiliary pan*

Description

Approximate Average Depth of Insulation:

• 4 inches

Very Low

Attic/roof ventilation: • Soffit vent • Turbine vent

Limitations

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

46. Condition: • Amount inadequate

Insulation levels should be increased to 12 to 14 inches to obtain proper R-Value rating, which can improve efficiency levels inside the home if correctly applied

Implication(s): Increased heating and cooling costs

Location: Interior Attic

Task: Upgrade

Time: Immediate

Cost: Depends on work needed



34. *Amount inadequate*

ATTIC/ROOF \ Pull-down stairs/ladder

47. Condition: • Noted unstable or loose bolting hardware on the attic pull down stairs. This is considered a hazardous condition until corrected. Advise counter-sinking the screw nuts into wood rails and/or the application of "lock-tite" thread locking material to maintain ladder stability

Implication(s): Potential Equipment Failure I Personal Injury

Location: Interior Garage

Task: Correct

Time: Immediate

Cost: Less than $100



35. *Unstable or loose bolting hardware*

FOUNDATION \ Crawlspace floor

48. Condition: • Insulation missing between floor-joists at all locations under structure. Lack of insulation, or no insulation at all, can significantly affect the efficiency of heating and cooling capabilities within the home if not applied. Therefore, it is highly advised to install the correct type of insulation under this structure, or as necessary to conserve energy and reduce utility costs



36. *Insulation missing between floor-joists*

Description

Location of water meter: • Front near street

Location of Main water supply valve: • Unable to locate under soils

Static water pressure reading: • 80 psi

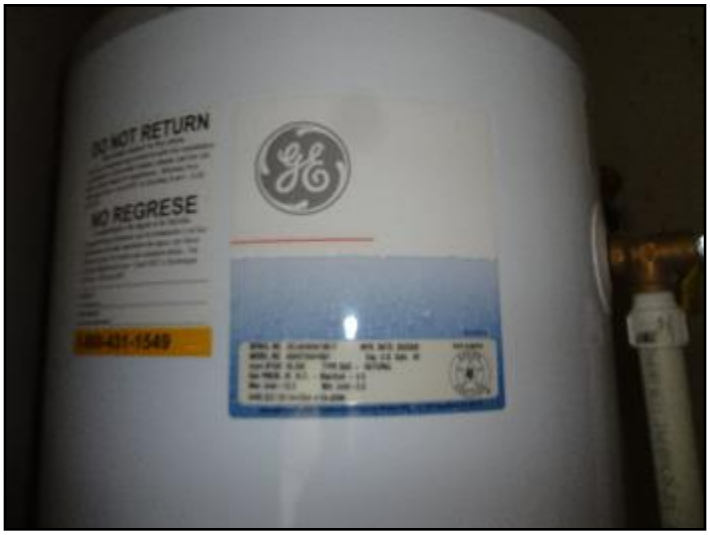
Water Heating Energy Source: • Gas

Water Heating Capacity:

• 40 gallons

Undersized

Model number: GE



37. *Water heater capacitiy should be increased*

Water supply source: • Public

Water heater fuel/energy source: • Gas

Water heater type: • Conventional

Waste disposal system: • Public

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • The performance of floor drains or clothes washing machine drains

Recommendations

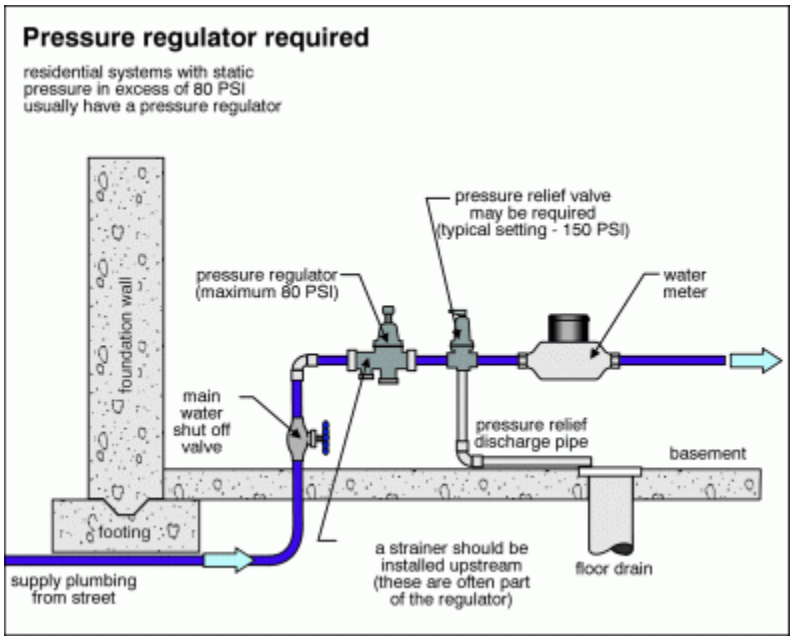
SUPPLY PLUMBING \ Supply piping in building

49. Condition: • Insulation missing around pressurized water lines to plumbing fixtures under structure at time of inspection. Exposed water supply lines can freeze without the presence of insulation "pipe-wrap" material
Implication(s): Damaged to Plumbing Components I Excessive Water Leakage I Structural Deterioration
Location: Crawl Space
Task: Correct
Time: Immediate
Cost: Depends on work needed



38. *Insulation missing around water supply piping*

50. Condition: • Excessive pressure
High water pressure to structure can put stress on fixtures that are known to leak
Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment
Location: Throughout
Task: Service
Time: If necessary
Cost: Depends on work needed



Click on image to enlarge.



39. *Static water pressure 82 PSI*

WATER HEATER \ Tank

51. Condition: • Safety pan and drain missing

A drip pan properly installed under the water heater unit can protect structure from damage to surrounding building materials if applied

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Interior Garage

Task: Correct

Time: Immediate

Cost: Depends on work needed



40. *Safety pan and drain missing*

WATER HEATER \ Heater

52. Condition: • Pressure Reducing Device

Pressure reducing device is required when the water pressure structure reaches above 80 PSI. Static water pressure reading to this unit was right at 80 PSI and should be thermally protected from over pressurization

Implication(s): Reduced Funtionibility I Increased Failure Probability I Water Leakage

Location: Interior Garage

Task: Correct

Time: Immediate

Cost: Depends on work needed



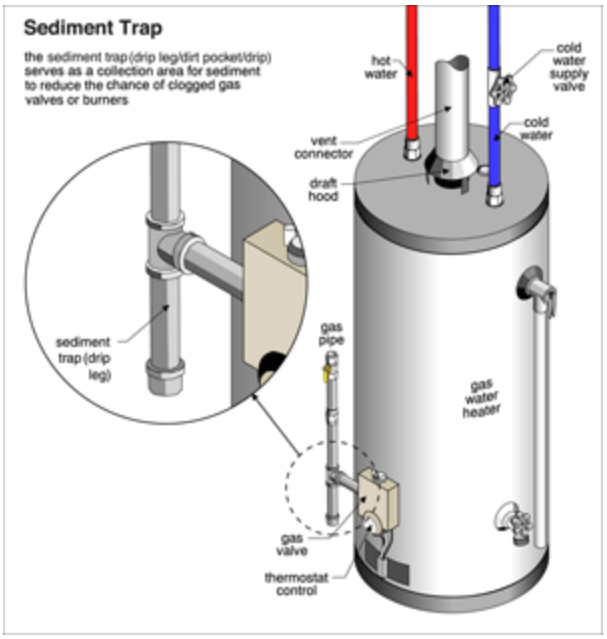
41. *Pressure Reducing Device*

WATER HEATER - GAS BURNER AND VENTING \ Gas piping

53. Condition: • No drip leg

A properly installed gas drip-leg / sediment trap device applied at the water heater regulator will increase the life expectancy of the water heating equipment and will prevent the burner plate from rusting and becoming clogged if correctly installed

Implication(s): Equipment failure
Location: Interior Garage
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



42. *No drip leg trap device*

WATER HEATER - GAS BURNER AND VENTING \ Venting system

54. Condition: • Improper material

Asbestos B-Vent piping present at ceiling and attic space inside of home. Asbestos materials, if disturbed, can become a health hazard if not corrected

Implication(s): Equipment not operating properly | Hazardous combustion products entering home
Location: Interior Garage
Task: Correct or Upgrade
Time: Immediate
Cost: Depends on work needed



43. *Asbestos B-Vent Pipe*

WASTE PLUMBING \ Drain piping - installation

55. Condition: • Galvanized steel pipe buried in soil

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Interior Crawl Space

Task: Correct

Time: When necessary

Cost: Depends on work needed



44. *Galvanized steel pipe buried in soil*

FIXTURES AND FAUCETS \ Bathtub

56. Condition: • Slow drain

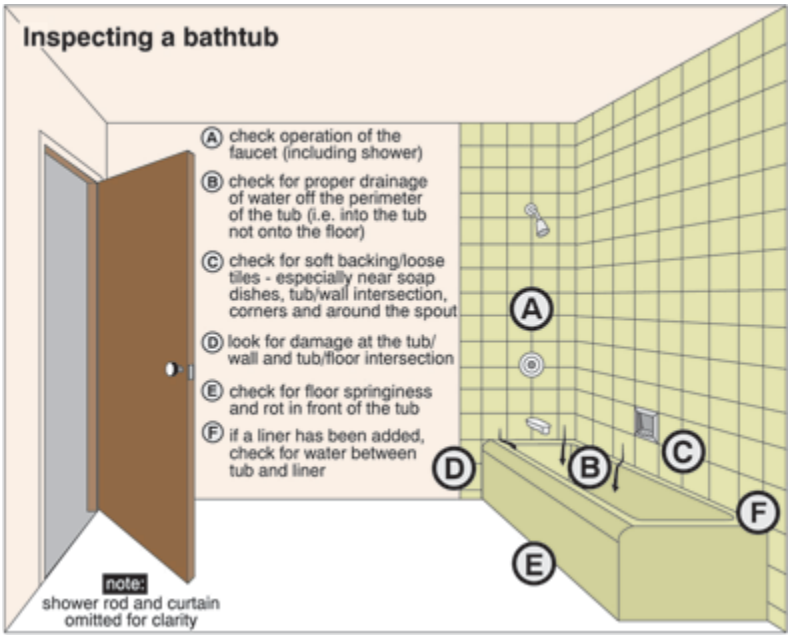
The plumbing waste line drains slowly at bathroom tub basin locations. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. Therefore, I am unable to determine the exact cause of the slow drain at this time

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Interior Bathroom Hallway Bathroom

Task: Correct

Time: Immediate
Cost: Depends on work needed



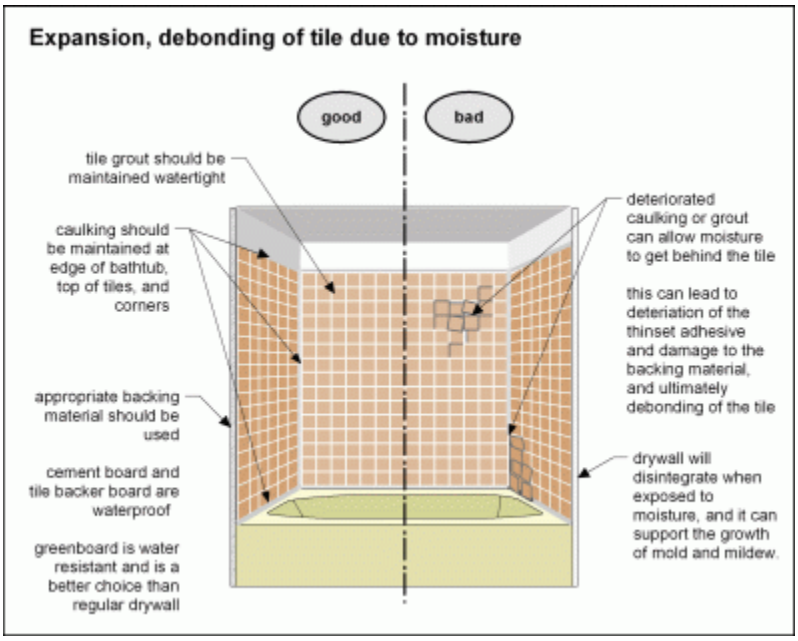
Click on image to enlarge.



45. *Slow drain at tub*

FIXTURES AND FAUCETS \ Bathtub enclosure

57. Condition: • Tile loose, broken or missing
Loose tiles around bathtub enclosure can introduce water behind the wall substrate that can cause moisture related damage if not corrected
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure
Location: Interior Bathroom Hallway Bathroom
Task: Correct
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



46. *Tile loose and openings behind tub spout*

FIXTURES AND FAUCETS \ Shower stall

58. Condition: • Cracks in shower pan can leak and cause reputable damage to the surrounding materials and weaken structured members if not corrected

Implication(s): Water Intrusion I Wood-rot I Fungal Growth

Location: Interior Bathroom

Task: Correct

Time: When necessary

Cost: Depends on work needed



47. *Cracked shower pan*

59. Condition: • Slow drains
Slow drains observed at bathrooms, shower-tub stalls, and sink basins
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Interior Bathroom Hallway Bathroom
Task: Correct
Time: Immediate
Cost: Depends on work needed

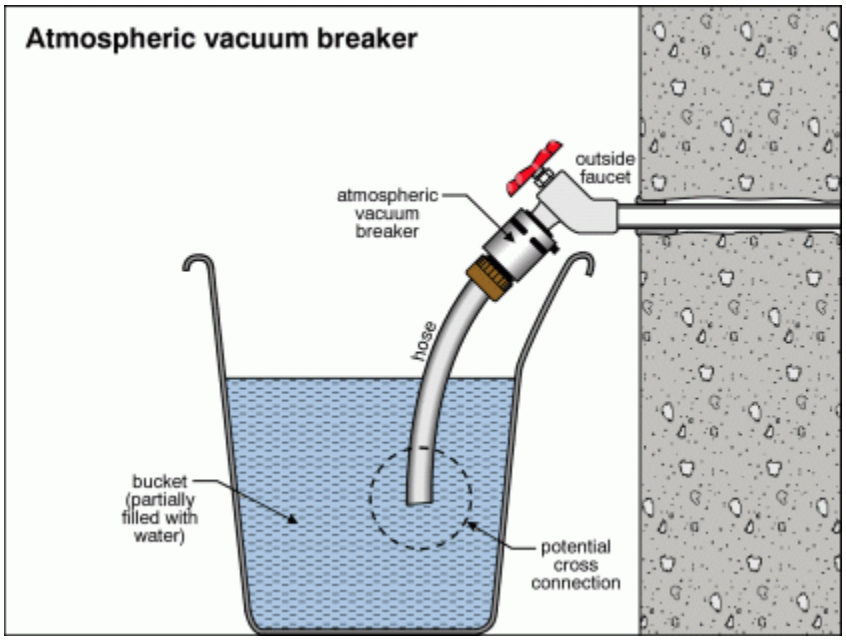


48. *Slow drains at bathroom vanity locations*

FIXTURES AND FAUCETS \ Hose bibb

60. Condition: • Backflow prevention missing
Back flow prevention devices or vacuum breakers (Anti-siphoning devices) missing at all outdoor faucet locations around exterior balcony. Back-flow prevention can help reduce the risk of water lines from siphoning back into potable water and/or becoming contaminated
Implication(s): Contaminated drinking water
Location: Various Exterior

Task: Upgrade
Time: When necessary
Cost: Less than $100



Click on image to enlarge.



49. *Backflow prevention missing*



50. *Backflow prevention missing*

Description

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Gypsum board

Windows:
• Single/double hung
Aluminum Storm Windows installed over existing windows

Glazing:
• Single
Not as efficient as double or triple pane

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities:
• Washer
• Hot/cold water supply
• Dryer
• Vented to outside
Dirty and full of lent
• 120-Volt outlet
• 240-Volt outlet
Continuity not confirmed
• Waste standpipe
Laundry Drainage Undersized
• Gas piping
Capped at time of inspection

Bathroom ventilation:
• Exhaust fan
No exhaust fan in spare bath. Window only

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Not included as part of a building inspection: • Video and Media Systems and Networks

Not included as part of a building inspection: • Security systems and intercoms • Cosmetic issues

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Recommendations

FLOORS \ Ceramic tile, stone, marble, etc

61. Condition: • Tiles cracked

Tiles cracked and detached in kitchen

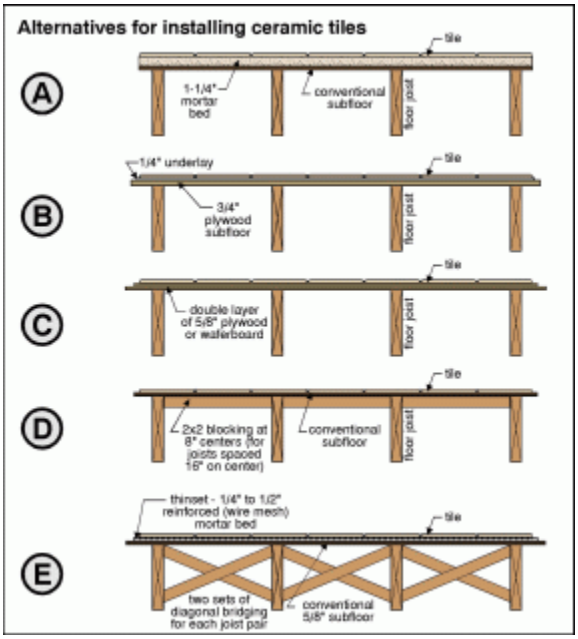
Implication(s): Cosmetic defects | Trip or fall hazard

Location: Various Interior

Task: Correct

Time: Immediate

Cost: Depends on work needed



Click on image to enlarge.



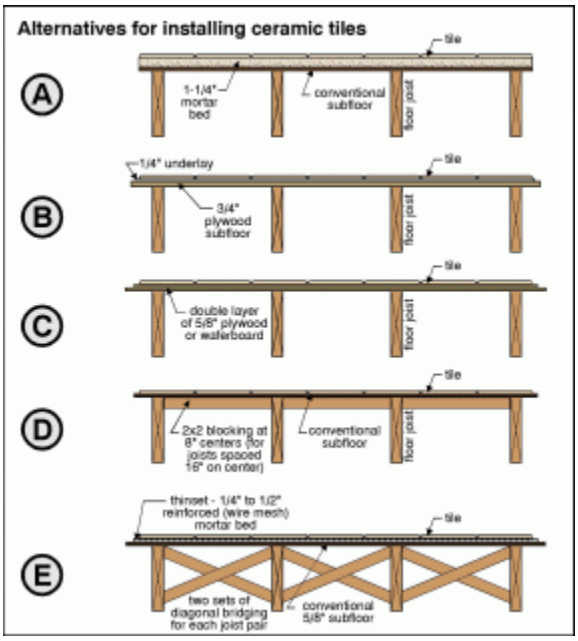
51. *Tiles cracked in kitchen*

62. Condition: • Tiles loose

Loose tiles can be a trip hazard until corrected

Implication(s): Cosmetic defects | Slip hazard

Location: Various Interior
Time: Immediate
Cost: Depends on work needed



Click on image to enlarge.



52. *Tiles loose in bathroom*

CEILINGS \ Plaster or drywall

63. Condition: • Vertical cracks in drywall at ceiling transitions
Location: Various Interior
Task: Correct
Time: When necessary
Cost: Less than $100

WINDOWS \ Glass (glazing)

64. Condition: • Single pane windows are not efficient as double-pane windows by today's building standards. Advise upgrading as necessary for efficiency purposes but, is not required

Implication(s): Reduced Efficiency I Higher Energy Costs I Reduced Security
Location: Throughout
Task: Correct
Time: When necessary
Cost: Depends on work needed



53. *Single pne windows not efficient*

WINDOWS \ Means of egress/escape

65. Condition: • Aluminum storm windows installed over existing single-pane windows can become a hazard in case of emergency
Implication(s): Reduced Visibilty I Limited Exit Capabilties
Location: Throughout Exterior
Task: Correct
Time: When necessary
Cost: Depends on work needed



54. *Storm windows applied over existing windows*

DOORS \ Doors and frames

66. Condition: • Inoperable

Sliding door damaged or difficult to open to outside of structure

Implication(s): Reduced operability

Location: Interior Living Room

Task: Correct

Time: When necessary

Cost: Depends on work needed



55. *Sliding door inoperable*

STAIRS \ Height

67. Condition: • Uneven stair height can be a trip hazard until corrected

Implication(s): Personal Injury

Location: Interior Garage

Task: Correct

Time: Immediate

Cost: Depends on work needed



56. *Top stair height over 7 3/4"*

STAIRS \ Handrails

68. Condition: • Missing

A handrail is required when three or more steps are applied

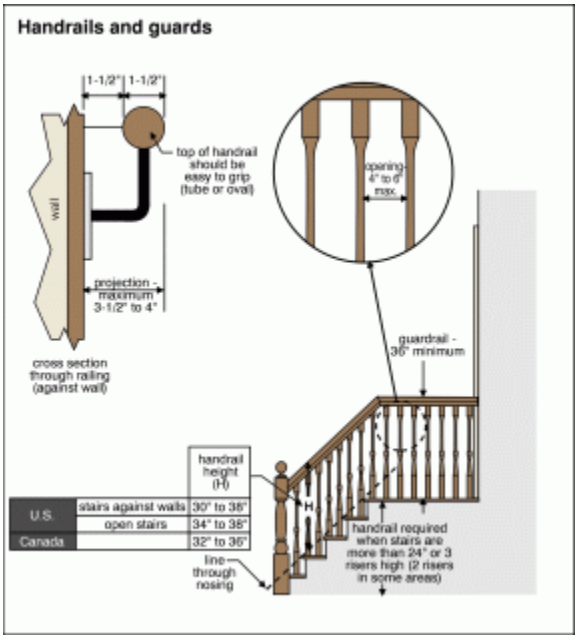
Implication(s): Fall hazard

Location: Interior Garage

Task: Correct

Time: When necessary

Cost: Depends on work needed



Click on image to enlarge.

GARAGE \ Walls and ceilings

69. Condition: • Tape and bedding detachment in drywall seams (cosmetic) at various locations inside garage. While this damage is cosmetic, repair cost should still be considered due to the amount of damage

Location: Various Interior
Task: Correct
Time: When necessary
Cost: Depends on work needed



57. *Ceiling drywall detachement*

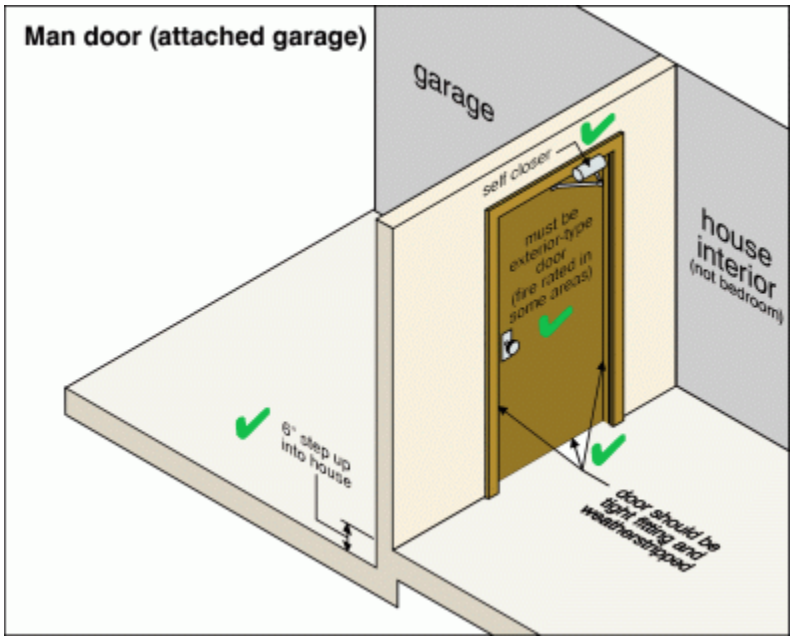
GARAGE \ Man-door between garage and living space

70. Condition: • Doors that open out over stairs can be a hazardous condition until corrected. Advise reversing or removing storm door at garage for safety purposes
Implication(s): Personal Injury
Location: Interior Garage
Task: Correct
Time: Immediate
Cost: Less than $100



58. *Exit storm door opens out over stairs*

71. Condition: • Door not fire rated or exterior type
Door access to garage is NOT a fire rated door or is hollow core. This means that should a fire occur in garage, the occupant door does not afford protection until fire department arrival. This door should be replaced with a "solid-core" 20 minute fire rated door
Implication(s): Increased fire hazard
Location: Interior Garage Bedroom
Task: Upgrade
Time: Immediate
Cost: Depends on work needed



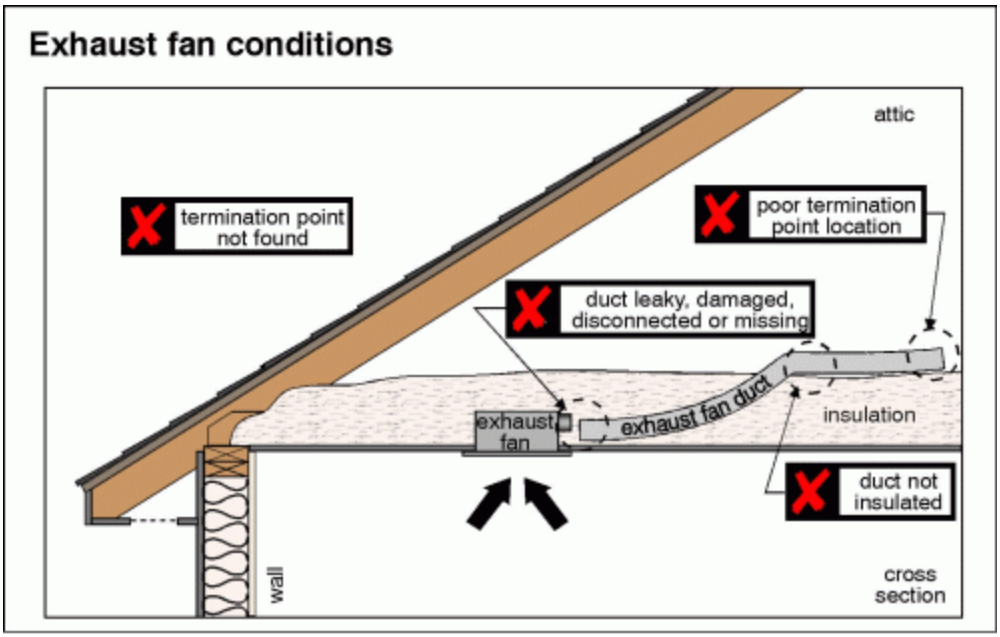
Click on image to enlarge.


59. *Hollow door not fire rated at garage*


60. *Exit door not exterior type in bedroom*

EXHAUST FANS \ Kitchen range exhaust system
72. Condition: • Not vented to exterior
Bathroom exhaust venting should terminate to exterior of structure
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Interior Bathrooms
Task: Correct
Time: When necessary
Cost: Depends on work needed



Click on image to enlarge.



61. *Not vented to exterior*

APPLIANCES \ Dishwasher

73. Condition: • Loose
Dishwasher unit should be properly secured to the bottom side of the cabinet with approved mounting screws specifically designed for dishwashers
Implication(s): Reduced operability
Location: Interior Kitchen
Task: Correct
Time: Immediate
Cost: Less than $100



62. *Dishwasher detached from under countertop*

74. Condition: • Backflow prevention missing
An applied air-gap prevention device can protect the dishwasher enclosure from contaminated water backflow from the drainage source
Implication(s): Contaminated drinking water
Location: Interior Kitchen
Task: Correct
Time: Immediate
Cost: Less than $100



63. *Backflow prevention missing*

END OF REPORT

PROPERTY INSPECTION REPORT

Prepared For:	Mathew Kurzman	
	(Name of Client)	
Concerning:	5715 Hillcroft Dr, Dallas, TX	
	(Address or Other Identification of Inspected Property)	
By:	Kevan Brent Giles PREI Lic. 7297	Fri, Mar 13, 2015
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier and beam, Crawlspace
Foundation Performance Opinion: Satisfactory
Comments:
Crawlspace floor: **Insulation missing between floor-joists at all locations under structure. Lack of insulation, or no insulation at all, can significantly affect the efficiency of heating and cooling capabilities within the home if not applied. Therefore, it is highly advised to install the correct type of insulation under this structure, or as necessary to conserve energy and reduce utility costs**

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:
Downspouts: **Loose connections** *Location(s):* **Rear Exterior**
Downspouts: **Downspouts discharging below grade** *Location(s):* **Front Exterior Wall**
Downspouts: **Should discharge 6 feet from building** *Location(s):* **Throughout Exterior**
Gutters: **Leaking rain gutters can often produce the opposite affect in carrying water away from the structure** *Location(s):* **Throughout Exterior**
Gutters: **Detached rain guttering system may require replacement** *Location(s):* **Rear Exterior**

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Composition shingles
Viewed From: A ladder at the edge of the roof, The ground with binoculars
Comments:
Chimney flashings: **Overlap inadequate on base or cap flashings** *Location(s):* **Exterior Roof**
Roof/wall flashings: **Detached headwall flashing should be secured to the roof deck and kept sealed with asphalt sealant** *Location(s):* **Exterior Roof**

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

Viewed From: Roof framing/attic viewed from attic
Approximate Average Depth of Insulation: 4 inches
Comments:
Insulation: **Amount inadequate** *Location(s):* **Interior Attic**
Pull-down stairs/ladder: **Noted unstable or loose bolting hardware on the attic pull down stairs. This is considered a hazardous condition until corrected. Advise counter-sinking the screw nuts into wood rails and/or the application of "lock-tite" thread locking material to maintain ladder stability** *Location(s):* **Interior Garage**

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

Comments:
Soffits and fascia: **Loose or missing pieces** *Location(s):* **Various Exterior**

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Masonry veneer walls: **Weep holes missing or ineffective** *Location(s):* **Various Exterior**

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:
Ceramic tile, stone, marble, etc: **Tiles cracked** *Location(s):* **Various Interior**
Ceramic tile, stone, marble, etc: **Tiles loose** *Location(s):* **Various Interior**
Columns or piers: **Spalling concrete or brick** *Location(s):* **Interior Crawl Space**
Plaster or drywall: **Vertical cracks in drywall at ceiling transitions** *Location(s):* **Various Interior**

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

Comments:
Doors and frames: **Inoperable** *Location(s):* **Interior Living Room**
Man-door between garage and living space: **Door not fire rated or exterior type** *Location(s):* **Interior Garage Bedroom**
Man-door between garage and living space: **Doors that open out over stairs can be a hazardous condition until corrected. Advise reversing or removing storm door at garage for safety purposes** *Location(s):* **Interior Garage**

☑ ☐ ☐ ☑ **H. Windows**

Comments:
Glass (glazing): **Single pane windows are not efficient as double-pane windows by today's building standards. Advise upgrading as necessary for efficiency purposes but, is not required** *Location(s):* **Throughout**
Means of egress/escape: **Aluminum storm windows installed over existing single-pane windows can become a hazard in case of emergency** *Location(s):* **Throughout Exterior**

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:
Handrails: **Missing** *Location(s):* **Interior Garage**
Height: **Uneven stair height can be a trip hazard until corrected** *Location(s):* **Interior Garage**

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:
Fireplace damper: **Inoperative** *Location(s):* **Interior Living Room**
Inspect/sweep chimney: **Inspect (and/sweep if needed) before using** *Location(s):* **Interior Living Room**
Masonry chimney cap: **Screen missing or damaged** *Location(s):* **Rear Exterior**

☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

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☐ ☑ ☐ ☐ **L. Other**

Comments:

Walls and ceilings: **Tape and bedding detachment in drywall seams (cosmetic) at various locations inside garage. While this damage is cosmetic, repair cost should still be considered due to the amount of damage** *Location(s):* **Various Interior**

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Service box: **Unprotected openings** *Location(s):* **Interior Bedroom**

System grounding: **Neutral bonded to ground downstream of box** *Location(s):* **Interior Garage**

Service box: **Poor access** *Location(s):* **Interior Bedroom Closet**

Distribution panel: **Double taps** *Location(s):* **Interior Bedroom**

Distribution panel: **No Arc Fault Interrupter** *Location(s):* **Interior Bedrooms and Master**

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

Type of Wiring: Copper - non-metallic sheathed, Aluminum - non-metallic sheathed

Comments:

Aluminum: **Overheating** *Location(s):* **Various Interior**

Cover plates: **Missing** *Location(s):* **Interior Bedroom**

Wiring - damaged or exposed: **Exposed on walls or ceilings** *Location(s):* **Interior Kitchen**

Lights: **Inoperative** *Location(s):* **Various Interior Exterior**

Carbon monoxide (CO) detectors: **None**

Smoke detectors: **Missing** *Location(s):* **Interior Bedroom**

Wiring - damaged or exposed: **Exposed in attics**

Outlets (receptacles): **No GFI (Ground Fault Interrupter)** *Location(s):* **Interior Exterior Garage Kitchen Bathrooms**

Wiring - installation: **Open splices**

Wiring - installation: **Not well secured**

Wiring - installation: **Abandoned wire**

Wiring - damaged or exposed: **Exposed branch circuit conductors lying on the ground or touching soils under structure. Wire conductors should not be touching soils and should be secured to the bottom of the floor-joists. Current condition could become a shock hazard if not corrected** *Location(s):* **Interior Crawl Space**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Furnace

Energy Sources: Gas, Electricity

Comments:

Heat exchanger: **Cracks, holes or rust** *Location(s):* **Interior Hallway Bathroom**

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Heat exchanger: **Soot or deposits** *Location(s):* **Various Interior**
Cabinet: **Flexible connectors that pass through the side wall of a furnace cabinet housing are disallowed. A flex line routed through a furnace casing to the gas valve may be subject to damage and should be protected by a black pipe from the gas valve to the exterior of the furnace cabinet. There are many variables and arguments still ongoing in regards to this common problem. Just keep in mind, in the event of a faulty burner, flexible gas connectors are soft brass and aluminum that are NOT resistant to direct heat or flame** *Location(s):* **Interior Hallway Bathroom**

☑ ☐ ☐ ☑ **B. Cooling Equipment**
Type of Systems: Independent system, Central air
Comments:
Life expectancy: **Old** *Location(s):* **Right Side Exterior**
Condensate system: **No auxiliary pan** *Location(s):* **Interior Hallway Bathroom**

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**
Comments:
Ducts, registers and grilles: **Poor location** *Location(s):* **Various Interior**

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: Front near street
Location of main water supply valve: Unable to locate under soils
Static water pressure reading: 80 psi
Comments:
Supply piping in building: **Excessive pressure** *Location(s):* **Throughout**
Bathtub enclosure: **Tile loose, broken or missing**
Location(s): **Interior Bathroom Hallway Bathroom**
Shower stall: **Slow drains** *Location(s):* **Interior Bathroom Hallway Bathroom**
Bathtub: **Slow drain** *Location(s):* **Interior Bathroom Hallway Bathroom**
Hose bibb: **Backflow prevention missing** *Location(s):* **Various Exterior**
Supply piping in building: **Insulation missing around pressurized water lines to plumbing fixtures under structure at time of inspection. Exposed water supply lines can freeze without the presence of insulation "pipe-wrap" material**
Location(s): **Crawl Space**
Shower stall: **Cracks in shower pan can leak and cause reputable damage to the surrounding materials and weaken structured members if not corrected**
Location(s): **Interior Bathroom**

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**
Comments:
Drain piping - installation: **Galvanized steel pipe buried in soil**
Location(s): **Interior Crawl Space**

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☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Sources: Gas
Capacity: 40 gallons
Comments:
Tank: **Safety pan and drain missing** *Location(s):* **Interior Garage**
Gas piping: **No drip leg** *Location(s):* **Interior Garage**
Venting system: **Improper material** *Location(s):* **Interior Garage**
Heater: **Pressure Reducing Device** *Location(s):* **Interior Garage**

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☐ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments:
Dishwasher: **Loose** *Location(s):* **Interior Kitchen**
Dishwasher: **Backflow prevention missing** *Location(s):* **Interior Kitchen**

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:
Kitchen range exhaust system: **Not vented to exterior** *Location(s):* **Interior Bathrooms**

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments:

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☑ ☐ ☐ ☑ **G. Garage Door Operators**
Comments:
Vehicle door operators: **Fails to auto reverse** *Location(s):* **Interior Garage**
Vehicle door operators: **Door locks not disabled** *Location(s):* **Interior Garage**
Vehicle door operators: **Photo-electric sensors should be installed at least 16 to 18 inches off the garage floor surface** *Location(s):* **Interior Garage**
Vehicle door operators: **Missing hand remote devices. Ask seller's or current home**

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owner for remote control devices prior to moving into structure
Location(s): **Interior Garage**

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

☐ ☐ ☑ ☐ **I. Other**
Comments:

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:
Observations: **Irrigation heads did not pop up** *Location(s):* **Throughout Exterior**
Observations: **Pump not operational** *Location(s):* **Exterior Garage**
Observations: **GFCI missing** *Location(s):* **Interior Garage**
Observations: **No rain or moisture sensor** *Location(s):* **Interior Exterior Garage**
Observations: **PVC conduit should be secured to exterior wall surface and protect from damage by lawn grooming equipment** *Location(s):* **Exterior**

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☑ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☑ ☐ **F. Other**
Comments:

END OF TREC REPORT