



11615 Anystreet Trl.
Austin, TX 78750



Date of Inspection: 2/10/09

Time of Inspection: 9:00 AM

Weather Conditions: Sunny Cloudy Rain

Outside Temperature (*High*): 70 Degrees

House: Occupied Not Occupied

Utilities On: Gas Electric Water

Year of Construction: 1981

Purchaser of Inspection: Buyer Seller Owner(warranty inspections)

Present At Inspection: Buyer Buyer's Realtor Seller
Owner(warranty inspections)

Front of house faces: North South East West

PROPERTY INSPECTION REPORT



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PROPERTY INSPECTION REPORT

Prepared For: Joe & Jane Homebuyer
(Name of Client)

Concerning: 11615 Sweetwater Trl. Austin, TX 78750
(Address or Other Identification of Inspected Property)

By: Jesse Bryant TREC License #8511 2/10/09
(Name and License Number of Inspector) (Date)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Inspection limitations can be found in the "Inspection Authorization and Service Agreement", in the Texas Real Estate Commission's (TREC) Standards of Practice for Home Inspectors (viewable here - http://www.guidedinspections.com/files/TREC_Standards_of_Practice_-_FEB09.pdf).
- This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
- This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
- If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
- Acceptance of this report signifies the buyers understanding of the terms listed above.
- The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of the inspection by the addition of a report addendum.

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on-grade.

Comments: The foundation is in generally good condition and is adequately supporting the structure at this time. There are currently no visible or noticeable indications of foundation movement such as significant sheetrock or mortar cracks, out-of-square doors or windows or significant sloping of the floors. Some minor sheetrock cracking was noticed at the corner of the downstairs bathroom door. However, the crack appears to be related to typical structural settlement, which can occur over time, and not specific foundation problems. Other items related to the foundation are listed below.

Method of inspection: Visual inspection of the interior and exterior portions of the home; including the exterior grade beam.

- There is a large tree at the Northeast corner of the house that is in close proximity to the foundation. Although there are currently no indications of substantial structural movement due to the tree, it should be noted that this tree represents a potential cause for future foundation problems. In some cases trees less than 10 feet from the foundation's perimeter grade beam should be removed or have a suitable root barrier installed to help prevent insufficient soil moisture levels near the foundation. Root growth close to the foundation can deplete soil moisture in the area, creating uneven soil moisture content around the perimeter grade beam. This uneven soil moisture could lead to differential foundation movement. This area should be monitored and repairs undertaken if necessary.

Foundation Maintenance Notes:

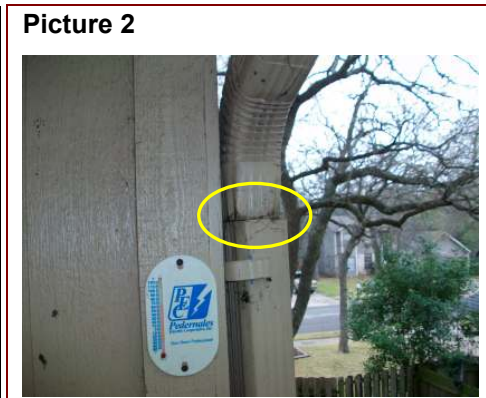
Most of the soil in the central Texas area is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. *Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.*
2. *If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.*
3. *The area around the foundation should always be watered evenly around the ENTIRE structure.*
4. *The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water **EVENLY** every time.*
5. *Do not let water stand next to the foundation.*
6. *Never allow the soil to dry to the point of cracking or pulling away from the foundation.*

B. Grading & Drainage - Comments:

- Some of the gutter downspouts are lacking a splash block or a downspout extension (**pic 1**). All gutter downspouts should discharge water at least 3 – 5 feet away from the foundation in order to maintain a proper level of soil moisture content around the foundation and to prevent ponding or soil erosion.
- The downspout at the Northeast corner of the house is not properly secured where two of the downspout sections connect (visible from the upper deck) and may possibly leak prior to discharging at the bottom (**pic 2**).
- The gutters are very dirty and should be cleaned (**pic 3**). Gutters that are full of debris can easily overflow and cause potential water damage to nearby walls, soil erosion and may even become loose at the roof fascia trim. There is a section of the rear gutter over the kitchen window that is sagging. Cleaning and re-securing are recommended.

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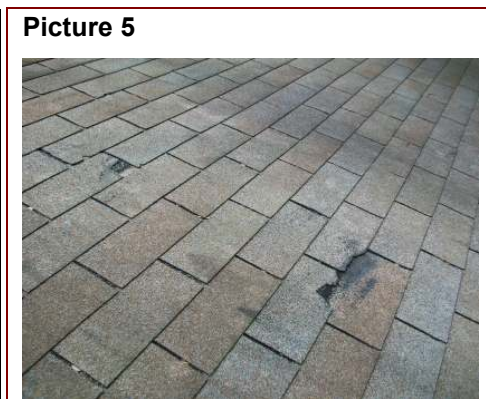
C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type(s) of Roof Covering: Fiberglass/Asphalt composition shingle over decking.

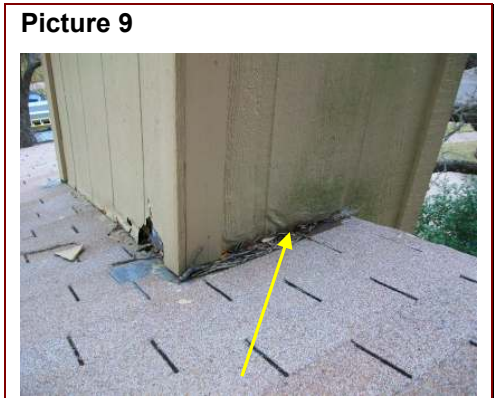
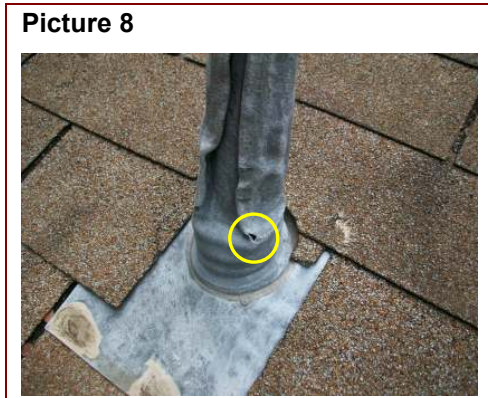
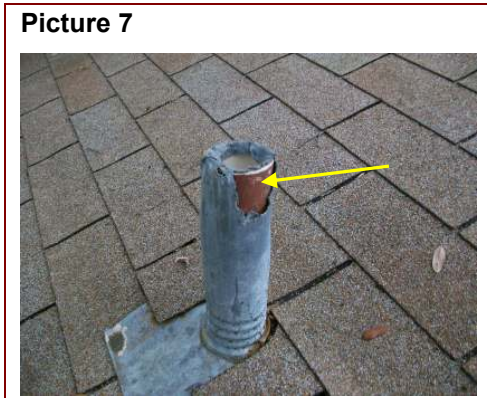
Viewed From: All accessible portions of the roof surface.

Comments: The roof surface is in generally poor condition. Based on the suspected age of the roof, its overall appearance and the number of repairs listed below, it may be wise to budget for a new roof in the near future.

- All tree limbs in close proximity to the roof should be kept trimmed approximately 2 feet above and away from the roof surface in order to prevent insect intrusion and possible shingle damage during periods of high winds. Multiple areas of shingle damage are present at this time and should be repaired (**pic 4-6**).
- Many of the lead roof jacks around the plumbing vent pipes are damaged and in need of replacement as they can allow water penetration into the attic (**pic 7-8**).
- The flashing on the backside of the chimney can allow water to collect behind the chimney and there is evidence of leakage at this flashing, visible from the attic (**pic 9**). Flashing improvements are recommended at this location in order to prevent continued water penetration into the chimney structure as well as additional siding damage.
- ◇ *FYI: Metal drip edge was not used when the roof covering was installed. Although it is not uncommon to see this item not installed, it is recommended by most shingle manufacturers due to its ability to help prevent possible water damage to the fascia and other roof trim. If re-roofing work is to be performed, it is recommended that you have new drip edge flashing installed at that time.*



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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Viewed From: Entered attic and performed a visual inspection of all accessible areas.

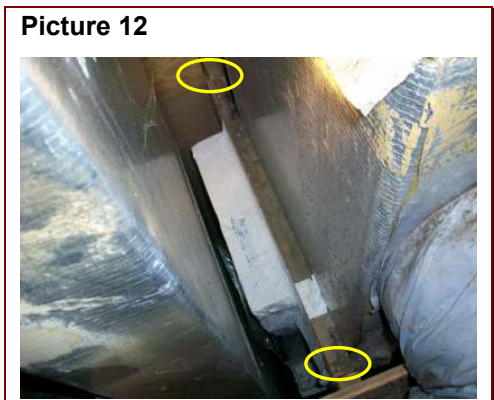
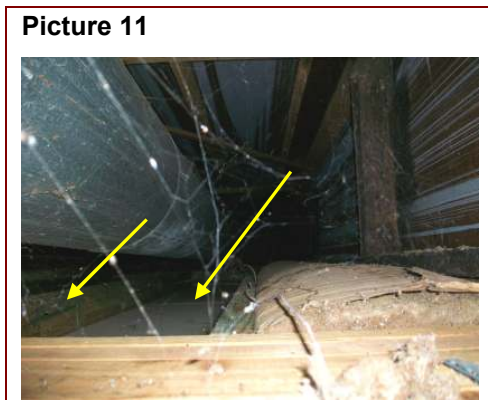
Approximate Average Depth of Insulation: 4-6 inches in most areas (Insulation improvements may be cost effective, depending on the anticipated term of ownership).

Approximate Average Thickness of Vertical Insulation: 4-6 inches (visible from in the open chimney chase area when viewed from the attic).

Comments:

Type of roof framing: Engineered wood truss framing.

- Evidence of roof leakage was observed at the plumbing vent pipes where they pass through the roof (*pic 10*). Repairs are needed at the plumbing vent pipe roof jacks.
- Ideally, the attic access hatch should be better insulated for improved efficiency.
- There are some sections of vertical wall insulation (North wall for the upstairs living room, visible in the chimney chase) that are missing and have fallen down to the fireplace area below (*pic 11*). This insulation should be removed from around the fireplace and new insulation should be installed where missing for improved efficiency.
- The bottom chord of one of the roof trusses has been cut to make room for the recently installed cooling equipment in the heater closet (*pic 12*). Structural wood trusses should not be damaged, cut or modified without prior approval by an engineer of the truss manufacturer.



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E. Walls (Interior & Exterior) – Comments:

Interior Walls: Sheetrock. *Exterior Walls:* Stone and a hardboard siding product.

- Protecting the home from possible water and insect penetration is very important. One way to achieve this is to ensure that all gaps and openings at the siding and masonry exterior of the home remain properly sealed and caulked. Plumbing or other wall penetrations, gaps at the siding and masonry and any visible points of entry should be properly sealed (with the exception of weep holes in the masonry).
- There are various sections of damaged siding around the house, particularly near the bottom edges of the siding panels (**pic 13-15**). Various types of hardboard siding are subject to rot and deterioration unless properly maintained with caulking and exterior paint. Once repairs have been made to the damaged sections, it is recommended that you inspect the siding material annually and make repairs as necessary in order to maintain this product.
- Some minor sheetrock cracking was noticed at the corner of the downstairs bathroom door. However, the crack appears to be related to typical structural settlement, which can occur over time, and not specific foundation problems.
- ◇ *FYI: There is some mildew/algae growth on the siding at the North side of the house. This side of the house gets very little sun and is prone to this kind of growth during rainy, wet periods. Cleaning and monitoring is recommended in order to keep the wall surface clean.*
- ◇ *FYI: Soil vegetation and wood/leave debris that is too close to the siding presents a condition that is conducive to possible wood-destroying insect activity (**pic 16**). There should be at least 6 inches of clearance from the siding to any soil, brush, or leaf piles. It is also recommended that at least a 1 inch gap be provided between the wood fence material and the siding/trim material*

Picture 13



Picture 14



Picture 15



Picture 16



I	NI	NP	D	Inspection Item
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F. Ceilings & Floors – Comments:

Ceilings: Sheetrock.

Floors: Wood, vinyl, tile and carpet.

- The ceiling in the garage is comprised of 1/2 inch sheetrock. All garage ceilings that are beneath habitable rooms are required to have a minimum of 5/8 inch sheetrock and all structural components supporting the habitable rooms are required to be protected by minimum of 1/2 inch sheetrock. The intent is to limit or prevent flame spread into the floor/ceiling space between the garage and habitable room and to limit or prevent flame damage to the wood support members (wooden support post in the garage).

G. Doors (Interior & Exterior) - Comments:

- The keyed deadbolt at the rear exterior door (dining room) should be changed out to a deadbolt that utilizes a hand operated throw at the interior. Keyed deadbolt locks can be a safety hazard if emergency escape is required and the key cannot be located.
- The rear garage exterior door has a hole cut out (likely for a pet door) that has been previously patched (**pic 17**).
- The lock on the sliding glass door, in the master bedroom, does not latch properly and is inoperative.
- The heater closet door is damaged at the upper corner and catches on the door frame when opened and closed.
- The sliding screen door, at the master bedroom, is damaged/torn.
- The 8-1/4 inch step at the sliding glass door, from the lower patio into the master bedroom, exceeds the maximum step height allowed (7-3/4 inch) and may present a possible trip hazard.

Picture 17



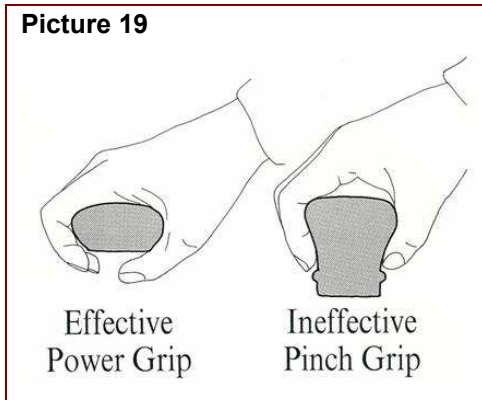
H. Windows - Comments:

- There is a torn/damaged window screen at the front of the house.
- The window over the kitchen sink has a small crack in one of the panes of glass.
- The height of the window sill from the floor in the Southeast bedroom (46-1/2 inches) exceeds the maximum height allowed (44 inches) for emergency escape and firefighter entry.
- Safety glass etchings were not observed on the glass within the window adjacent to the front exterior door. Tempered safety glass is required for windows close to the floor or in hazardous locations (in this case within 24 inches of the adjacent door frame) and is generally identified by an etching in the corner of the glass pane.

I	NI	NP	D	Inspection Item
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I. Stairways (Interior & Exterior) - Comments:

- A graspable handrail is required at the steps between the first and second story. The handrail must be between 1-1/4 inches and 2 inches wide and there must be at least a 1-1/2 inch gap between the handrail and wall (**pic 18-19**). All handrail ends should also turn back and terminate at the wall surface in order to prevent snags and tripping.

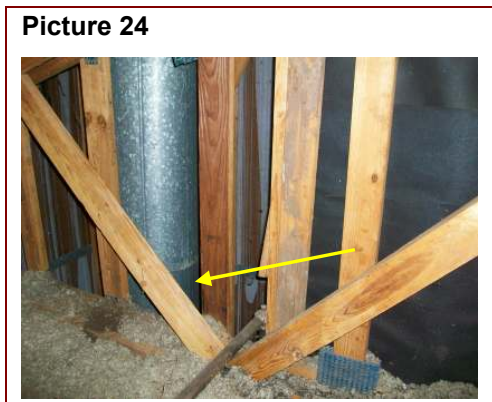
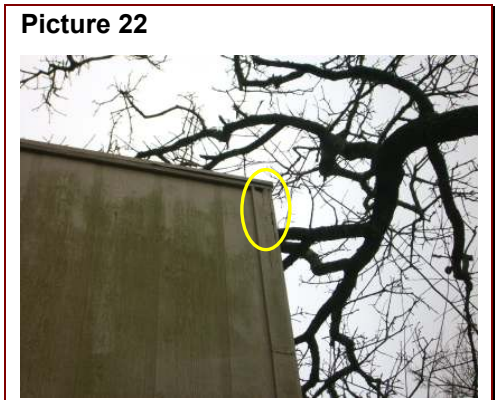


J. Fireplace/Chimney – Comments:

The fireplace, located in the downstairs living room, is a wood burning fireplace with a gas log-lighter. The chimney consists of a metal chimney flue and a hardboard siding exterior.

- The gap in the firebox in which the gas log lighter pipe passes through should be sealed with an approved high temperature sealant in order to prevent the possibility of flame spread outside of the firebox (**pic 20**).
- The fireplace has gas available for a log lighter. It is recommended that a damper clamp be added to the flue damper. A damper clamp helps maintain a 1 inch opening and prevents full closing of the damper (**pic 21**). This will allow gas to escape through the chimney flue in the event of a leak at the fireplace.
- Although it may not have been required at the time of initial construction, fireplaces, especially natural draft wood fireplaces, should be equipped with an exterior air supply in order to ensure proper fuel combustion. Based on the size of the home and natural air infiltration, the fireplace may draft properly. However, if drafting problems are noted during operation, improvements will have to be made for safety reasons.
- There is various chimney trim and siding damage that should be repaired in order to prevent possible water penetration into the chimney structure (**pic 22-23**).
- Firestopping was not present in the attic surrounding the chimney flue (**pic 24**). Some type of approved firestopping should be installed so that the potential for flame spread into the attic, in the event of a fire at the fireplace unit, is prevented.
- The metal chimney cap does not drain water completely from on top of the cap and there is a substantial amount of rust that has developed over the years (**pic 25**). This rust can likely be cleaned and the surface of the cap can be coated with an approved rust inhibitor in order to prevent possible leaks.

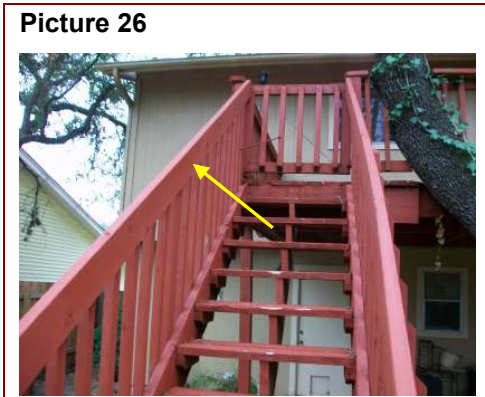
I	NI	NP	D	Inspection Item
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K. Porches, Balconies, Decks and Carports – Comments:

- Some of the openings between balusters in the rear deck railings are large enough to allow an object of 4-3/8 inches in diameter or larger to fall through. It is recommended that modifications be made to the railing for improved safety, especially if children will be present.
- A graspable handrail is required at the back deck steps (although the 2x6 inch railing tops are present, the intent of a graspable handrail is one that the hand and fingers can be wrapped around). The handrail must be between 1-1/4 inches and 2 inches wide and there must be at least a 1-1/2 inch gap between the handrail and existing railing (**pic 26**).
- Some wood rot was noted at various locations of the back deck (**pic 27**). Repairs and continued monitoring are recommended for any areas of rotted wood.
- Any area of wood-to-ground contact at the backyard decks is considered a conducive condition for rot and wood-destroying insects. It is recommended that you consult with a structural pest control specialist for a proper structural pest inspection of the property.

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L. Other – Comments:

II. ELECTRICAL SYSTEMS

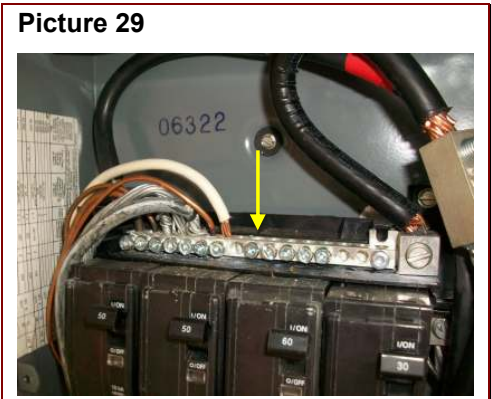
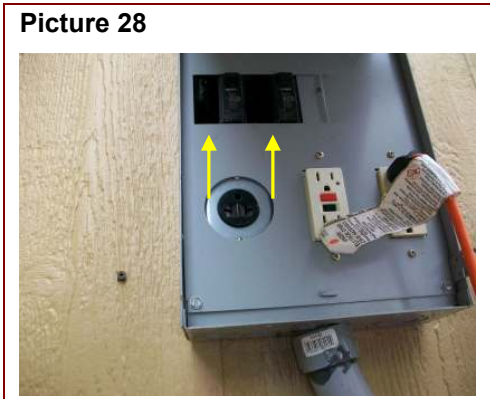
A. Service Entrance and Panels – Comments:

*** Any electrical repairs made should be performed by a licensed electrician. ***

The main power/cable entrance is underground. There is a 125 amp main disconnect panel box located at the front yard, near the sidewalk. There are two sub panel boxes located at the North exterior and an additional sub panel box located at the garage interior.

- The deadfront cover of the upper sub panel box, at the North exterior, is missing some of the fill plates. All openings in a panel box’s deadfront cover are to be covered with the appropriate plastic fill plate (not tape) for improved safety (pic 28).
- Some of the breakers in the panel boxes are not properly labeled. I recommend having the panel boxes examined by an electrician and the circuits marked for increased safety.
- It is recommended that the exterior sub panel boxes be sealed to the exterior wall in order to prevent possible water penetration.
- There is no visible bond screw or strap in the lower sub panel at the North side of the house (pic 29). This panel box needs to be properly bonded to the grounding system.
- Although not required when this home was constructed, the lack of Arc-Fault Circuit Interrupter (AFCI) breakers for all circuits supplying dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or other similar rooms or areas is to be marked as “deficient” as per the Texas Real Estate Commission’s (TREC) standards of practice for inspectors. AFCI breakers are electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. For more information on AFCI breakers, visit <http://www.guidedinspections.com/files/AFCIPamphlet.pdf>.

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B. Branch Circuits - Connected Devices and Fixtures

Type of Wiring: Copper.

Comments:

*** Any electrical repairs made should be performed by a licensed electrician. ***

- Ground Fault Circuit Interrupter (GFCI) protected outlets are missing in the garage. Although this protection may not have been required at certain outlets (dedicated outlets for fixed appliances) when the home was constructed, every outlet garage that is not GFCI protected is to be marked as “deficient” as per the Texas Real Estate Commission’s (TREC) standards of practice for inspectors. GFCI outlets offer additional protection from shock or electrocution, particularly in potentially wet areas.
- Smoke detectors are not present in all the required locations. Smoke detectors are required in each bedroom, their adjoining hallways and on each floor. I recommend installing the missing smoke detectors where required. It is also recommended that the smoke detectors are tested monthly and the batteries are changed regularly to ensure proper operation.
- The wiring exposed on the interior walls of the garage should be relocated or protected by a rigid conduit if there is a chance that they will be subject to damage (impact damage from storage items, tools, etc.) **(pic 30)**.

NOTE: Only a sampling of outlets can be tested in occupied residences due to storage, furniture and use.



I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central forced air system. (Pre-1980).

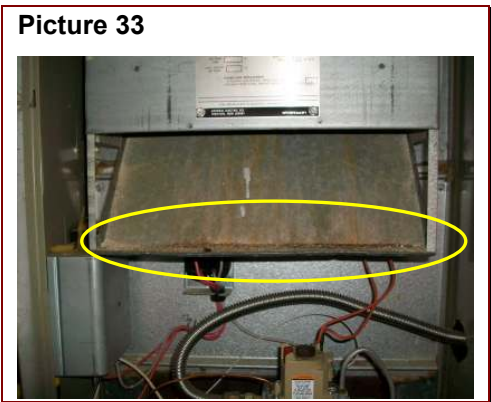
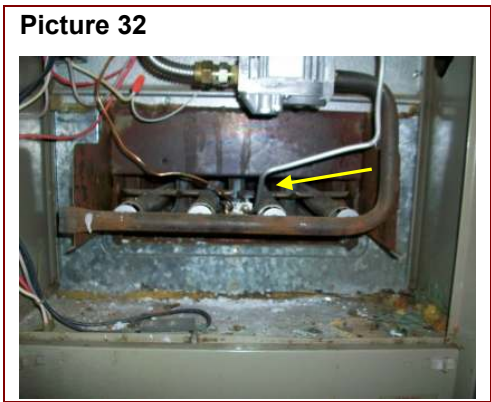
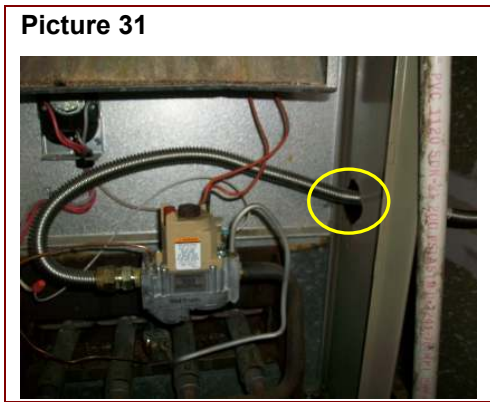
Energy Source: Natural gas.

Comments:

Model #: Upstairs Unit: BLU108L948B1

The measured heat rise at the heating unit was measured at 65° (the desired heat rise as set forth by the manufacturer is 45° - 75°). This reading is simply a gauge to help determine the heating system's overall performance. Although the measured heat rise is within the desired range, there are some issues related to the heating system that are considered safety hazards and should be addressed by a qualified heating and cooling technician. Due to the age of the unit and some of the problems identified, it may be wise to budget for replacing the heating unit in the near future. See additional comments below.

- The gas line running into the heating unit is a flexible connector line (**pic 31**). Current standards prohibit flexible gas connectors from extending through appliance housings as this configuration can cause damage to the flexible connector. It is recommended that hard pipe be run into the heating unit in order to prevent damage to the flexible connector as a result of unit vibration. At a minimum, some type of dense pipe insulation could be used to isolate the flexible connector from the heater housing.
- There is currently no lower combustion air vent in the heater closet. With this type of heater setup, there should be an upper and lower combustion air vent in order to ensure proper makeup and combustion air circulation in the closet. One combustion air vent should terminate within 12 inches of the closet ceiling (an open ceiling to the attic is acceptable) and one within 12 inches of the closet floor or decking. A licensed and qualified heating and cooling technician should be consulted regarding repairs.'
- There is a significant amount of rust inside the visible portions of the heat exchanger as well as at the burner assemblies (**pic 32-33**). Based on the age of the unit and the amount of rust contained inside, it is likely that the heat exchanger may have some type of crack or pinhole that could allow combusted gases to mix with the distribution air that blows across the exterior portion of the heat exchanger. The only way to positively identify a crack in the heat exchanger would be to disassemble the heating unit in order to observe the entire heat exchanger; a procedure that is well beyond the scope of this inspection. It is recommended that you consult with a licensed heating and cooling technician in order to explore replacement options as heat exchangers of this age and condition can rarely be repaired.



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B. Cooling Equipment

Type of System: Electric central forced air system. 4-ton condenser (2008).

Comments:

Model #: GSC130481AF

The measured temperature differential between the supply and return air was 17° (*the desired temperature differential is somewhere between 15-21°*). This reading is simply a gauge to help determine the cooling system's overall performance. Based on the temperature differential and the performance of the unit at the time of the inspection, it is my opinion that the cooling system is operating sufficiently at this time. However, there are some items related to the cooling system that are in need of attention and repair.

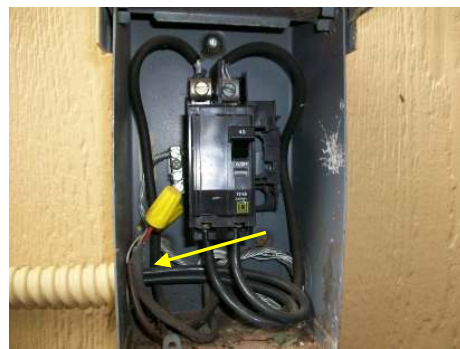
- It is recommended that the electrical disconnect box near the AC condenser unit be sealed to the exterior wall in order to prevent possible water penetration (*pic 34*).
- The thermostat/control wiring for the downstairs unit has been routed inside the conduit that also protects the electrical supply wiring (*pic 35*). The thermostat control wiring needs to be routed to the outdoor condenser independent of the electrical wiring.
- Damaged insulation on the refrigerant lines at the outdoor unit should be repaired for improved efficiency and to prevent condensation on the outside of the line (*pic 36 yellow arrow*).
- The discharge location of the condensate line for the air conditioning system should be improved. The primary condensate line should discharge at least 3 – 5 feet away from the structure in order to prevent excessive soil moisture near the foundation (*pic 36 black arrow*).
- It is suspected that the over current protection for the AC condenser unit (in the lower sub panel at the North exterior) is oversized and should be replaced with the appropriate size breaker as per the manufacturer (max. 40amp). Even though the breakers in the sub panel are not labeled, the only breakers that have the same wiring as the wiring at the AC disconnect box are all over 40amps.
- The auxiliary drain is capped at the evaporator unit (*pic 37*). Although the unit is not mounted in the attic, it is recommended that the auxiliary drain port be opened with a drain line to a conspicuous location outside to allow the auxiliary drain to operate. An alternative is the installation of a float switch at the auxiliary drain port that will shut down the unit in the event of a clog in the primary condensate line. This repair will prevent possible water damage to the decking and return air chase below the HVAC unit, in the event of an overflow.

NOTE: Annual maintenance and service is recommended.

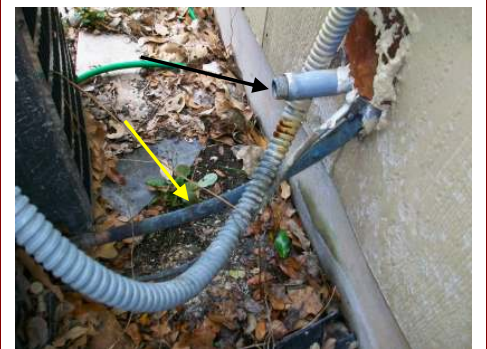
Picture 34



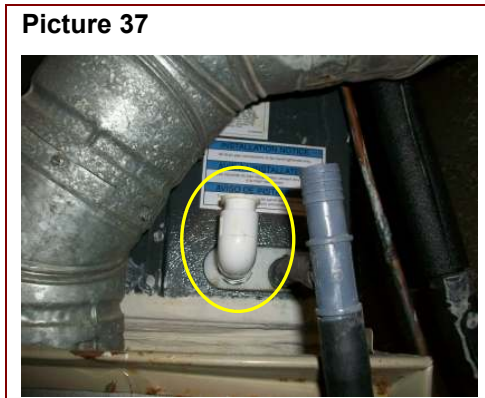
Picture 35



Picture 36

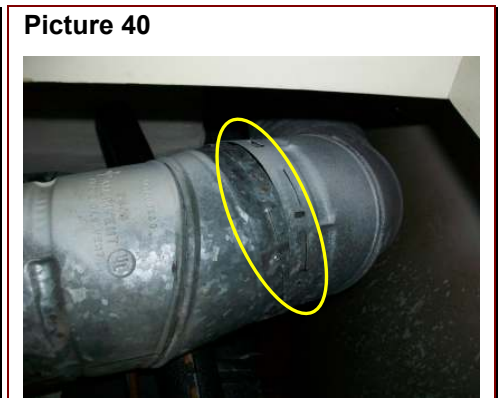


I	NI	NP	D	Inspection Item
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C. Ducts System, Chases, and Vents – Comments:

- Certain types of the gray plastic wrapped flexible ducts installed in homes built during the 70's & 80's can easily deteriorate with age and start to fall apart. With this type of duct, the outer shell tends to deteriorate from age and heat which then causes the insulation to fall off. This deterioration was noted at a small section of the supply duct that feeds the Southwest bedroom (**pic 38**). Repairs to this section are recommended at this time. The rest of the older ductwork should be monitored for future damage but appears to be in serviceable condition at this time.
- The heater vent pipe is currently in direct contact with combustible materials (wood framing, refrigerant line insulation) and there is a section of the heater vent pipe that has become disconnected (**pic 39-40**). Repairs to the heater vent pipe are recommended for improved safety.
- The water heater vent pipe is not properly connected to the draft hood at the top of the water heater (**pic 41**). Water heater vent pipes are supposed to be attached to the draft hood with at least 3 sheet metal screws, evenly spaced, in order to prevent movement at the vent pipe and improper venting.
- One of the corner seams at the supply air plenum in the attic is loose and should be re-secured with tape and mastic in order to prevent possible conditioned air leakage into the attic; a potential source of condensation and mildew in the attic (**pic 42**).



I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Southwest corner of the front yard, near the street.

Location of main water supply valve: Southwest corner of the front yard, near the street.

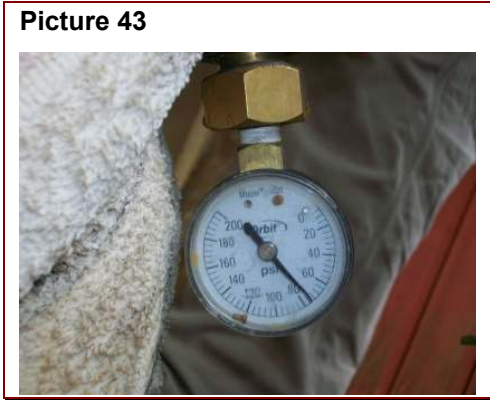
Static water pressure reading: 75psi (**pic 43**)

Comments:

Water supply line material: Copper (where visible).

- The main water shutoff valve handle is deteriorated and missing inside the shutoff valve box (**pic 44**). The valve handle (or valve itself if necessary) should be replaced so that the water can be turned off quickly, without the use of tools, in the event of an emergency.
- The shower head in the master bathroom leaks slightly at the threads when operated. The shower head should be tightened in order to prevent further leaks during use.
- ◇ *FYI: As the static water pressure of the supply plumbing system is very close to 80 pounds per square inch (psi), it would be wise to consider installing a pressure regulator in the main supply line. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.*

NOTE: This inspection does not include buried water lines.



I	NI	NP	D	Inspection Item
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B. Drains, Wastes, and Vents – Comments:

The visible drain lines are PVC.

- The drainstop for the master bathtub is inoperative in that it does not hold back water.

NOTE: This inspection does not include buried sewer lines.

C. Water Heating Equipment

Energy Source: Natural gas.

Capacity: 40 gallon model located in the garage (1995).

Comments:

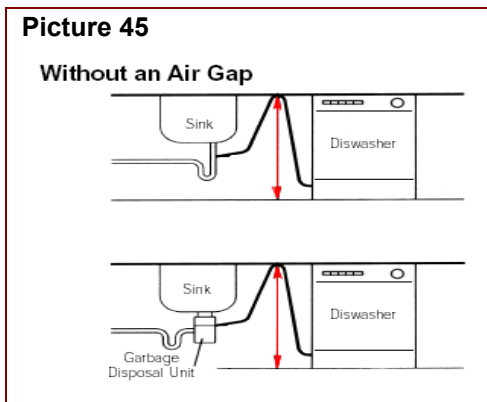
- No safety pan and drain is present at the water heater. Current standards require a safety pan and drain to the exterior in situations where a leak at the water heater could cause damage to the property or the decking that supports the water heater. Improvements are recommended to avoid damage to the structure or water heater in the event of a leak at the water heater.
- The water lines connected to the water should be insulated when located in the garage or attic. This helps improve efficiency and prevents the water lines from producing condensation.
- ✧ *FYI: The termination point of the Temperature and Pressure Relief Valve (TPRV) drain line could not be found. It is recommended that you consult with the current owner in order to identify the termination point of the drain line as it is critical that the termination point be free of any obstructions and terminate properly. The TPRV should be tested at least once a year to ensure proper operation and an unobstructed drain line. Some manufacturers even recommend replacing this valve every three years.*

D. Hydro-Massage Therapy Equipment – Comments:

V. APPLIANCES

A. Dishwasher – Comments:

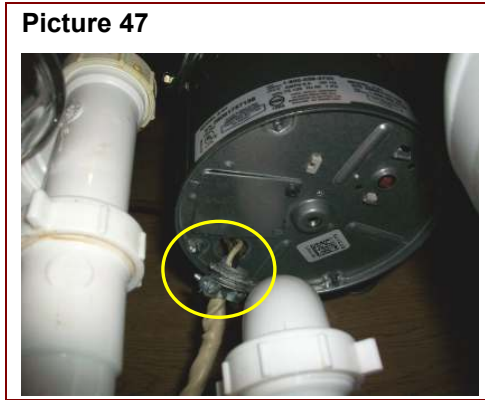
- The dishwasher drain line is missing the “high loop” that provides a physical break or air gap in the drain line which prevents waste water from siphoning back down into the dishwasher (*pic 45*). The drain line needs to be re-routed in order to create the high loop or an air gap device should be installed at the sink deck.
- Rust and corrosion was noted within the dishwasher, particularly at the dish racks (*pic 46*).



I	NI	NP	D	Inspection Item
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B. Food Waste Disposer – Comments:

- An appropriate wire clamp or bushing is missing where the electrical wiring enters the metal housing of the disposer (**pic 47**). This clamp should be installed in order to prevent damage to the wiring and a possible short due to unit vibration.



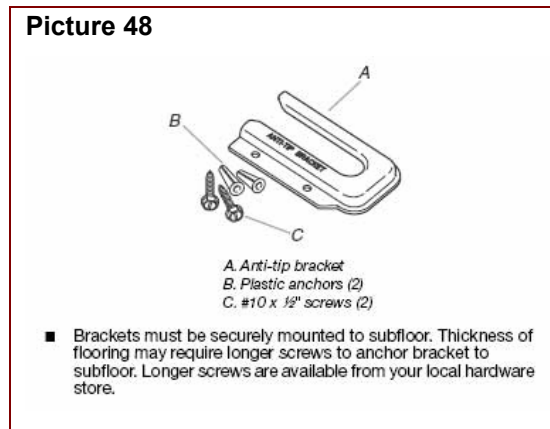
C. Range Exhaust Vent – Comments:

The range exhaust vent is a filtered recirculating type at the microwave. The vent is operating properly at this time.

D. Ranges, Cooktops, and Ovens – Comments:

Gas range.

- An anti tip device is required at the range for increased safety. This is simply a strap or metal bracket attached between the range and the wall to prevent the range from tipping forward if a child were to open and stand on the oven door (**pic 48**).

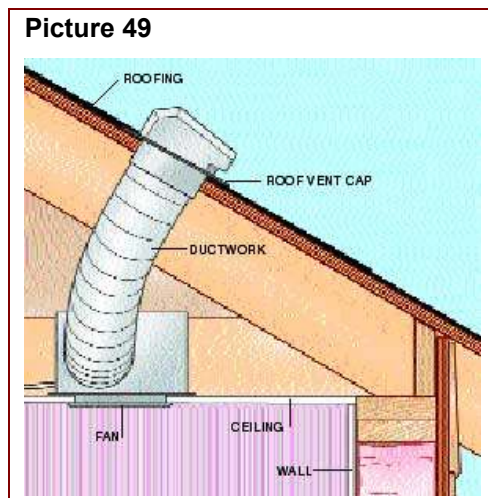


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- E. Microwave Oven – Comments:**
The microwave oven is operating properly at this time.

- F. Trash Compactor – Comments:**

- G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:**
- There is no mechanical exhaust vent in the upstairs bathroom. All bathrooms are required to have either a mechanical exhaust fan that vents to the building exterior or an operable window to the exterior (**pic 49**). This bathroom currently has neither option. Improvements are recommended in order to prevent moisture and mildew issues in the bathroom.



- H. Garage Door Operator(s) – Comments:**
- The garage door locks should be removed or disabled in order to prevent accidental damage from opening the door, using the operator, when the door is locked.
 - The power supply for the garage door operator is fed from the garage light electrical supply and will only work if the garage light is turned on. This power supply for the garage door operator should be re-configured so that there is always power available without having to leave the garage light on.
 - There are no safety reverse sensors installed near the floor at the garage door opening. These sensors, when installed, will reverse the garage door and prevent it from closing if there is some type of obstruction (child, pet, storage items, etc.). These sensors should be installed for improved safety.

I	NI	NP	D	Inspection Item
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I. Door Bell and Chimes – Comments:

J. Dryer Vents – Comments:

NOTE: This Company does not inspect the inaccessible interior portions of the dryer vent piping/duct.

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems – Comments:

- The water spray from the sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage (especially at the South side of the house) (pic 50).
- The rain detection device at the back fence is loosely secured and some of the wiring leading to the device is damaged. Repairs are recommended to ensure that the device operates properly (pic 51).
- One of the heads on zone 1, closest to the driveway, is spraying improperly and may need to be adjusted so that it can seat and spray properly when activated (pic 52).

Picture 50



Picture 51



Picture 52



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

Type of Construction:

Comments:

NOTE: This Company does not inspect swimming pools. However, potential safety hazards may be mentioned if present.

I	NI	NP	D	Inspection Item
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C. Outbuildings – Comments:

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply Systems – Comments:

The gas meter and main shut off valve are located at the North side of the house. The visible main gas line is BIP (Black Iron Pipe).

- There is an uncapped gas line behind the washer and dryer in the garage. Any unused gas branch lines should be capped after the shutoff valve. This prevents possible gas leaks due to faulty valves.
- A small leak was noted detected at the heater flexible connector line in the heater closet. This connection should be tightened to ensure that there are no possible leaks.

NOTE: This inspection does not include buried gas lines.

F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

NOTE: This Company does not inspect water wells.

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

NOTE: This Company does not inspect septic systems.

H. Whole-House Vacuum Systems – Comments

I. Driveways and Walkways – Comments:

The sidewalk and driveway are in generally good condition. The driveway has some minor cracking that is not currently affecting its performance. Recommend monitoring for possible future repairs.

J. Other Built-in Appliances – Comments:

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

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- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!