INSPECTION REPORT

For the Property at:

100 ANYWHERE

AUSTIN, TX

Prepared for: JOHN DOE

Inspection Date: Wednesday, March 6, 2019

Prepared by: Chris Nowling

Chris Nowling Inspection Services, LLC
6608 Wolfcreek Pass
Austin, TX 78749
512-288-0288
5127977564

www.cniservices.net
chris@CNIServices.net

SUMMARY

100 Anywhere, Austin, TX March 6, 2019

SUMMARY REFERENCE

This Summary Report is designed to assist the reader as an overview of the full report. These items are the ones that are considered to be "Deficiencies", "in need or repair or further investigation". Much more information is available in the complete inspection report. We will not be held liable for any omissions on this report.

Priority Maintenance Items

Roofing

SLOPED ROOFING \ Composition shingles

1. Condition: • Granule loss

Excessive premature granule loss at front slopes. Possibly related to an impact event such as hail.

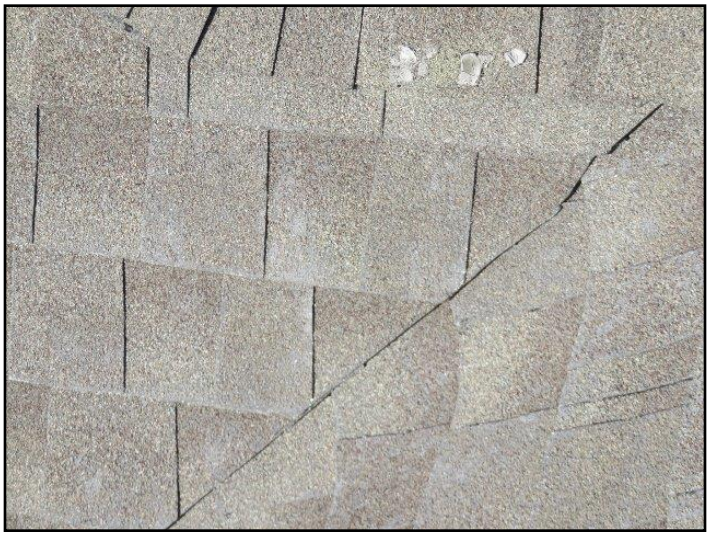
Implication(s): Shortened life expectancy of material

Location: Southwest

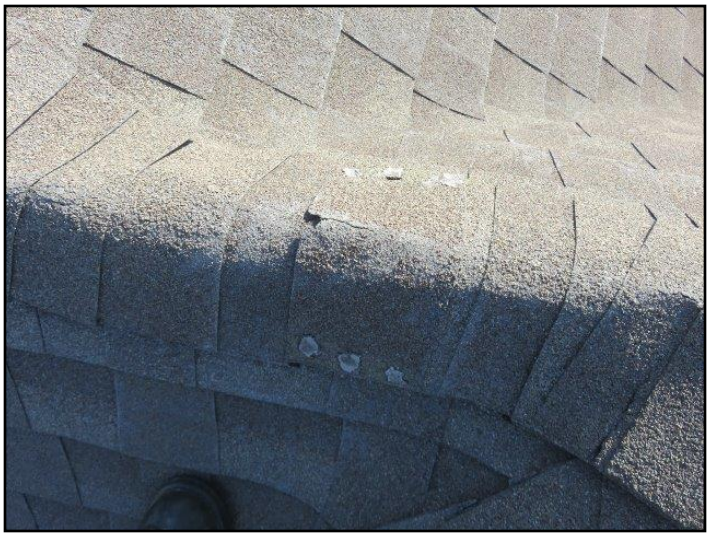
Task: Deficiency- Further evaluation

Time: Immediate

1. *Granule loss*

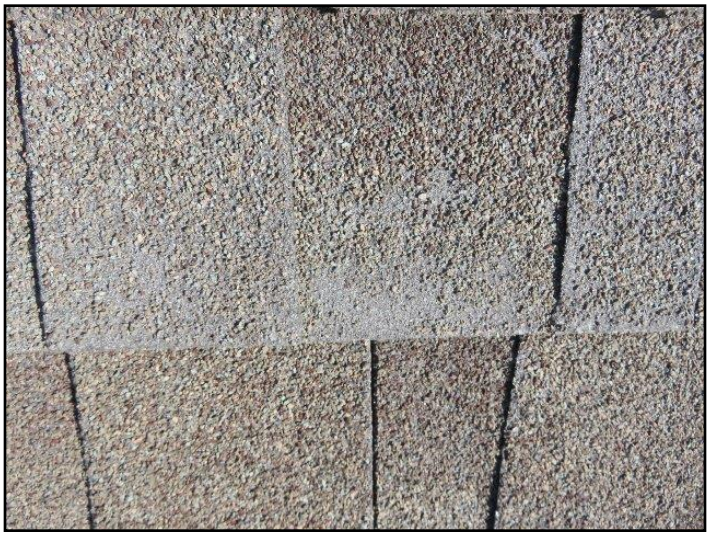


2. *Granule loss*



3. *Granule loss*

4. *Granule loss*



5. *Granule loss*

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

2. Condition: • Siding not cut back

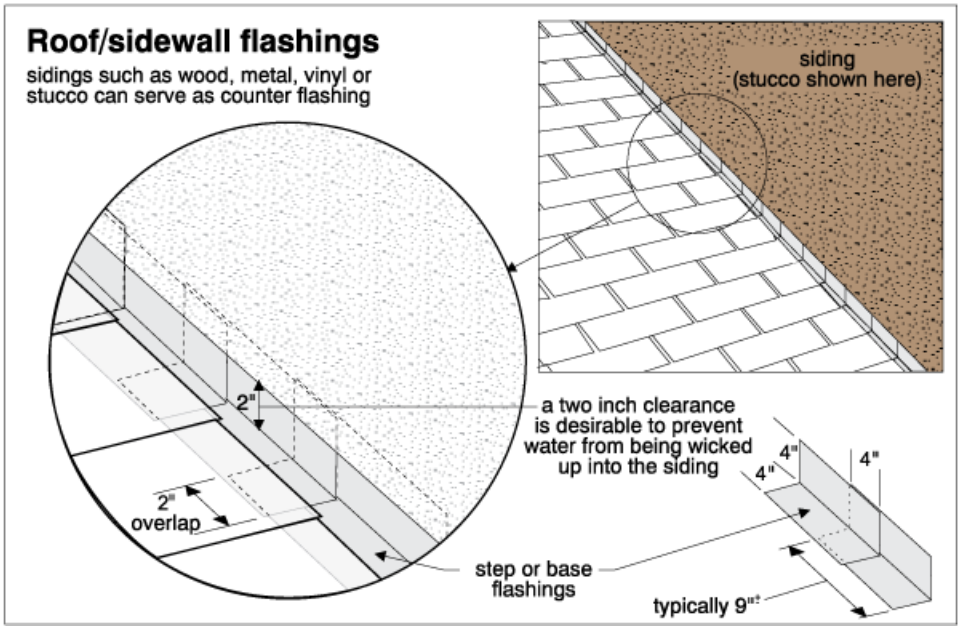
Siding not trimmed away from roof properly.

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

Location: Various areas where siding is above the roof.

Task: Deficiency- Improve

Time: Discretionary



6. *Siding not cut back*

7. *Siding not cut back*

8. *Siding not cut back*

9. *Siding not cut back*

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • Lead flashing not rolled into plumbing vents
Implication(s): Leaks
Location: Left Side
Task: Deficiency- Repair
Time: Immediate

10.

11.

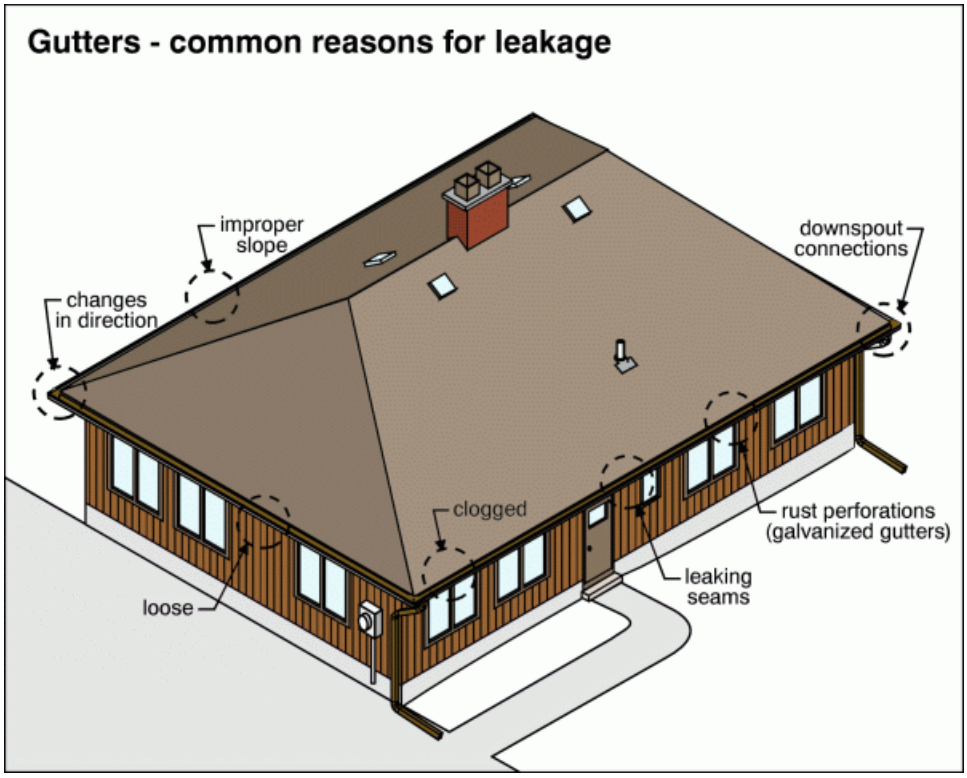
4. Condition: • Damage
Damaged lead flashing at plumbing vent.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Rear near fireplace chimney.
Task: Deficiency- Repair
Time: Immediate

12. *Damage*

Exterior

ROOF DRAINAGE \ Gutters

5. Condition: • Clogged
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Deficiency- Repair
Time: Immediate



WALLS \ Masonry (brick, stone) and concrete

6. Condition: • Gap between overhead garage door jamb and brick veneer at the right side of the garage door needs to be sealed.
Location: Garage
Task: Deficiency- Provide
Time: Immediate

13.

IRRIGATION/SPRINKLER SYSTEM \ Observations

7. Condition: • Missing shutoff valve between water meter and backflow device
Implication(s): Difficult to service
Task: Deficiency- Provide
Time: Discretionary

8. Condition: • No rain or moisture sensor
Implication(s): Increased water consumption
Task: Deficiency- Provide
Time: Discretionary

Electrical

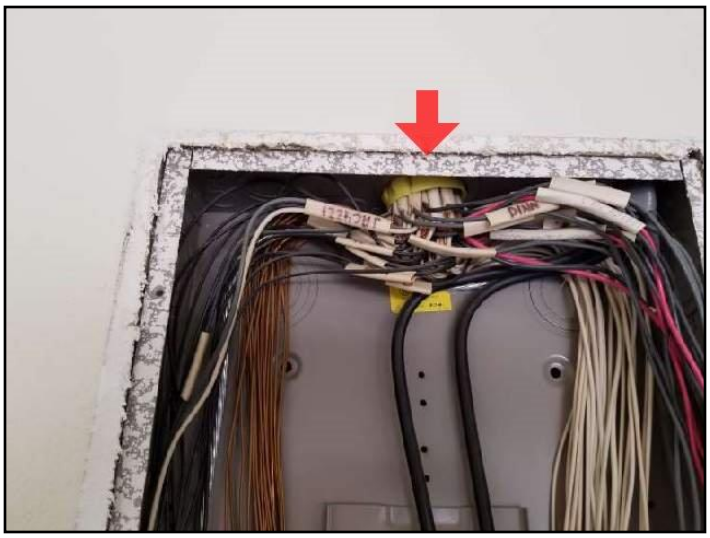
SERVICE BOX, GROUNDING AND PANEL \ System grounding

9. Condition: • The gas pipe bonding was not located at the time of the inspection. The metal piping should be bonded back to the electrical system grounding. The gas piping has always been required to be bonded to the electrical system grounding, it used to occur naturally at gas appliances until they started using flex connectors. Further investigation by a qualified licensed electrician is recommended.
Task: Deficiency- Provide
Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

10. Condition: • The panel is flush mounted and most cables are bundled and exit the panel through a large opening or two. As per current applicable standards, the individual cables should routed through the various small "knock-out" holes at the top, bottom and/or sides of the panel box and secured with approved cable clamps, so that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. What was found here today was generally the method of installation in this region at the time of this homes construction. This installation would not be allowed by current standards. NEC 312.5(C)
Location: Garage
Task: Deficiency- Improve

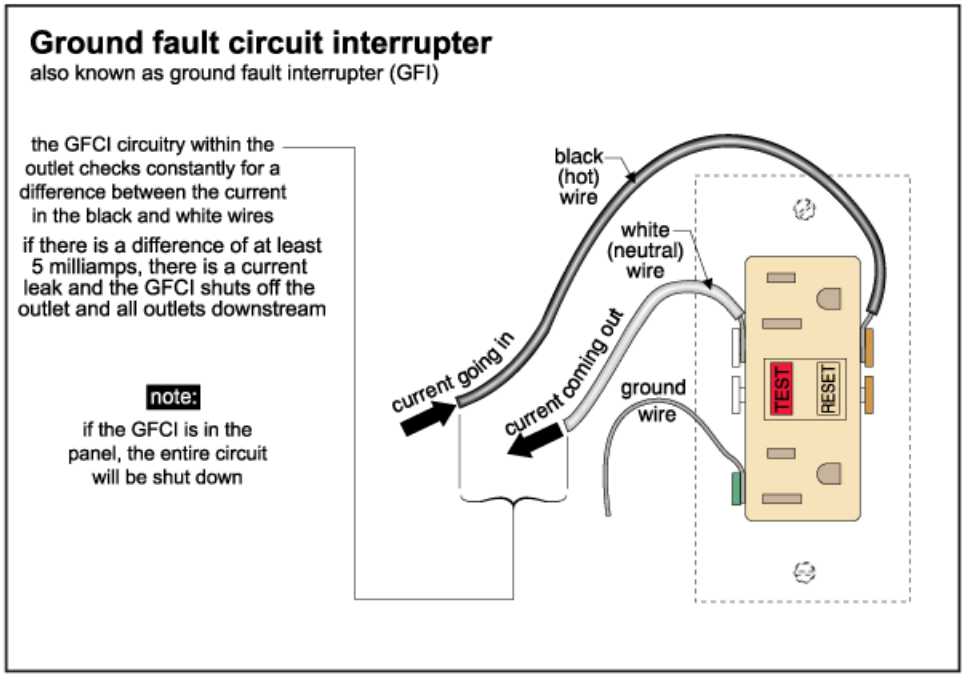
Time: Discretionary



14. *The panel is flush mounted and most cables...*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Under current standards all garage receptacles should have GFCI protection.
Implication(s): Electric shock
Location: Garage
Task: Deficiency- Provide
Time: Immediate



12. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
All 110 volt receptacles.

Implication(s): Electric shock
Location: Laundry Area
Task: Deficiency- Provide
Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Insulation

13. Condition: • Gaps or voids
Insulation batts have fallen down at living room wall exposed to attic near the fireplace.
Implication(s): Increased heating and cooling costs | Reduced comfort
Task: Deficiency- Correct
Time: Immediate

15. *Gaps or voids*

Plumbing

SUPPLY PLUMBING \ Shut off valve

14. Condition: • Buried
Implication(s): Reduced system life expectancy | Difficult to service
Task: Deficiency- Further investigation and repairs recommended
Time: Immediate

16. *Buried*

SUPPLY PLUMBING \ Supply piping in building

15. Condition: • As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator; (if a pressure regulator is present have it serviced/adjusted). Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Client should be aware that once a "pressure reducing valve" has been installed on the water supply, standards call for the installation of an expansion tank. Consult a licensed plumber for further evaluation and correction.
Task: Deficiency- Further investigation and repairs recommended
Time: Immediate

17. *As the static water pressure of the supply...*

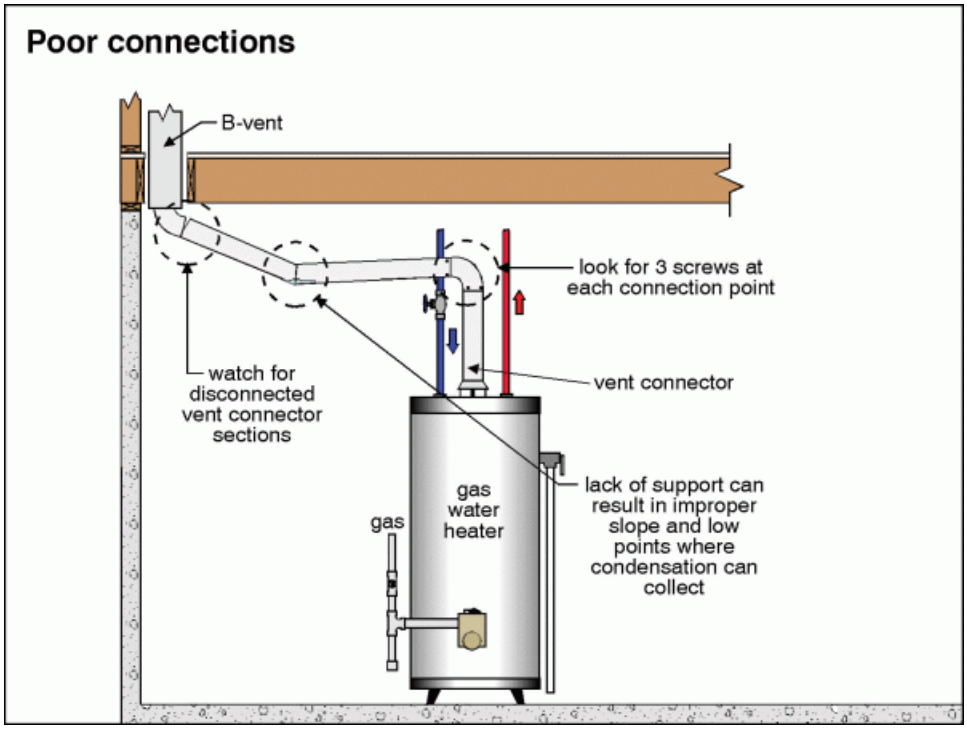
SUPPLY PLUMBING \ Pressure regulator

16. Condition: • Since the water supply to the home is equipped with a pressure reducing valve or backflow device standards require us to report as deficient the lack of an expansion tank at the water heater(s) when a pressure reducing valve or backflow device is in place at the water supply line/system. Some pressure reducing valves have thermal bipass valves. If the device has a thermal bipass valve the expansion tank is not required. There is no way for the inspector to identify this type of valve. Consult a qualified licensed plumber for evaluation. IRC P2903.4

Task: Deficiency- Provide
Time: Immediate

WATER HEATER - GAS BURNER AND VENTING \ Venting system

17. Condition: • Poor connections
Flue not set and secured properly on top of tank.
Implication(s): Equipment not operating properly | Hazardous combustion products entering home
Location: Attic
Task: Deficiency- Repair
Time: Immediate



18. *Poor connections*

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

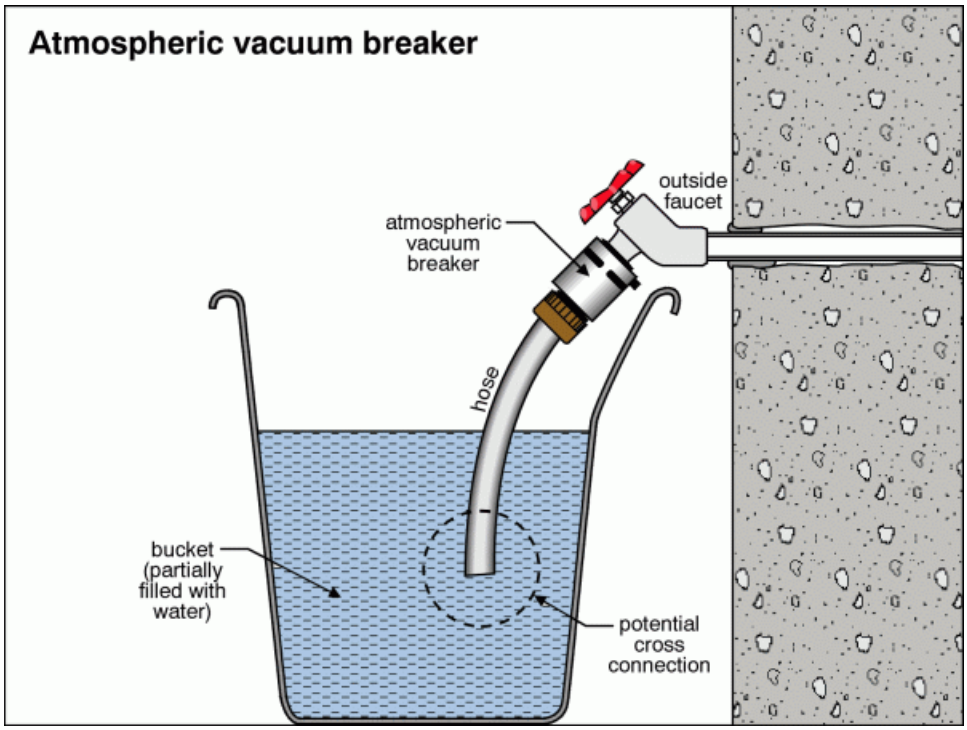
18. Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

Location: Front left of porch.

Task: Deficiency- Provide

Time: Immediate



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

19. Condition: • Slow drains

Sink drains poorly.

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

Location: Rear Upstairs Bathroom

Task: Deficiency- Service

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

20. Condition: • Loose

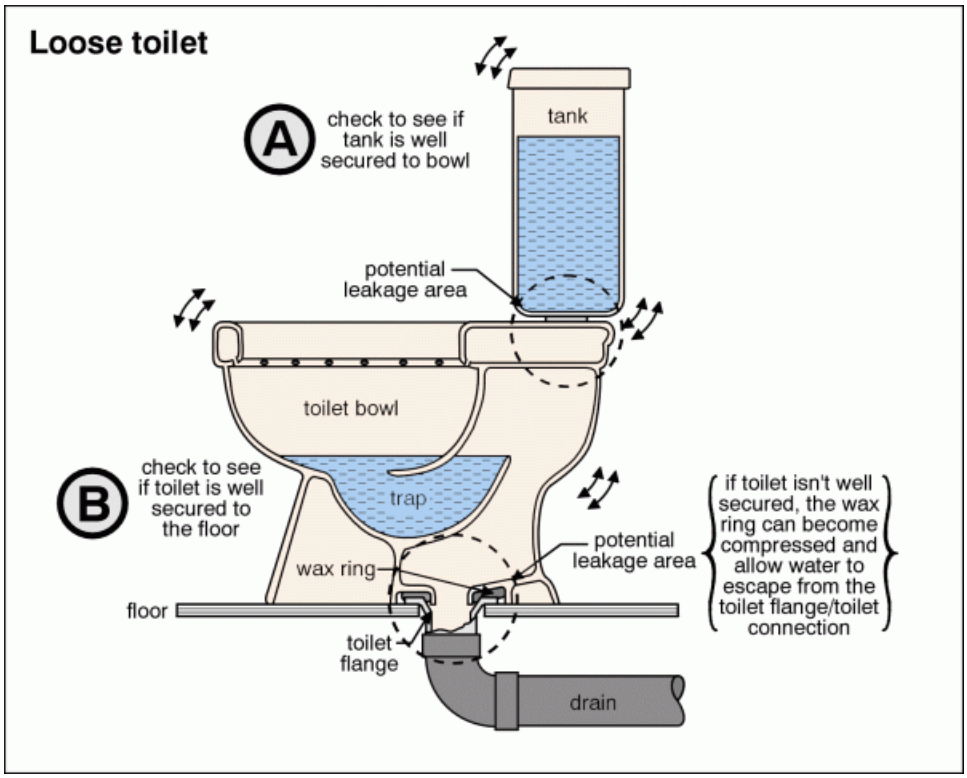
Loose on floor

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

Location: Downstairs half bath

Task: Deficiency- Repair

Time: Immediate



Interior

WINDOWS \ Glass (glazing)

21. Condition: • Lost seal on double or triple glazing
Fogged glass.
Implication(s): Shortened life expectancy of material
Location: Front Upstairs Bedroom
Task: Deficiency- Repair
Time: Discretionary

22. Condition: • Lost seal on double or triple glazing
Fogged glass.
Implication(s): Shortened life expectancy of material
Location: Entry hall and study
Task: Deficiency- Repair
Time: Discretionary

19. *Lost seal on double or triple glazing*

20. *Lost seal on double or triple glazing*

WINDOWS \ Storms and screens

23. Condition: • The window screens for the home are missing or not set in multiple areas. Frequently the screens are removed so that the home shows better. I recommend having all screens set to verify that they are present.
Location: Throughout
Task: Deficiency- Provide
Time: Immediate

EXHAUST FANS \ Kitchen range exhaust system

24. Condition: • Range exhaust appears to be set up for exterior discharge. However much of the air is blowing inside as if it was a recirculating type and I didn't locate the exterior discharge location.
Location: Kitchen
Task: Deficiency- Further investigation and repairs recommended
Time: Immediate

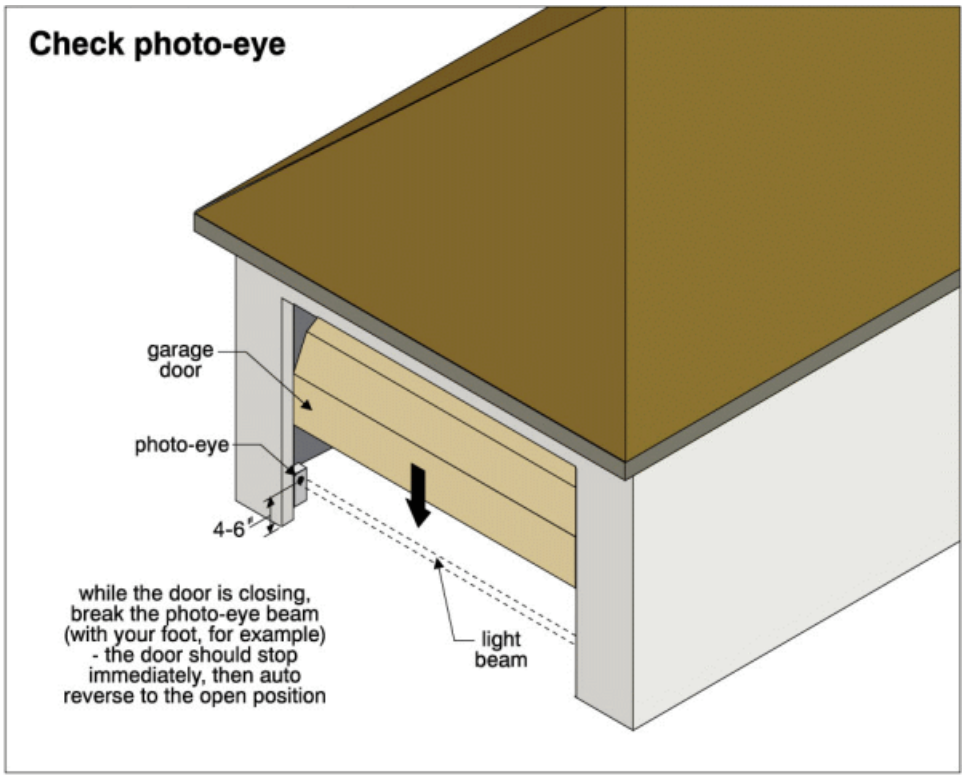
21.

GARAGE \ Door between garage and living space

25. Condition: • Does not close door fully
Automatic closer not functioning properly.
Implication(s): Hazardous combustion products entering home
Location: Garage
Task: Deficiency- Repair
Time: Immediate

GARAGE \ Vehicle door operators

26. Condition: • Sensors poorly located
Sensors should be from 3-8" above the floor.
Implication(s): Physical injury
Location: Garage
Task: Deficiency- Improve
Time: Immediate



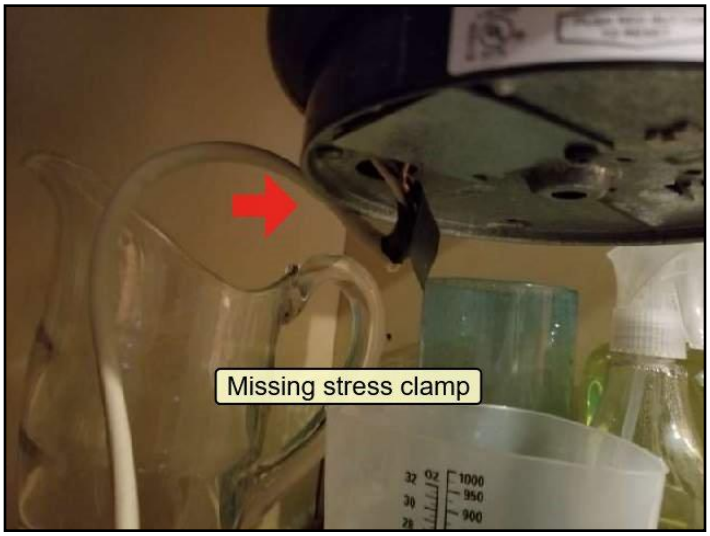
22. *Sensors poorly located*

APPLIANCES \ Dishwasher

27. Condition: • Backflow prevention missing
Implication(s): Contaminated drinking water
Location: Kitchen
Task: Deficiency- Repair
Time: Immediate

APPLIANCES \ Waste disposal

28. Condition: • Wiring exposed or loose
No stress clamp for electrical wiring
Implication(s): Electric shock
Location: Kitchen
Task: Deficiency- Repair
Time: Immediate



23. *Wiring exposed or loose*

APPLIANCES \ Dryer

29. Condition: • Improper roof top dryer vent discharge and it is not equipped with a damper. The screening around it makes it worse.
Task: Deficiency- Further investigation and repairs recommended
Time: Immediate

24. *Improper roof top dryer vent discharge and...*

25. *Improper roof top dryer vent discharge and...*

30. Condition: • We recommend having the dryer vent cleaned as regular maintenance.
Task: Deficiency- Clean
Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

PROPERTY INSPECTION REPORT

Prepared For:	John Doe	
	(Name of Client)	
Concerning:	100 Anywhere, Austin, TX	
	(Address or Other Identification of Inspected Property)	
By:	Chris Nowling	Wed, Mar 06, 2019
	(Name and License Number of Inspector)	(Date)
	TREC Lic. #2123	
	(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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab-on-grade
Foundation Performance Opinion: The foundations appear to be performing their intended function. No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing.
Comments:
Overview: **No structure recommendations are offered as a result of this inspection.**
General: **Corner cracks observed at the corners of the foundation. Conditions are typically related to thermal expansion of the brick/masonry veneer where it rests on the slab. Condition is often due to the flashing under the brick/masonry veneer not extending beyond the edge of the foundation.**

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:
Gutters: **Clogged** *Location(s):* **Various**

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

Types of Roof Covering: Composition shingles
Viewed From: Walking the roof surface
Comments:
Composition shingles: **Granule loss** *Notes:* **Excessive premature granule loss at front slopes. Possibly related to an impact event such as hail.** *Location(s):* **Southwest**
Pipe/stack flashings: **Damage** *Notes:* **Damaged lead flashing at plumbing vent.**
Location(s): **Rear near fireplace chimney.**
Roof/sidewall flashings: **Siding not cut back**
Notes: **Siding not trimmed away from roof properly.**
Location(s): **Various areas where siding is above the roof.**
Pipe/stack flashings: **Lead flashing not rolled into plumbing vents**
Location(s): **Left Side**

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

Viewed From: Roof framing/attic viewed from attic
Approximate Average Depth of Insulation: 8 inches, 12 inches
Comments:
Insulation: **Gaps or voids** *Notes:* **Insulation batts have fallen down at living room wall exposed to attic near the fireplace.**
Insulation: **Animal/pest droppings in attic** *Location(s):* **Various**

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

Comments:
Masonry (brick, stone) and concrete: **Gap between overhead garage door jamb and brick veneer at the right side of the garage door needs to be sealed.**
Location(s): **Garage**

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

I	NI	NP	D	

☑ ☐ ☐ ☐ **F. Ceilings and Floors**
Comments:

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**
Comments:
Door between garage and living space: **Does not close door fully** *Notes:* **Automatic closer not functioning properly.** *Location(s):* **Garage**

☑ ☐ ☐ ☑ **H. Windows**
Comments:
Glass (glazing): **Lost seal on double or triple glazing** *Notes:* **Fogged glass.**
Location(s): **Front Upstairs Bedroom**
Glass (glazing): **Lost seal on double or triple glazing** *Notes:* **Fogged glass.**
Location(s): **Entry hall and study**
Storms and screens: **The window screens for the home are missing or not set in multiple areas. Frequently the screens are removed so that the home shows better. I recommend having all screens set to verify that they are present.**
Location(s): **Throughout**

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

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

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

☐ ☐ ☑ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**
Comments:
System grounding: **The gas pipe bonding was not located at the time of the inspection. The metal piping should be bonded back to the electrical system grounding. The gas piping has always been required to be bonded to the electrical system grounding, it used to occur naturally at gas appliances until they started using flex connectors. Further investigation by a qualified licensed electrician is recommended.**

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper - non-metallic sheathed
Comments:

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

I	NI	NP	D

Outlets (receptacles): **GFCI/GFI needed (Ground Fault Circuit Interrupter)**
Notes: **Under current standards all garage receptacles should have GFCI protection.** *Location(s):* **Garage**
Outlets (receptacles): **GFCI/GFI needed (Ground Fault Circuit Interrupter)**
Notes: **All 110 volt receptacles.** *Location(s):* **Laundry Area**
Outlets (receptacles): **Arc-Fault Circuit Interrupters (AFCI) devices are some of the newest safety devices for electrical systems. They became required for homes built after 2002 in the bedrooms. In 2008 the standards were changed to read as follows. Arc- Fault Circuit Interrupters (AFCI) requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the " signature" of an electrical arc, and then open the circuit when arcing occurs. If the home was built prior to 2002 these devices may not be able to be installed due to changes in basic wiring techniques to accommodate the AFCI devices. Corrections should be performed by a licensed electrician.**
Outlets (receptacles): **The 2008 NEC calls for the installation of "tamper resistant receptacles". This home was built prior to that requirement. Installation of these devices is not required but the homeowner may want to have them installed for increased safety.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**
Type of Systems: Furnace
Energy Sources: Gas
Comments:
Overview: **No heating recommendations are offered as a result of this inspection.**

☑ ☐ ☐ ☐ **B. Cooling Equipment**
Type of Systems: Air cooled
Comments:
Overview: **No air conditioning or heat pump recommendations are offered as a result of this inspection.**

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: Front near street
Location of main water supply valve: In the yard next to the meter box/hatch.
Static water pressure reading: 95psi

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

I	NI	NP	D

Comments:
Shut off valve: **Buried**
Toilet: **Loose** *Notes:* **Loose on floor** *Location(s):* **Downstairs half bath**
Basin, sink and laundry tub: **Slow drains** *Notes:* **Sink drains poorly.**
Location(s): **Rear Upstairs Bathroom**
Hose bib or bibb (outdoor faucet): **Backflow prevention missing**
Location(s): **Front left of porch.**
Supply piping in building: **As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator; (if a pressure regulator is present have it serviced/adjusted). Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. Client should be aware that once a "pressure reducing valve" has been installed on the water supply, standards call for the installation of an expansion tank. Consult a licensed plumber for further evaluation and correction.**
Pressure regulator: **Since the water supply to the home is equipped with a pressure reducing valve or backflow device standards require us to report as deficient the lack of an expansion tank at the water heater(s) when a pressure reducing valve or backflow device is in place at the water supply line/system. Some pressure reducing valves have thermal bipass valves. If the device has a thermal bipass valve the expansion tank is not required. There is no way for the inspector to identify this type of valve. Consult a qualified licensed plumber for evaluation. IRC P2903.4**

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Comments:

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Sources: Gas
Capacity: 50 gallons
Comments:
Venting system: **Poor connections** *Notes:* **Flue not set and secured properly on top of tank.** *Location(s):* **Attic**

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

☐ ☐ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

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

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

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

I	NI	NP	D

Comments:
Waste disposal: **Wiring exposed or loose** *Notes:* **No stress clamp for electrical wiring** *Location(s):* **Kitchen**

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**
Comments:
Kitchen range exhaust system: **Range exhaust appears to be set up for exterior discharge. However much of the air is blowing inside as if it was a recirculating type and I didn't locate the exterior discharge location.** *Location(s):* **Kitchen**

☑ ☐ ☐ ☐ **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: **Sensors poorly located** *Notes:* **Sensors should be from 3-8" above the floor.** *Location(s):* **Garage**

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**
Comments:
Dryer: **Improper roof top dryer vent discharge and it is not equipped with a damper.**
Notes: **The screening around it makes it worse.**
Dryer: **We recommend having the dryer vent cleaned as regular maintenance.**

☐ ☐ ☑ ☐ **I. Other**
Comments:

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:
Observations: **Missing shutoff valve between water meter and backflow device**
Observations: **No rain or moisture sensor**

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

☐ ☐ ☑ ☐ **C. Outbuildings**

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

I	NI	NP	D

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:

LIMITATIONS

Infrared

• General: **Scope of our Reports: 1.The report is a thermal-imaging/moisture report prepared following an above ground infrared/moisture inspection of the interior areas of the building (the "Imaged Area") only . For the sake of clarity, we will not inspect and the "Imaged Area" will not include:**
a. the external slagging, exterior building envelope, exterior structures of roofing of the building;
b. any interior area where we do not have direct access of a clear line of sight including, without limitation, any areas covered by furniture or structures such as cupboards; and any area that can not be reached with a hand held moisture meter without the use of props; and
c. areas that were not accessible at the time of our investigation;
2. identifies potential thermal temperature and/or moisture anomalies with the Imaged Area at the time of our inspection only, is useful in detecting potential leaks, moisture and heat loss (the "Defects") and provides an opinion on the presence of absence of the Defects in the Imaged Area; and
3. is a preliminary non-invasive investigation for potential Defects which, if any potential Defect is detected, may be followed up at the election of the customer with further invasive or non-invasive investigations. A non-invasive moisture reading is not a conclusive indication that moisture is present. In some cases, a non-invasive capacitance moisture meter may be affected by hidden metals or chemical preservatives.
4. The invasive and/or non-invasive moisture meter will only read moisture content up to 24mm into timber framing, therefore some moisture in the timber could be missed if not within the vicinity of 24mm of the interior walls. Both invasive and non-invasive testing does not detect dry rot. Weather conditions could also affect the outcome of readings taken. Our reports do not determine if a home is or is not a 'leaky home' and is not a 'weather-tightness' report, as invasive testing would need to be carried through the exterior cladding into the framework to get conclusive results.

Roofing

• Roof inspection limited/prevented by: **We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of**

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

I	NI	NP	D

leakage, wear, etc.

• Inspection performed: **By walking on roof**

Exterior

• Inspection limited/prevented by: **Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection.**

• Inspection limited/prevented by: **Sprinkler System Anti-siphon/double check backflow valve present not performance tested**

• Inspection limited/prevented by: **Storage**

• Inspection limited/prevented by: **Storage in garage**

• Upper floors inspected from: **Ground level**

• Exterior inspected from: **Ground level**

Structure

• Inspection limited/prevented by: **Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.**

• Inspection limited/prevented by: **Ceiling, wall and floor coverings**

• Inspection limited/prevented by: **Carpet/furnishings**

• Inspection limited/prevented by: **Storage**

• Attic/roof space: **Entered but access was limited**

Electrical

• Inspection limited/prevented by: **Storage**

• Inspection limited/prevented by: **Insulation**

• System ground: **Continuity not verified**

• System ground: **Quality of ground not determined**

• Not included as part of a building inspection: **The central security system is beyond the scope of this inspection.**

Heating

• Inspection prevented/limited by: **Chimney interiors and flues are not inspected**

• Inspection prevented/limited by: **Cannot verify effectiveness of air filter**

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

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

• Heat exchanger: **Not visible**

Cooling & Heat Pump

• Inspection limited/prevented by: **Exterior temperature too low to safely operate the system. Temperature is below 60 degrees. (system not inspected).**

Insulation and Ventilation

• Inspection prevented by no access to: **Roof space**

• Inspection prevented by no access to: **Wall space**

• Inspection prevented by no access to: **Floor space**

• Attic inspection performed: **By entering attic, but access was limited**

• Air/vapor barrier system: **Continuity not verified**

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

I	NI	NP	D

• Mechanical ventilation effectiveness: **Not verified**

Plumbing

• Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
• Items excluded from a building inspection: **Concealed plumbing**
• Items excluded from a building inspection: **Tub/sink overflows**
• Items excluded from a building inspection: **Water treatment equipment**
• Items excluded from a building inspection: **Water heater relief valves are not tested**

Interior

• Inspection limited/prevented by: **Carpet**
• Inspection limited/prevented by: **Storage/furnishings**
• Inspection limited/prevented by: **Storage in closets and cabinets / cupboards**
• Not included as part of a building inspection: **Security systems and intercoms**
• Not included as part of a building inspection: **Cosmetic issues**
• Not included as part of a building inspection: **Aesthetics or quality of finishes**
• Not included as part of a building inspection: **Floor coverings**

END OF TREC REPORT