

Property Inspection Report



Sample Property - Richmond, TX

Inspection prepared for: Sample Client

Date of Inspection: 8/9/2026 Time: 9:00 AM

Age of Home: 1989 Size: 5491

Weather: 84° Clear

Home was staged

Inspector: Lee Wallace
20701

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PROPERTY INSPECTION REPORT FORM

Sample Client _____	<u>8/9/2026</u>
Name of Client _____	Date of Inspection _____
Sample Property - Richmond, TX _____	
Address of Inspected Property _____	
<u>Lee Wallace</u>	<u>20701</u>
Name of Inspector _____	TREC License # _____
Name of Sponsor (if applicable) _____	TREC License # _____

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

What We Inspect:

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

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

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

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

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 requires 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.

I=Inspected

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D=Deficient

I NI NP D

EXECUTIVE OVERVIEW

Sample Property - Richmond, TX

The following items deserve particular attention when reviewing the inspection. This overview is provided for convenience and does not replace the complete report, photographs, limitations, or recommendations.

- 1 Specialized water-source heat-pump system**
 Large water lines connect the attic HVAC equipment to the swimming-pool system for heat transfer. A failed fitting or ruptured line could release substantial water into the attic and rooms below. Have qualified HVAC and pool professionals evaluate the complete system and provide leak detection, automatic shutoff, and containment protection.
- 2 Inadequate water pressure and well performance**
 Water pressure and flow were low throughout the home and garage apartment and dropped to a trickle when multiple fixtures were used. Although the well gauge indicated approximately 50 PSI, available flow under demand was inadequate. Have the well, pressure equipment, filtration, valves, and supply piping fully evaluated.
- 3 Electrical safety deficiencies**
 GFCI protection was incomplete at multiple wet or grounded locations, smoke alarms were missing throughout the garage apartment, an attic extension cord was used as permanent wiring, exterior device covers were missing, and a secondary panel was improperly bonded. A qualified electrical professional should correct the complete installation.
- 4 HVAC leakage and nonfunctional heating**
 Active condensate leakage was present at attic HVAC equipment, and evidence of previous secondary-drain activity and rust was visible at the garage overflow pan. The garage-apartment heating system did not operate. Have a qualified HVAC professional diagnose, service, and repair the affected systems and condensate protection.
- 5 Unsafe gas-range burner operation**
 Multiple burners failed to ignite reliably and produced excessive, irregular orange flames and flare-up during testing. Do not continue operating the affected burners until a qualified appliance professional evaluates and repairs the range and verifies stable ignition and flame control.
- 6 Aging water heaters and missing leak protection**
 The garage-apartment water heater was manufactured in 2007 and the upstairs-right unit in 1996, placing both well beyond the typical service-life range. The garage-apartment unit also lacked a drain pan and discharge line. Budget for replacement and add appropriate leakage protection.
- 7 Stair, fan, and garage-door safety**
 A handrail was missing, stair baluster spacing exceeded current safety standards, ceiling-fan downrods reduced head clearance at eight-foot ceilings, and the rear garage-door operator lacked photoelectric reverse sensors and required the wall control to be held for closing. Correct these fall, contact, and entrapment hazards.
- 8 Propane-system physical hazards**
 Propane piping was exposed at the garage entry, and the subsurface tank access cover was loose. Have a qualified propane-gas professional protect the piping from impact, secure or replace the tank cover, and verify the complete system is properly installed and leak-free.
- 9 Balcony-door moisture deterioration**
 Moisture-related deterioration was present at the lower front balcony door frame, with splitting also visible at hardware attachment points. Identify and correct the water-entry source, repair flashing and sealant transitions, replace damaged materials, and evaluate concealed components when the area is opened.
- 10 Loose fixtures and improvised plumbing**
 Several tubs, shower connections, and faucets were loose; flexible accordion-style or improvised drain piping was present at multiple fixtures; and an upstairs shower configuration may allow water to escape the wet area. Have a qualified plumbing professional correct the affected fixtures, drains, and waterproofing details.

America's Home Professionals | Lee Wallace, TREC #20701

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

• NOTE: Foundation on clay soil requires adequate and even moisture around perimeter of the foundation the entire year to prevent movement. Trees and shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or along side any part of the foundation. Depending on the design and method of original construction of a pier and beam foundation, the floor system may need leveling periodically. Hairline cracks or corner pops may have been observed that are not individually noted. This type of cracking is typically the result of shrinkage of the concrete as it cures and is not typically cause for alarm. These areas should be monitored.

• An informal elevation survey as well as a visual examination of the visible exterior slab, framing connections, window, door and wall conditions indicated that the foundation appears to be performing within acceptable standards at the time of inspection. Some differential settlement and/or surface cracking may be acceptable. The amount of movement does not appear to suggest a serious structural problem at this time - although no benchmark of the original foundation was given and/or most foundations are poured or built with some out-of-levelness. This area should, of course, be monitored and maintained with proper grading and moisture control (see structural addendum). The purpose of the foundation is to provide a stable base for the building, which in my opinion; it appears to be doing at this time. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer. The rate of movement cannot be predicted during a one-time inspection and continual observation is recommended.

• Multiple sections of the concrete driveway were observed to be cracked and/or broken. Cracking and deterioration of exterior concrete flatwork commonly develop over time due to normal concrete shrinkage, soil movement, settlement, vehicle loading, and environmental exposure. Although some cracking is typical for flatwork of this age, broken or displaced sections can continue to deteriorate and may result in uneven walking or driving surfaces. Repair or replacement of significantly damaged sections is recommended as desired.



Multiple sections of the driveway observed to be cracked/broken



Multiple sections of the driveway observed to be cracked/broken

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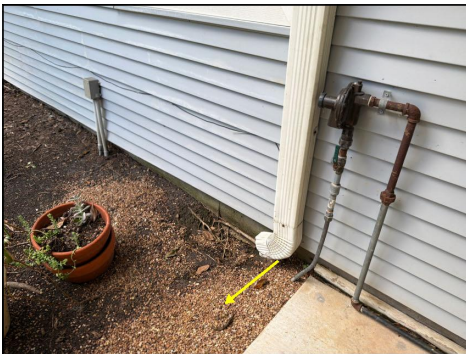
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X			X
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B. Grading & Drainage

Comments:

- NOTE: Foundation area-surface or subsurface drains are not tested. Water should not pond within 10 feet of the foundation. The ground should slope away from the foundation at a rate of 1-inch per foot for 6 - 10 feet. If proper grading cannot be reasonably accomplished, a drainage swale, subsurface drain or similar system can typically achieve the desired result. A 4-8 inch clearance should be maintained between finish grade and top of foundation wall.
- Drainage improvements are needed at portions of the property. The garage downspout elbow was directed toward the building rather than away from it, gutter extensions were not provided at applicable discharge locations, and grading at the garage apartment was less than ideal. Reorient the downspout, install suitable extensions, and improve grading or drainage as needed to direct roof and surface water away from the structures and reduce ponding and soil erosion near the foundations.



Garage downspout elbow noted to be facing the wrong direction



Gutter extensions are recommended



Grading is less than ideal at the garage apartment

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X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles

Viewed From:

- Roof

Comments:

• NOTE: Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. Most roof fasteners are not readily accessible or visible and are beyond the scope of this inspection. Gutters may be desirable and should not discharge onto the roof surface and should be cleaned to prevent spill off, which could create a potential leak. All downspouts should discharge away from the foundation. The roof is walked unless otherwise noted.

• A limited cursory visual roofing inspection was performed to determine if the roof membrane was in need of immediate repairs. To determine the serviceability of the roofing membrane, the desired performance characteristics should be defined. In the inspectors opinion, this type of roof membrane must possess many performance characteristics and a few are:

- 1) To be installed properly
- 2) The ability to shed water
- 3) Resist rapid deterioration
- 4) Provide a pleasing attractive appearance

The purpose of this report was to determine the roofing membrane's ability to shed water so as to prevent viewable (when walking through the structure) water stains on the interior wall/ceiling surfaces within the living area of the house. It is not within the scope of this level of inspection to determine the point of origin and/or path through the structure. A more sophisticated and/or diagnostic type of inspection procedure would address the issues noted in items 1 - 3. Item 4 is very subjective and can be defined only by the observer.

• Roof appears to show signs of typical aging.

• Raised or displaced flashing was observed at the right side of the roof.

Improperly seated flashing can allow wind-driven rain to enter at roof transitions and concealed wall or roof components. Have a qualified roofing professional properly secure or replace the affected flashing and verify the adjoining roofing materials are complete and watertight.

• Tree branches were in contact with or immediately adjacent to portions of the roof covering. Branch contact can abrade shingles, retain debris and moisture, and interfere with roof drainage and maintenance. Trim the branches back and maintain adequate clearance from the roof surface.

• The asphalt-composition roof covering showed signs of advanced aging and is nearing the end of its typical service life. Although the roofing materials were generally performing as intended at the time of inspection except where otherwise noted, continued deterioration and an increased need for repairs should be anticipated. Monitor the roof regularly for damaged, raised, loose, or missing shingles and evidence of leakage, perform repairs as needed, and budget for replacement in the foreseeable future.

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Raised flashing observed on the right side of the home



Tree branches should be cut back and kept clear of the roofing materials



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended



Roofing materials appeared to be performing as intended

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D. Roof Structures and Attics

Approximate Average Depth of Insulation:

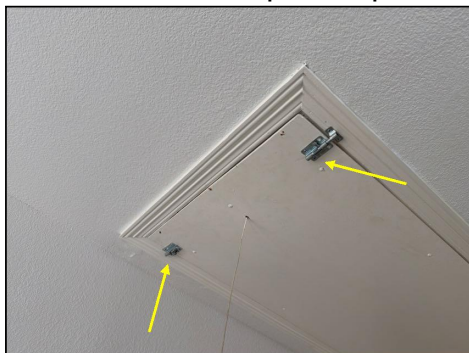
- 10-12 inches

Viewed From:

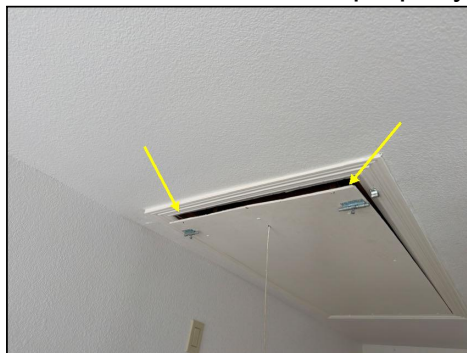
- Inside attic

Comments:

- NOTE: Attics are not totally observable. Framing connections are checked for evidence of significant structural distress. Minor framing deficiencies or inconsistencies may be present that do not affect the overall structural integrity. Framing, ventilation and insulation are considered adequate unless otherwise noted or highlighted below.
- It may be desirable to add a radiant barrier to the underside of the roof deck.
- Insulate and weather strip attic access door(s).
- Access to attic appliances does not meet current standards and should be improved as needed (i.e. 24" wide solid unobstructed walkway).
- The attic access panels did not function properly and had additional latches or improvised hardware that interfered with normal operation. Repair or replace the affected access assemblies, remove unnecessary hardware, and verify each panel opens, closes, latches, and seals properly.



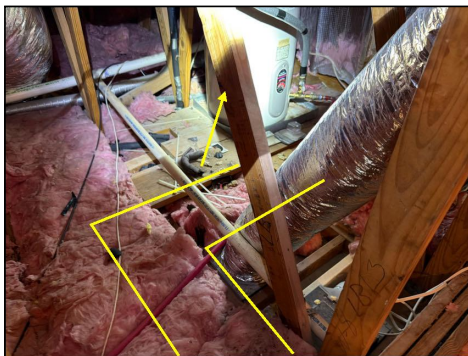
Attic access did not function properly/Additional latches noted



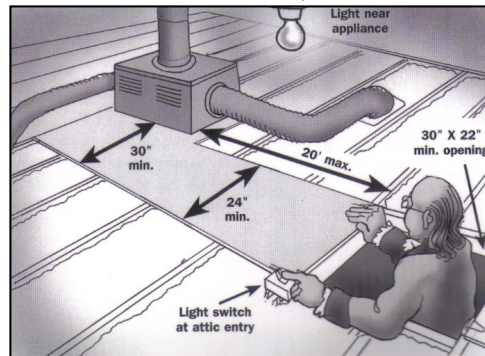
Attic access did not function properly



Foil sheets noted to be present in the attic/Attempt to create radiant barrier



Access to water heater does not meet current standards/No walkway



Current access standards

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X			X
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior veneer is vinyl, cement board and wood

Comments:

- The exterior of the home is primarily clad with vinyl siding that appears to have been installed over an older wood siding system. The vinyl siding conceals the underlying wood siding, wall sheathing, flashing, and other exterior wall components, preventing evaluation of their condition during this visual inspection. When older exterior materials are covered rather than removed, concealed conditions such as wood rot, moisture-related deterioration, insect damage, or previous repairs may be present without visible indications at the exterior. No determination can be made regarding the condition of these concealed materials without removal of the vinyl siding. This condition is noted for the buyer's information and understanding of the limitations associated with the existing exterior wall covering.
- Vegetation and climbing vines have been intentionally trained and/or supported directly against portions of the exterior walls, including the right side of the home and front of the garage. Vegetation in direct contact with exterior wall coverings can retain moisture against the building, restrict drying, conceal deterioration or insect activity, interfere with inspection and maintenance of the siding, and potentially damage siding or other exterior components as the vegetation grows. Remove the vegetation and associated supports from direct contact with the home and maintain adequate clearance between landscaping and exterior wall surfaces to allow proper drainage, drying, inspection, and maintenance.
- Damaged and deteriorated paint finishes were observed at exterior wall areas where foliage and vegetation have been maintained in direct contact with the home. Prolonged vegetation contact can retain moisture against painted surfaces, restrict normal drying, and contribute to premature deterioration of protective finishes and underlying materials. Remove and maintain foliage away from the exterior walls, evaluate the affected areas for concealed deterioration, and properly prepare and repaint or refinish damaged surfaces as needed to restore and maintain adequate protection from weather exposure.
- The lower trim/toe-kick component of the built-in shelving in the primary closet was observed to be damaged and displaced downward to the floor. The damage appears consistent with the trim having been stepped on or subjected to excessive downward force, causing it to separate from its original flush position. Repair or replace the damaged trim and properly secure it to restore the intended finished appearance.
- Dead cockroaches were observed at various areas of the home, indicating previous or possible ongoing pest activity. Pest activity can occur in both occupied and vacant homes and may be present within concealed wall, cabinet, attic, or other inaccessible areas that cannot be fully evaluated during a visual inspection. Recommend evaluation and treatment by a licensed pest-control professional, including identification of potential entry points and conditions conducive to pest activity, with continued treatment or monitoring as appropriate.

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- An unfinished gap of approximately 1/4 to 1/2 inch was observed between the tile base trim and door casing at the primary closet entrance from the bathroom. The materials were not properly fitted or finished at this transition, leaving a conspicuous open joint and an incomplete appearance. Due to the width and irregularity of the gap, simply filling the area with excessive caulking or sealant may provide a poor-quality finish. Properly modify, extend, or replace the affected trim materials as needed to provide a tight, uniform transition, then finish and seal the joint appropriately for a neat and professional appearance.
- Foreign material and residue, possibly grout or other material associated with previous flooring work, were observed on portions of the primary bathroom cabinetry. The residue has left the cabinet surfaces with a stained, dirty, and unfinished appearance and may be difficult to remove without affecting the cabinet finish. Carefully clean the affected surfaces using methods appropriate for the cabinet material and finish, and repair or refinish any areas where the residue cannot be removed without damage.
- Poor-quality and inconsistent drywall, wall-texture, and paint finishes were observed at multiple areas throughout the home, including visible drywall seams, uneven or missing texture, movement cracking, incomplete paint coverage, and poorly blended previous finish work. These conditions were most visible where bright natural light crossed the wall surfaces and were also present in the garage apartment. Repair cracks and visible seams, properly prepare the affected surfaces, match the surrounding texture, and repaint as desired to provide a uniform finished appearance. Monitor repaired cracking for significant recurrence that could warrant further evaluation.
- Damaged, loose, and displaced siding and exterior trim components were observed at portions of the main home and garage apartment. Damaged or unsecured exterior cladding can permit continued deterioration and may reduce protection of concealed wall components. Repair or replace the affected siding and trim, properly secure loose materials, and seal and finish the repaired areas as needed to restore a complete weather-resistant exterior.
- The screen material at the rear pool enclosure was deteriorated, damaged, and loose from portions of the frame, with loose spline and accumulated debris also present. Repair or replace the damaged screen material, properly secure the spline, and remove debris to restore the enclosure and prevent continued deterioration.
- Exterior wall surfaces were dirty at multiple areas around the home. Clean the affected surfaces using methods appropriate for the siding and painted finishes, and repair any deterioration that becomes visible after cleaning as desired.
- The upstairs right-rear room is located within an area that has been converted from former attic space. Documentation regarding the design, permits, structural modifications, insulation, ventilation, and electrical/HVAC alterations associated with the conversion was not available during the inspection. Obtain all available permits and renovation records and have the completed conversion further evaluated if documentation cannot be provided.
- Active and aggressive paper wasps were present at multiple exterior and roof areas, and the inspector was stung while walking the roof. The nests and active insects create a stinging hazard for occupants, visitors, and service personnel. Have a qualified pest-control professional locate and remove the nests, treat the affected areas, and address conditions that may allow recurring activity before routine access or maintenance is attempted.

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Nearly every drywall seam visible at the family room wall with bright sunlight illuminating



Foliage is recommended to be cut back and kept clear of the exterior walls



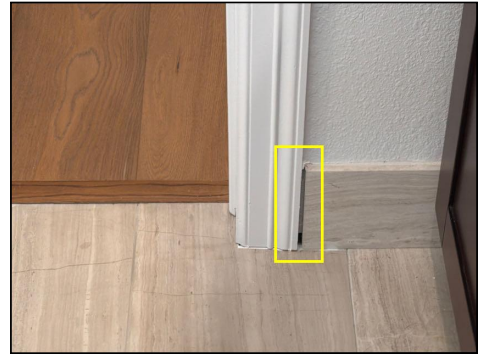
Damaged exterior paint finish from foliage growth observed



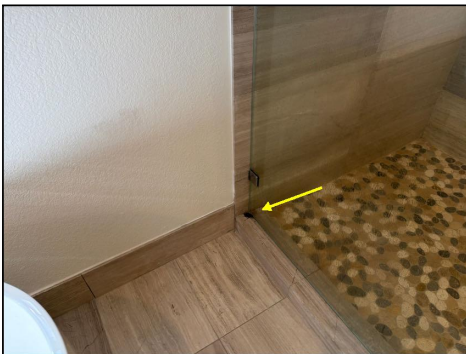
Poor drywall finish/visible seams observed at the family room



Damaged shelving observed in the primary closet



Poor quality finish observed at the primary closet door



Pest control treatment is recommended/dead roaches were observed in multiple areas



Poor quality drywall/texture finish observed at the family room high wall



What appeared to be grout residue observed on the primary bathroom cabinets



Poor quality drywall finish observed at the dining room wall



Pest remains were observed throughout the home



Missing/inconsistent wall texture observed in the half bathroom

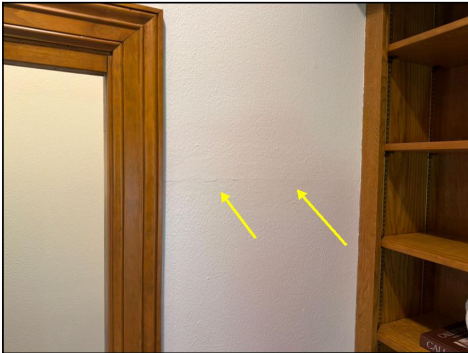
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Drywall movement cracking observed at the study closet



Foliage should be cut back and kept clear of the exterior walls



Damaged/loose siding observed on the right side of the home



Exterior walls noted to be dirty around the perimeter of the home



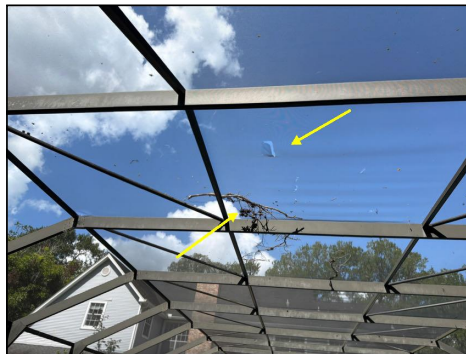
Active paper wasps observed on the left side of the home



Deteriorated screen material observed at the rear enclosure/Loose spline observed



Deteriorated screen material observed at the rear enclosure/Loose spline observed



Damaged screen materials noted at the rear enclosure/Debris should be removed and kept clear



Damaged siding observed at the garage apartment



Damaged siding observed at the garage apartment



Damaged window stool trim observed at the garage apartment



Upstairs right rear area appeared to be converted attic space

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I	NI	NP	D
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Poor quality drywall/paint finish observed at the upstairs right rear room



Loose/damaged siding noted at the rear of the home



Aggressive paper wasps observed at the front left of the home/Inspector was stung walking the roof



Aggressive paper wasps observed at the front left of the home/Inspector was stung walking the roof



Active paper wasps observed at the left rear of the home

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X			X
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F. Ceilings and Floors

Ceiling & Floor Materials:

- Ceiling is drywall

Comments:

• NOTE: A structure should be constructed in such a fashion that natural rainfall and resulting surface water will not be permitted to gain entry into the structure. To accomplish this desired ability to prevent water penetration, the building must be constructed in a fashion to shed rainfall and provide positive drainage away from the structure. Complete waterproofing is not practical; therefore, some minor dampness will generally be experienced. This level of minor dampness, as a general statement, may not present a problem and may go undetected. A water penetration inspection procedure can take on many forms; however, this present procedure was limited to a cursory visual procedure. In this type of inspection procedure, the structure's habitable area is "walked" in an effort to observe and determine if obvious wetness, staining and/or damage was viewable on the wall, ceiling and/or floor surfaces which would be suggestive of water penetration. It is not the intent to identify water and/or damage existing inside surfaces and/or structural elements or the path of water through the structure. Potential and/or future water penetration problems will not be addressed.

- Damage, scratches, and surface wear were observed at the primary bedroom flooring. Repair, refinish, or replace the affected flooring as desired to restore the appearance and help prevent further deterioration of the damaged finish.

- Inconsistent ceiling texture, finish, and coloration were observed above the stair overlook at the family room. The irregular appearance is consistent with an area that may have been previously repaired or refinished following a moisture-related event. The original source and extent of any previous moisture intrusion could not be determined during the inspection. No representation can be made regarding concealed conditions based solely on the finished surface. The buyer should obtain information regarding any previous leakage or repairs in this area and monitor for recurrence. If moisture staining or other evidence of active leakage develops, further evaluation should be performed to identify and correct the source.

- Typical drywall cracking and visible tape/seam separation were observed at portions of the ceilings. These conditions commonly develop over time as the home experiences normal settlement, seasonal movement, and expansion and contraction of framing and finish materials. The observed conditions appeared cosmetic in nature at the time of inspection. Repair loose or separated tape, cracks, and affected finishes as desired, and monitor repaired areas for significant recurrence or continued movement that could warrant further evaluation.

- Inconsistent and incomplete paint coverage was observed at portions of the dining room ceiling, resulting in visible variations in color, sheen, and overall finish. The affected areas have an unfinished appearance and are inconsistent with a properly completed painted surface. Properly prepare the affected ceiling surfaces and apply additional paint as needed to provide uniform coverage, color, sheen, and a consistent professional finish.

I=Inspected

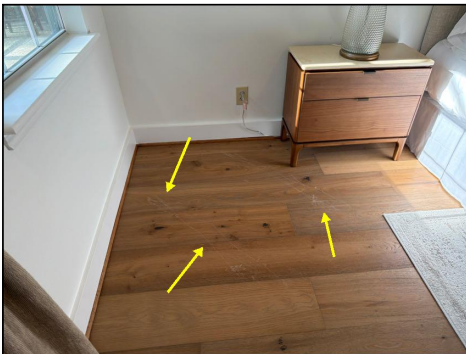
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- The storage closet located beneath the right-rear stairway and accessed from within the kitchen pantry was observed to have an unfinished floor with the carpet/floor covering missing. The exposed flooring results in an incomplete appearance and leaves the underlying surface unprotected from normal use. Install appropriate flooring or carpet and complete the associated transitions and finishes as desired to provide a durable and properly finished storage area.
- Loose and stained carpet was observed at the garage apartment, and portions of the rear garage ceiling had inconsistent paint coverage. Re-stretch, clean, repair, or replace the affected carpet and properly prepare and repaint the ceiling surfaces as desired to restore complete, uniform finishes.



Primary bedroom flooring observed to be damaged



Scratches observed in the primary bedroom throughout



Damaged drywall/cracked seam observed at the family room ceiling



Inconsistent finish/evidence of previous repairs observed at the ceiling above the family room



Evidence of previous repair/inconsistent finish observed at the family room ceiling



Drywall movement cracking observed at the primary bedroom ceiling



Inconsistent/incomplete paint observed at the dining room ceiling



Flooring was not present at the closet under the rear stairs

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I	NI	NP	D
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Inconsistent paint observed at the rear garage ceiling



Loose carpet flooring observed at the garage apartment



Garage apartment carpet flooring observed to be stained

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I NI NP D

X			X
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G. Doors (Interior and Exterior)

Comments:

- NOTE: Doors should be trimmed, weather stripped or adjusted as necessary to seal properly and operate smoothly. Keyless locks should be used on all exterior doors for enhanced safety. Attached garage man doors should be equipped with auto closing devices.
- The bifold closet door hardware at the breakfast area has been installed on the incorrect door panels, affecting the intended operation and alignment of the doors. This appears to be a minor installation issue. Reposition the hardware to the proper door panels and adjust the doors as needed for smooth and proper operation.
- Doorstops were missing at various interior doors. Install doorstops where needed to prevent door hardware from contacting and damaging adjacent walls and finishes.
- The front balcony door frame was observed to be split and cracked at the attachment points for the door hardware. The damage appears consistent with the mounting screws having been driven into the wood without adequate pilot holes, causing the wood to split around the fasteners. Splitting at hardware attachment points can weaken the connection, allow the hardware to loosen over time, and interfere with proper door operation and security. Repair or replace the damaged portions of the door frame and properly reinstall and secure the hardware using appropriate installation methods to provide a solid and durable attachment.
- The front entry coat closet door did not latch properly when closed. The condition appears consistent with minor misalignment between the latch and strike plate, which can develop from normal use or slight movement of the door and framing over time. Adjust the strike plate and/or door hardware as needed to allow the door to close and latch properly.
- The pocket doors at the formal living and dining room were difficult to operate and required excessive effort to fully close. When closed, the doors did not align evenly with one another and an inconsistent reveal was present from the top to the bottom where the doors meet. This condition may be related to adjustment of the door hardware, worn or damaged rollers/tracks, or movement/misalignment of the door assemblies over time. Have the pocket door assemblies evaluated and adjusted or repaired as needed to provide smooth operation, proper alignment, and a consistent finished appearance when closed.
- The scoop-style door hardware at the dining room exit door was observed to be installed upside down, resulting in the pull being oriented in the wrong direction and affecting the intended use and finished appearance of the hardware. Remove and reinstall the hardware in the proper orientation and verify the door operates correctly after adjustment.
- A keypad/combination lock was installed on the kitchen pantry door. This is an unconventional installation for an interior pantry and may restrict access if the combination is unavailable or the hardware malfunctions. Obtain the operating code and instructions, verify reliable operation, and remove or replace the lock as desired.

I=Inspected

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I NI NP D

- Exterior door hardware did not function properly at the laundry exit, and the upstairs front-right game-room door to the balcony did not latch when closed. Exterior doors should operate smoothly, latch securely, and allow reliable emergency egress. Repair or adjust the affected doors, latches, and hardware and verify proper operation and security.
- Keyless locks are required on exterior doors for emergency egress.
- Moisture-related damage and deterioration were observed at the lower portions of the door frame on both the right and left sides of the front balcony door, consistent with water penetration at this area. Continued water entry can result in progressive deterioration of the door frame and potentially affect concealed wall, sheathing, or framing components. The source of water penetration should be identified and corrected, including evaluation of the door installation, flashing, sealant, threshold, and surrounding exterior transitions. Repair or replace damaged materials and evaluate concealed components for additional moisture-related deterioration when the area is opened for repairs.



Front entry doorstop observed to be missing



Hardware at the breakfast area closet doors is not installed properly



Family room exit doorstop noted to be missing/Keyless locks are required on exit doors



Laundry exit door hardware did not function properly



Front balcony door frame observed to be moisture damaged



Front balcony door frame observed to be moisture damaged

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I NI NP D



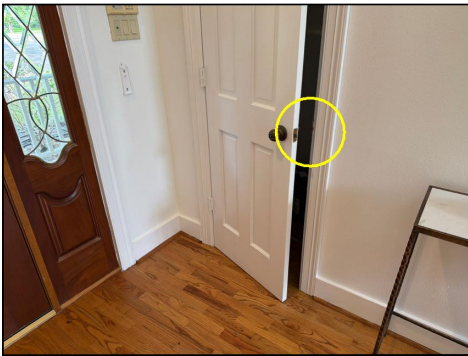
Front balcony door frame observed to be damaged/split



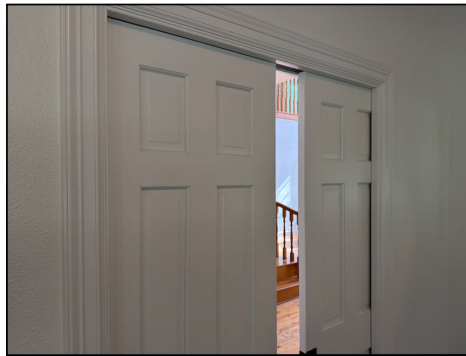
Primary bedroom doorstop noted to be missing



Primary closet doorstop noted to be missing



Front entry coat closet door did not latch



Formal living room pocket doors did not function properly



Inconsistent reveal observed at the formal living room pocket doors when closed



Formal living to dining room pocket doors difficult to operate



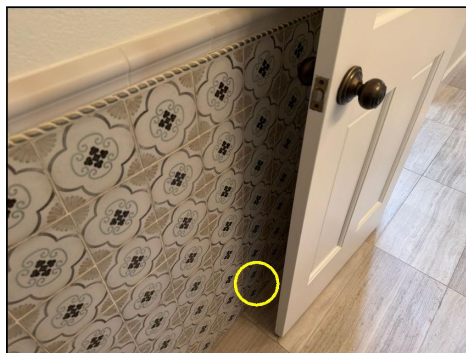
Dining room pocket doors were difficult to operate



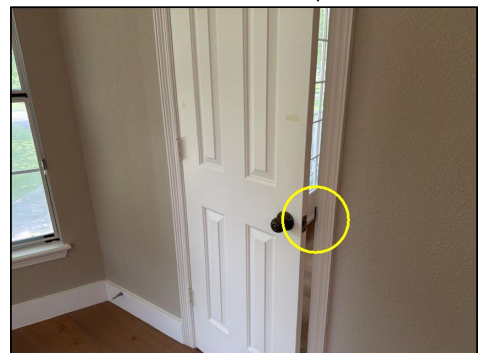
Doorstop noted to be missing at the dining room exit/hardware is installed upside down



Out of ordinary key lock/combination door hardware observed at the kitchen pantry



Half bathroom doorstop observed to be missing



Upstairs front right game room to balcony area door did not latch

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I NI NP D

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H. Windows

Window Types:

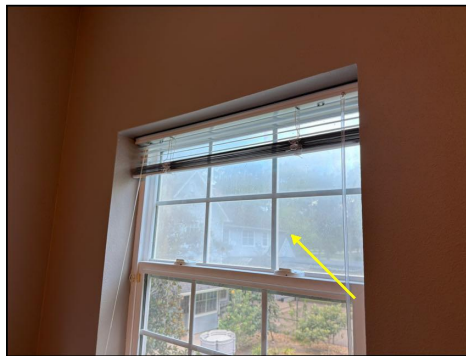
- Windows are a combination of double glazed, aluminum clad replacement units and single glazed, aluminum clad with interior storm inserts

Comments:

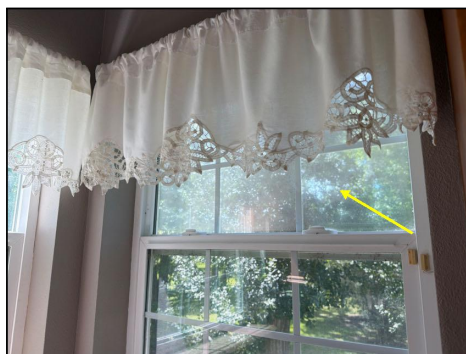
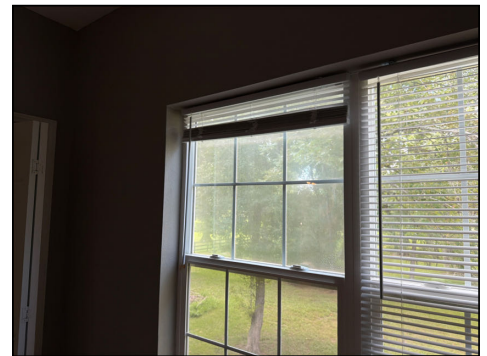
- NOTE: Only a representative number of accessible windows were checked for operation at this inspection. As thermal pane windows lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the humidity level. Therefore windows are listed as observed at time of inspection only, and no warranty is implied. Holes drilled in window frames for alarm sensors may void manufacturer's warranties. The manufacturer should be consulted to this regard. At a minimum all alarm sensors should be sealed.
- Windows that were stuck shut or hard to open were encountered throughout the home during the inspection. All of the operable windows are recommended to be lubricated and or adjusted to prevent damage to the tension springs.
- Insulated-glass seal failure was observed at multiple garage-apartment windows, including the kitchen-sink window. Failed seals can cause persistent fogging, condensation, or a cloudy appearance between the panes and reduce insulating performance. Replace the affected insulated-glass units or windows as desired.



Interior primary bedroom window would not open



Seal failure noted at the garage apartment window



Lost seal observed at the garage apartment kitchen sink window

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I NI NP D

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I. Stairways (Interior and Exterior)

Comments:

- Typical squeaks and movement-related pops were present when the stairways were used. These sounds are common as wood stair components age and move against adjoining materials. Secure accessible stair components and make repairs as desired if the noise is objectionable or movement increases.
- Baluster spacing exceeds the maximum 4-inch requirement.
- **Handrails are missing at one or more locations and should be installed as required.**



Typical squeaks and pops noted at the stairs



Baluster spacing does not meet current standards



Handrail noted to be missing at the rear stairs

☒ ☐ ☐ ☐

J. Fireplaces and Chimneys

Locations:

Types:

- Masonry

Comments:

- **NOTE:** Chimney flashings are not totally visible. Older masonry chimneys are prone to leakage or seepage through the cap and/or bricks and mortar. We do not use video or specialty equipment to inspect for leaks, cracks, separations or damage in the flue.

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

- **NOTE:** Proper flashing of balconies is not verified. These areas should be monitored closely.

I=Inspected

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I NI NP D

☒ ☐ ☐ ☐ L. Other

Materials:

Comments:

• IR SCAN

• An infrared camera was used to help identify possible hidden deficiencies within the structure which could include but are not limited to: moisture, insulation deficiencies, air loss, electrical overheating, etc. The infrared camera detects thermal differences in materials that may indicate problem areas. However, there is no guarantee that the infrared camera will detect all potential or active concerns during this limited and cursory evaluation. For example; if a wet area exists and the moisture is the same temperature as the surrounding materials, the camera may not reveal a thermal difference and therefore go unnoticed. Likewise, if the interior and exterior temperatures are similar, a wall or ceiling with missing insulation might not reflect a temperature differential and could go undetected. In addition, there may also be some areas that reflect thermal anomalies that the inspector considers normal or impractical to repair that are not specifically called to attention. No guarantee or warranty is given with respect to the results provided by the infrared camera evaluation.

• A scan with an infrared camera did not appear to reveal evidence of significant thermal anomalies at the time of inspection.



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home

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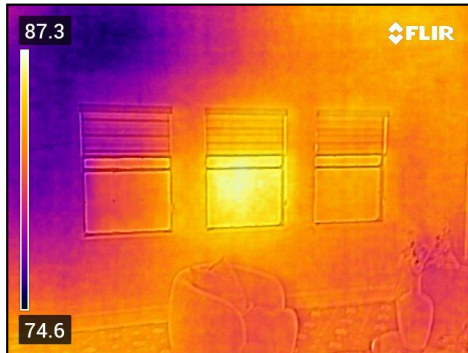
NP=Not Present

D=Deficient

I NI NP D



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



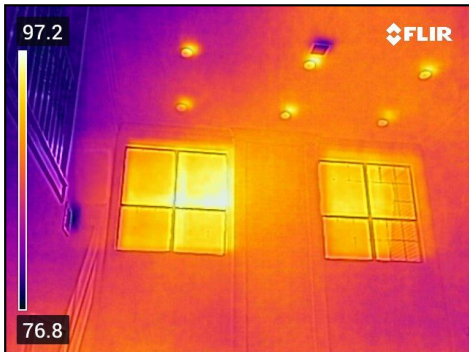
No major thermal anomalies were observed with IR camera scan of the home



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No major thermal anomalies were observed with IR camera scan of the home



No major thermal anomalies were observed with IR camera scan of the home



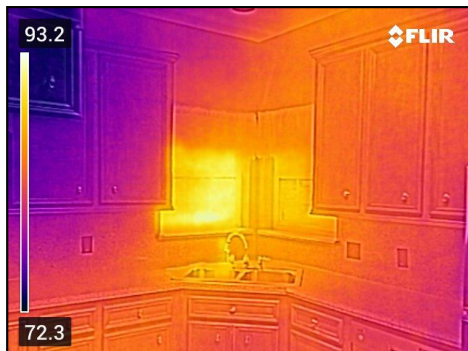
No major thermal anomalies were observed with IR camera scan of the home



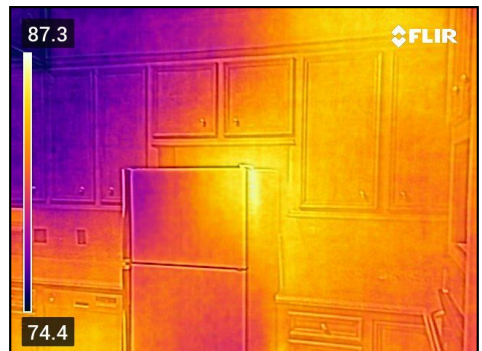
No major thermal anomalies were observed with IR camera scan of the home



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No major thermal anomalies were observed with IR camera scan of the home

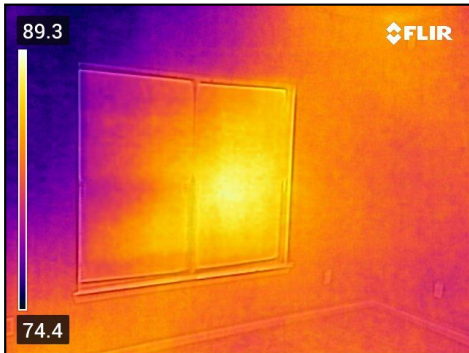
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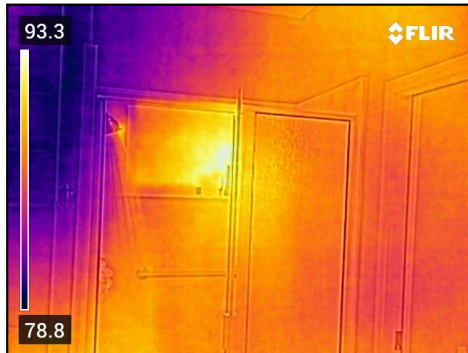
NP=Not Present

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II. ELECTRICAL SYSTEMS

X

X

A. Service Entrance and Panels

Panel Locations:

- Exterior
- Garage

Materials & Amp Rating:

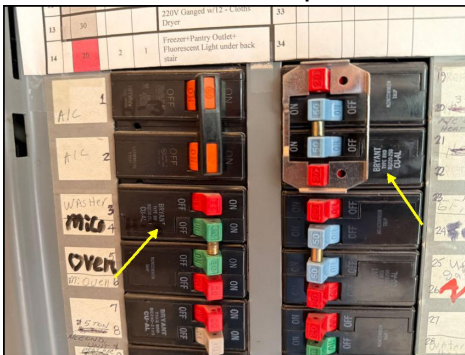
- Copper feeder wiring
- 200(2) amp
- 150 amp

Comments:

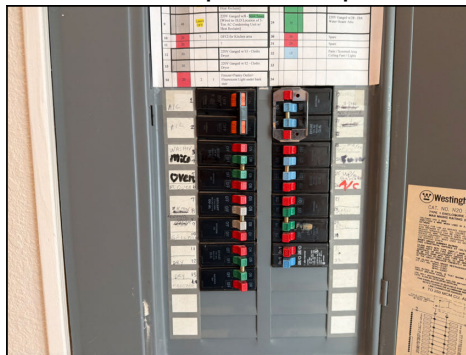
• Current standards require arc-fault circuit interrupting devices (AFCI's) to serve most non-dedicated circuits including kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Although this home may have been built prior to this requirement and may be "grandfathered", a qualified electrician should be consulted to this regard.

• The accessible electrical panels responded to basic operational inspection without obvious thermal anomalies at the time of inspection. Bryant-brand breakers were present, and generator interlock equipment was installed at the garage electrical equipment. The generators and interlock operating sequence were not functionally tested; obtain operating instructions and have a qualified electrical professional verify compatibility, labeling, and safe operation before use.

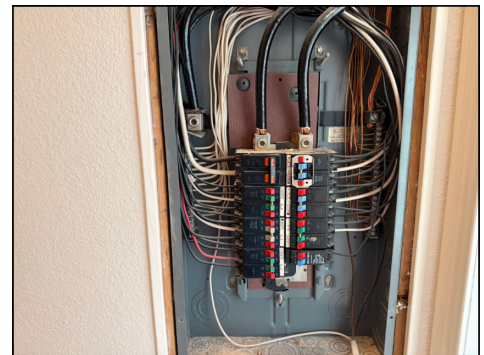
• The secondary panel is improperly bonded. Ground and neutral conductors are required to be isolated in this panel. Repairs are recommended.



Bryant breakers were noted to be present



AFCI breakers were not present



Panel appeared to be performing as intended

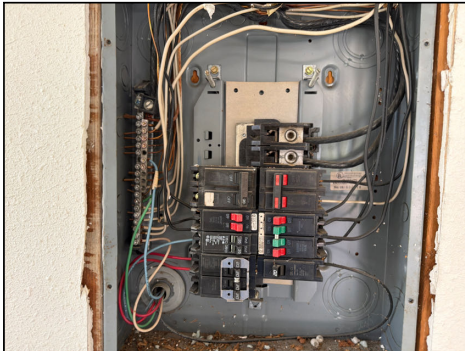
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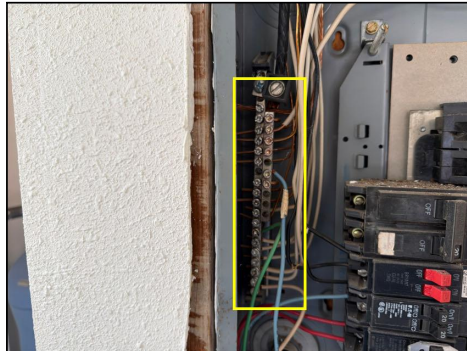
NP=Not Present

D=Deficient

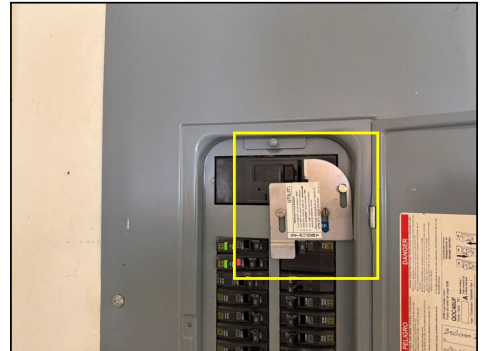
I NI NP D



Garage panel appeared to be performing as intended



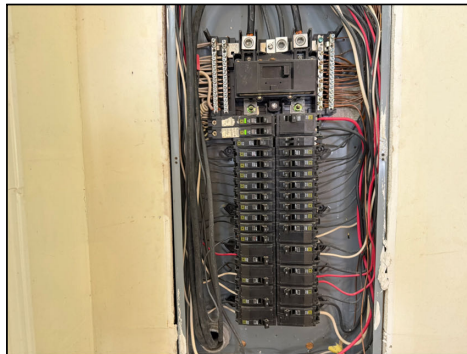
Ground and neutral wire should be separated



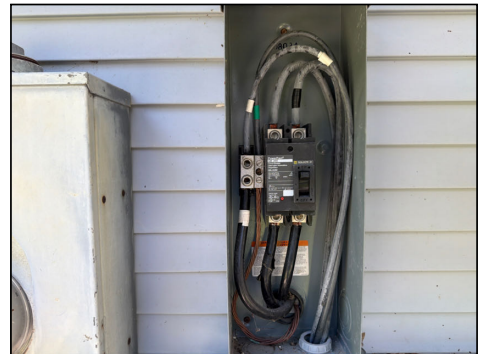
Generator interlock noted to be present at the garage panel



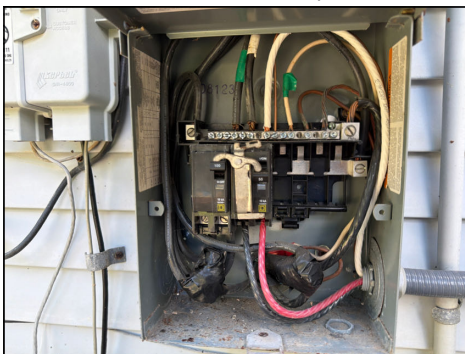
AFCI breakers were not present



Panel appeared to be performing as intended



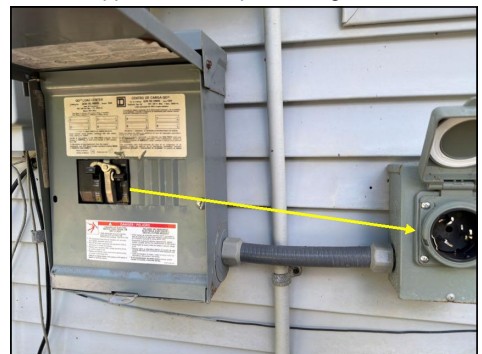
Panel appeared to be performing as intended



Panel appeared to be performing as intended



Panel appeared to be performing as intended



Generator interlock noted on the left side of the garage

Year of NEC Publication	New AFCI Locations or Conditions Concerning GFCI Applications Introduced in NEC Publication
1999	All 120 volt and 15 and 20 amp branch circuits supply receptacle outlets in bedrooms.
2002	All 120 volt and 15 and 20 amp branch circuits supply outlets in bedrooms.
2008	All 120 volt and 15 and 20 amp branch circuits supply outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. AFCI is located at the breaker panel. Exception 1: When in conduit, the device may be permitted in first outlet in circuit. Exception 2: No device may be required on alarm circuits within conduit. (This is rarely acceptable for dwelling units).
2011	Exception 3: Where metal or nonmetallic conduit or tubing is encased in not less than 2 inches of concrete, the AFCI may be installed at the first outlet in the circuit.
2014	All 120 volt and 15 and 20 amp branch circuits supply outlets in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

AFCI dates



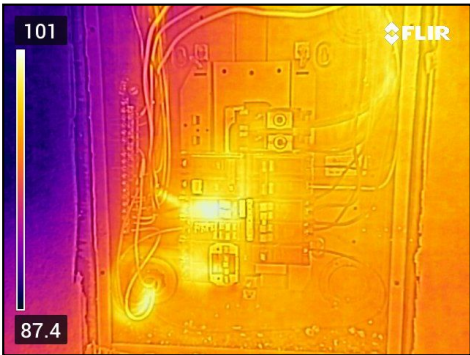
AFCI breaker



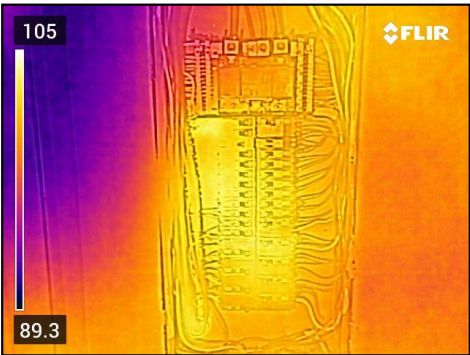
Panel appeared to be performing as intended

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

I	NI	NP	D
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Panel appeared to be performing as intended



Panel appeared to be performing as intended



Panel appeared to be performing as intended



Panel appeared to be performing as intended

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X			X
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B. Branch Circuits, Connected Devices, and Fixtures**Type of Wiring:**

- Copper wiring observed

Comments:

• NOTE: Lights and equipment activated by photocell switches were not checked. Also, landscape and exterior grounds lighting is not included in this inspection.

Antiquated wiring should be updated; it creates a possible hazard. Only a representative number of accessible outlets are checked. Security systems are not included in this inspection. Smoke detection devices should be installed in all rooms. Extension cords should never be used as permanent wiring. Homes constructed prior to 2008 were not equipped with currently required arc fault protection and tamper resistant outlets. A qualified electrician should be consulted with regard to the benefits of adding AFCI protection and tamper proof outlets.

• Electrical switches at multiple areas throughout the home, including the primary bedroom, family room, and dining area, were crooked, uneven, loose, or not flush with the finished wall surfaces and cover plates. Properly align and secure the affected switches, devices, and cover plates and repair adjacent wall finishes as needed to provide stable, complete installations.

• One or more electrical light fixtures were not operational when tested. The condition may be due to a failed or missing bulb; however, a defective fixture, switch, wiring connection, or other circuit-related issue cannot be ruled out during a visual inspection. Replace the bulb(s) as needed and retest the fixture(s). If operation is not restored, have a qualified electrical professional evaluate the affected fixture(s) and circuit and make repairs as necessary.

• The light switch located to the right of the kitchen sink and serving the light fixture above the sink was installed noticeably higher than the other switches and electrical devices along the backsplash. The reason for the atypical mounting height could not be determined during the inspection. Although primarily a functional and cosmetic concern, the inconsistent placement results in an unusual and less uniform installation. Relocate the switch to a more consistent and readily accessible height as desired, with associated wall/backsplash repairs performed as needed.

• The spacing and placement of the electrical receptacles along the kitchen countertop/backsplash do not meet current standards, which generally require receptacles to be arranged so that no point along the countertop wall line is more than approximately 24 inches from a receptacle. The existing configuration is consistent with construction practices that may have been acceptable when this older home was built and does not necessarily indicate that the installation was improper at the time of construction. Current spacing requirements are intended to provide convenient access to receptacles and reduce the need for extension cords or appliance cords to be stretched across countertop work areas. Consider having a qualified electrical professional evaluate the kitchen receptacle layout and add receptacles as desired to improve convenience and bring the installation closer to current standards.

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I	NI	NP	D
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- The GFCI receptacle at the kitchen backsplash was observed to be improperly positioned and secured within the electrical box. The receptacle is noticeably crooked within the box and does not align properly with the cover plate and finished backsplash surface. Improperly mounted electrical devices can allow movement during use, place unnecessary stress on the receptacle and wiring connections, and result in an unfinished installation. Have a qualified electrical professional properly position, align, and secure the receptacle within the electrical box and verify the device and cover plate are firmly installed.
- An electrical receptacle was observed at an unusual location high on the wall above the secondary closet door within the kitchen pantry. The intended purpose of the receptacle could not be determined during the inspection, and its location is atypical for normal general-purpose use. This may have served previously installed equipment or another specialized application. The receptacle should be properly secured and maintained with an appropriate cover plate; obtain clarification regarding its intended use and remove or properly abandon the receptacle if it is no longer needed.
- A switch-controlled half-hot receptacle was present in the primary bedroom. This configuration is functional and is documented so the buyer understands that one half of the receptacle is controlled by the wall switch.
- Electrical receptacles were installed at unusual locations high on the walls in the kitchen pantry and laundry room. Their intended uses could not be determined during the inspection. Obtain clarification regarding the equipment these receptacles were intended to serve; maintain them properly secured with complete cover plates, or have unused wiring properly abandoned by a qualified electrical professional.
- The accessible 240-volt receptacles at the rear garage, including the dryer receptacle, responded to basic testing and were operating at the time of inspection. Load capacity, circuit sizing, equipment compatibility, and operation under load were not verified.
- Ceiling-fan blades at the garage apartment were drooping and weathered, and the fan/light assembly did not function properly when tested. Repair or replace the affected fan and light components and verify the assembly is properly secured and operates smoothly.
- Floor receptacles in the upstairs right-rear game room were loose or not flush with the finished floor, creating a trip hazard and leaving the devices susceptible to physical damage. Have a qualified electrical professional properly secure and align the floor boxes and install complete listed covers flush with the floor surface.
- An open-bulb light fixture was present in a closet without a protective globe or enclosed lamp. Install an approved enclosed fixture or protective globe and maintain required clearance from stored materials to reduce the risk of bulb breakage and ignition of combustible contents.
- An extension cord was being used as permanent wiring in the attic. Extension cords are not approved as a substitute for permanent branch-circuit wiring and are vulnerable to physical damage, overheating, and loose connections. Have a qualified electrical professional remove the extension cord and provide properly sized and protected permanent wiring with all connections contained in approved covered junction boxes.

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I	NI	NP	D
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- Exterior electrical switch covers were missing at the garage apartment, leaving the devices and electrical components inadequately protected from contact and environmental exposure. Have a qualified electrical professional install complete, properly secured, weather-rated covers and verify the devices and boxes are suitable for the exterior location.
- Ceiling fans were installed on unnecessary downrods at rooms with approximately eight-foot ceilings, including the upstairs game room and a secondary bedroom. The reduced head clearance creates a contact hazard. Replace the downrod installations with appropriate low-profile or flush-mount assemblies and verify required clearance is provided.
- A damaged/broken exterior electrical outlet cover was observed at the front balcony. Exterior receptacle covers are intended to protect the receptacle and electrical connections from rain, moisture, and other environmental exposure. Replace the damaged cover with a properly rated weather-resistant/in-use cover and verify the receptacle is adequately protected from the elements.
- An aftermarket light fixture has been attached to the front balcony railing and appears to have been installed to illuminate the flag. The fixture is supplied by an extension cord and incorporates a day/night sensor; it was unplugged at the time of inspection and was therefore not operationally tested. Extension cords are generally intended for temporary use and are not a substitute for permanent exterior wiring. If the light is to remain in use, have a qualified electrical professional provide a permanent, properly supported and weather-rated electrical installation suitable for the exterior location. Otherwise, remove the fixture and associated wiring as desired.
- The electrical receptacle at the primary bathroom wall was observed to be improperly installed and was not seated flush and secure with the finished wall surface. The receptacle cover plate was also missing a mounting screw. Loose or improperly supported electrical devices can allow movement during use, place unnecessary stress on wiring and connections, and leave an incomplete installation. Have a qualified electrical professional properly secure and align the receptacle with the wall surface, install the missing cover plate screw, and verify the device and electrical box are properly installed and secure.
- Smoke alarms were missing throughout the garage apartment. Install listed smoke alarms in the required locations, including within sleeping rooms, outside sleeping areas, and on each level, and verify all alarms are interconnected and operational as applicable. Replace or test alarms throughout the property and maintain them in accordance with the manufacturer's instructions.
- GFCI protection was not provided at all receptacles and equipment locations where it is required or commonly provided under current electrical safety standards, including portions of the kitchen, bathrooms, laundry area, garage, exterior, and dishwasher circuit. Due to the age of the home, some existing installations may predate current GFCI requirements and may have been acceptable when originally installed; however, subsequent modifications, replacement receptacles, remodeled areas, or newly installed equipment may be subject to newer requirements. GFCI protection is intended to reduce the risk of electrical shock in locations where electrical equipment may be exposed to water, moisture, grounded surfaces, or similar conditions. Have a qualified electrical professional evaluate the existing GFCI protection throughout the home and provide or upgrade protection at applicable kitchen, bathroom, laundry, garage, exterior, dishwasher, and other required locations in accordance with current standards and as appropriate for the existing installation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Intercom system was not inspected



Primary bedroom switches observed to be crooked



Fixture at the stairs did not function properly



Broken outlet cover noted at the front balcony



Out of ordinary exterior fixture observed at the front balcony/removed from service



Family room switches observed to be crooked



Primary bathroom outlet is not installed properly/loose cover plate



Primary bathroom outlet is not GFCI protected



Half hot switch powered outlet noted in the primary bedroom



Switch at the kitchen sink noted to be abnormally high



Spacing of the kitchen backsplash outlets does not meet current standards



Kitchen backsplash outlet is not GFCI protected/spacing does not meet current standards

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I NI NP D



Half bathroom outlet is not GFCI protected



Kitchen backsplash outlet is not installed properly



Out of ordinary outlet location observed inside the kitchen pantry



Out of ordinary outlet placement observed in the laundry room



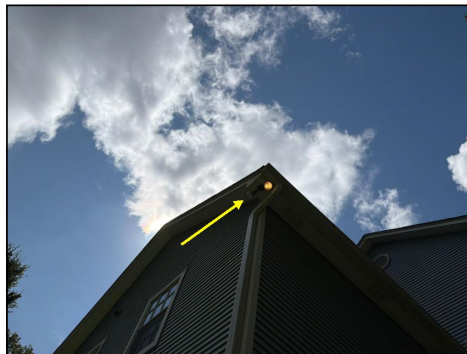
Dining area switches are not flush to the wall



Exterior fixtures did not function at time of inspection



Exterior fixtures did not function at time of inspection



Left exterior fixture did not function properly



Exterior lighting and timers were not inspected



220 outlet at rear garage appeared to be performing as intended



Rear garage dryer outlet appeared to be performing as intended



Rear 220 outlet in garage appeared to be performing as intended

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I	NI	NP	D
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Garage apartment smoke alarm noted to be missing



Drooping/weathered ceiling fan blades observed at the garage apartment



Ceiling fan/light did not function at the garage apartment



Smoke alarms noted to be missing throughout the garage apartment



Floor plugs in the right rear game room are not flush to the floor/trip hazards



Unnecessary ceiling fan down rod noted at the front right game room/Eight foot ceiling should be flush mount



Wet bar outlet is not GFCI protected



Upstairs right bathroom outlet shows ground reading/not GFCI protected



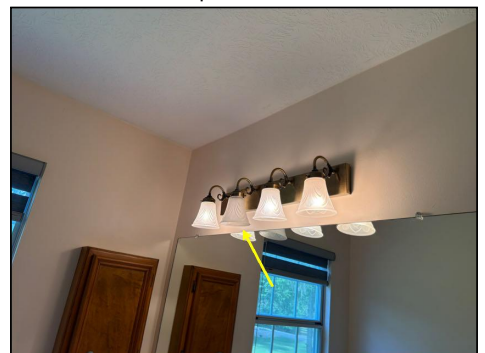
Upstairs right bathroom outlet is not GFCI protected



Current standards require globes on closet fixtures



Unnecessary ceiling fan down rod observed in the front left secondary bedroom



Light fixtures throughout the home did not function properly

I=Inspected

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I NI NP D



Exterior switch covers noted to be missing at the garage apartment



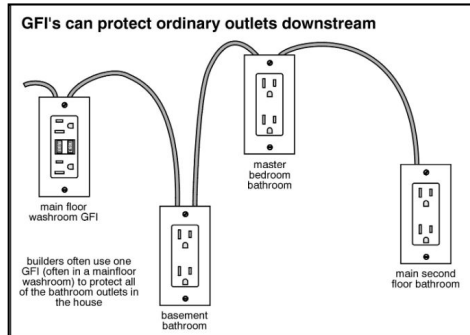
Extension cord used as permanent wiring in the attic



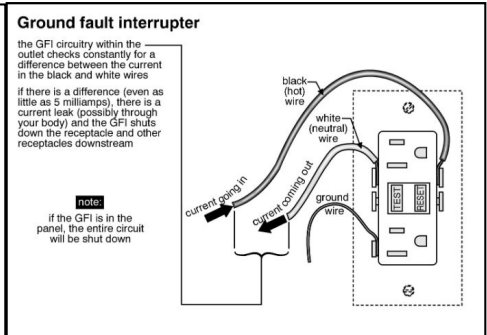
Crooked switches observed throughout the home

Year of NEC Publication	New GFCI Locations or Conditions Concerning GFCI Applications Introduced in NEC Publication
1971	Receptacles required within 10 ft of swimming pool water
1973	All portable swimming pool equipment
1974	All outdoor receptacles
1975	Construction sites
1976	Bathrooms, kitchen equipment, 120 volt pool lights and bathtubs
1978	Exemption for GFCI outlets located above the ground
1978	Garages and spas (some local jurisdictions also require hydrotherapy tubs/spas)
1981	Exemption for garage receptacles for dedicated equipment or not readily accessible (i.e. garage door opener power supply that cannot be reached without a ladder)
1984	Replacement of non-grounding receptacles with no grounding conductor
1984	Pool cover motors
1984	Distance from swimming pool wall extended to 20 ft
1987	Unfused breakers
1987	Hydrotherapy tubs/spas
1987	Kitchen countertop receptacles within 4 ft of the sink
1990	Circulation equipment - normal pumps and dedicated inputs
1993	Web bar countertop, within 4 ft of sink
1993	Any receptacle replaced in an area that currently requires a GFCI
1996	All receptacles on kitchen counters
1996	All exterior receptacles (exception - existing hardwired receptacles)
1996	Unfinished accessory buildings
1999	Receptacles below grade
1999	Exception for dedicated equipment in crawl space area was removed
2003	"Smart Lock" type GFCI receptacles required
2005	All receptacles in garage (except those removed)
2014	Added Dishwasher, laundry areas, bar/built-in or shower stalls where receptacles are installed within 6 feet of the outside edge of the tub/shower or shower stall

GFCI dates



GFCI illustration



GFCI illustration

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of System:

- Central forced air

Energy Sources:

- Electricity

Comments:

• NOTE: Only the emergency heat mode is checked on heat pumps when temperature is above 80 degrees. We recommend the heating system be completely serviced before each heating season. Filters should be changed as needed (at least every 2 months). Checking humidifiers, electric air filters and proper airflow balance is not included in this inspection.

• The electric furnace was tested and measured approximately 100 degrees at the registers and appears to be heating well.

• The heating system serving the garage apartment did not operate when tested from the thermostat. The cause could not be determined during this inspection. Have a qualified HVAC professional diagnose the system and complete repairs before relying on it for heating.

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I	NI	NP	D
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Furnace at the garage apartment unit did not function at the time of inspection

I=Inspected

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I NI NP D

X			X
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B. Cooling Equipment**Type of System:**

- Central forced air

Comments:

- NOTE: Air conditioning units are not checked when outside temperature is below 60 degrees. We recommend AC units be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Evaporator coils are not opened when sealed.
- Unit 1 (upstairs right) is a 2 1/2-ton system approximately 3 years old.
- Unit 2 (garage apartment) is a 2 1/2-ton system approximately 19 years old. This unit is beyond the typical 12-to-15-year service-life range for residential cooling equipment and should be expected to require increased maintenance or replacement planning.
- The temperature differential measured across the evaporator coil(s) indicated that the system(s) appear to be cooling well at the time of inspection (i.e. Delta T reading is between 15-20 degrees).
- General service/cleaning of the HVAC system(s) is recommended as part of regular maintenance.
- One or more of the air conditioning system(s) is relatively old and will likely require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.
- The attic HVAC equipment is a water-source heat-pump system connected to the swimming-pool equipment by large insulated water lines, using the pool system as the heat-transfer source rather than a conventional subsurface geothermal loop. Routing large-volume water lines through the attic presents a significant water-damage concern because leakage, a failed fitting, or a ruptured line could release a substantial amount of water into the attic and occupied areas below. Have a qualified HVAC professional experienced with water-source heat pumps, in coordination with a qualified pool professional, fully evaluate the system, piping, fittings, supports, insulation, isolation valves, pressure controls, and heat exchanger; verify proper operation; and install appropriate automatic shutoff, leak-detection, and drainage or containment protection as needed. Obtain all available design, installation, service, and maintenance documentation for this specialized system.
- Heavy foliage was present at the garage-apartment outdoor HVAC unit and restricted the clear space needed for airflow and service access. Cut back and maintain vegetation to provide adequate clearance around and above the equipment in accordance with the manufacturer's requirements.
- Evidence of previous secondary condensate-drain activity and rust was present at the garage HVAC overflow pan. Secondary-drain activity indicates that the primary condensate system may have been restricted or unable to carry the full condensate load at some time. Have a qualified HVAC professional clean and test the primary and secondary drain systems, evaluate the rusted pan, and repair or replace affected components as needed.

I=Inspected

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I NI NP D

- Handwritten service notes were present on portions of the HVAC equipment cabinets. Obtain all available service records and invoices to clarify the work performed, dates of service, and any recurring conditions or recommended repairs.
- **Active condensate leakage/dripping was present at attic HVAC equipment during the inspection. Continued leakage can damage equipment, insulation, ceilings, framing, and finishes below. Have a qualified HVAC professional identify and correct the source, service and test the condensate-drain system, and verify the overflow pan and automatic shutoff protection are complete and operational.**



Heavy foliage observed at the garage apartment condenser unit



AC return air temperature/15-20 degree temperature differential is desired



AC supply temperature/Units were cooling well at the time of inspection



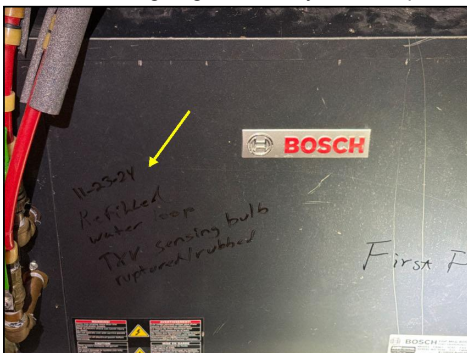
Evidence of previous secondary drain activity noted at the garage unit/Rusty overflow pan



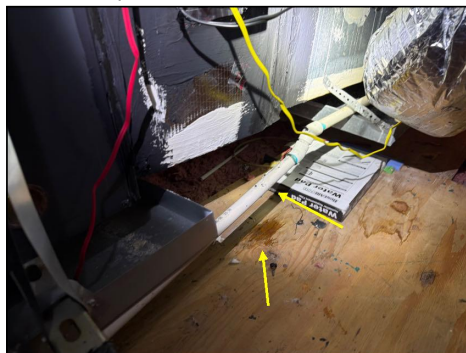
Garage AC return air temperature/15-20 degree temperature differential is desired



Garage AC supply temperature/Unit was cooling well at the time of inspection



Service notes observed on the cabinets



Active condensation leak/drip noted at time of inspection



Units noted to be tied into pool equipment for heat/cool transfer

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Units noted to be tied into pool equipment for heat/cool transfer

X			X
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C. Duct System, Chases, and Vents

Comments:

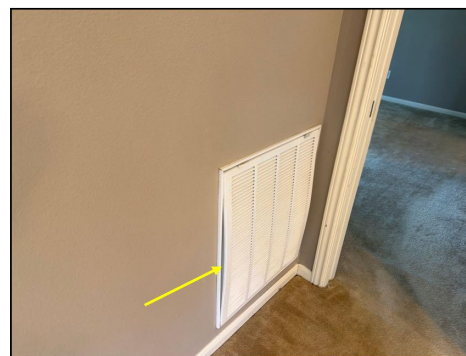
• NOTE: The purpose of this inspection is to determine the ability of the ductwork to reasonably distribute conditioned air throughout the home. Ductwork is checked for significant visible deficiencies - much of which may be concealed. The following maintenance advice is offered: Ductwork connections should be sealed tightly at supply plenum and register connections with appropriate mastic. Ductwork should not be crammed together in attics so as to reduce condensation and all runs should have as few bends as possible and be supported off the attic floor. Return chases/ducts should be adequately sized, sealed and insulated for optimal system performance. The ducts and vents are considered to be serviceable unless otherwise noted below.

• No HVAC supply register or other means of conditioned-air distribution was observed within the kitchen pantry. Enclosed pantry spaces can experience elevated temperatures and humidity, particularly during warmer months, which can adversely affect temperature-sensitive food products such as chocolate and may contribute to less desirable storage conditions. Recommend providing an appropriately designed means of conditioned-air circulation or ventilation within the pantry to help maintain temperatures and humidity levels reasonably consistent with the conditioned interior of the home. Have a qualified HVAC professional evaluate the area and provide an appropriate supply-air or ventilation solution as needed.

• The return-air grille serving the garage apartment was damaged. Repair or replace the grille and verify it is properly sized, secured, and unobstructed to allow adequate return airflow.



Supply duct was not present inside the kitchen pantry



Garage apartment return air grille observed to be damaged

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IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- NA

Location of Main Water Supply Valve:

- Garage
- Static Water Pressure Reading: 50 PSI

Comments:

- NOTE: Supply plumbing in attics or crawl spaces should be insulated. Laundry connections (including drain) are visually inspected only. Shower stalls are vulnerable to leaks and are tested by running the shower for a short period, typically 30-45 minutes and leaks may be present that are not discovered during the time period of the inspection. All bath and shower fixtures should be caulked against the wall to prevent leaks.
- Copper supply piping observed.
- Multiple unidentified water supply lines and valves were observed at the cold-water piping serving the water heater in the laundry area. One supply line extends into the floor/ground and another extends into the adjacent wall; their destinations and intended functions could not be determined during the inspection. These lines may serve existing or previously installed plumbing fixtures or equipment that were not readily identifiable. The buyer should obtain clarification regarding the purpose and destination of these lines and valves. Any abandoned or no-longer-needed piping should be properly terminated, and the remaining components should be maintained accessible for future service.
- Cracked grout was observed at portions of the primary shower surround, particularly at changes in plane where adjoining surfaces meet. These areas are subject to normal movement and expansion/contraction, which can cause rigid grout to crack and separate over time. Remove loose or deteriorated grout at affected changes in plane and seal these joints with an appropriate flexible, mildew-resistant silicone sealant designed for wet areas to accommodate movement and help limit water penetration behind the shower surround.
- The primary showerhead continued to drip/leak from the fixture after the shower controls were turned off. This condition may be caused by a worn or defective valve cartridge, internal seal, or other fixture component that is allowing water to continue passing to the showerhead. Continued leakage wastes water and can contribute to mineral buildup and premature deterioration of the fixture. Have the shower valve and associated components evaluated and repaired or replaced as needed to restore proper operation and eliminate the leakage.
- Hot and cold water delivery was reversed at the island sink fixture. Correct the supply connections or fixture cartridge as needed so the controls provide water in the customary orientation.
- The water-filtration and water-softening equipment was not functionally evaluated as part of this inspection. Obtain operating and service information, confirm the intended treatment configuration, and have the equipment serviced and water quality tested as desired.

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I	NI	NP	D
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- Water-supply and drain provisions for an ice machine were present at the wet bar. The connections were not tested with an appliance installed. Cap and secure unused connections or verify proper operation and leak-free installation when equipment is connected.
- Multiple plumbing fixtures were loose or inadequately secured, including the upstairs right bathtub, overhead shower supply connection, and vanity faucet. Movement can stress concealed supply and drain connections and result in leakage or finish damage. Properly secure the affected fixtures and verify all connections remain watertight after repairs.
- The upstairs left secondary shower was configured with a window within the shower enclosure and an open arrangement that can allow water to escape the intended wet area. The existing window, trim, wall transitions, and surrounding finishes are vulnerable to repeated water exposure. Have a qualified plumbing and remodeling professional evaluate the complete installation and provide appropriate waterproofing, enclosure, and drainage improvements to contain shower water and protect adjacent materials.
- The upstairs front-left commode filled extremely slowly, and the associated secondary shower had very low flow and did not function properly. These conditions may be related to the broader low-pressure condition or localized restrictions. Have a qualified plumbing professional evaluate the affected supply valves, fixture components, and piping and complete repairs as needed.
- Deteriorated or missing insulation was observed on exposed water-supply piping at the right side of the garage. Replace and secure suitable insulation to protect the piping from temperature changes, condensation, and freezing conditions.
- The freestanding bathtub in the primary bathroom appears to be a replacement installation and was observed to be significantly loose and unsecured to the floor. The tub moved excessively with minimal hand pressure, indicating that it is not adequately anchored or stabilized. Excessive movement can place stress on the tub drain, water-supply connections, floor-mounted plumbing fixture, sealants, and surrounding finishes, potentially resulting in leakage or damage during normal use. Have the bathtub installation evaluated and properly secured/stabilized in accordance with the manufacturer's installation requirements, and verify that the drain and water-supply connections have not been damaged or compromised by the existing movement.
- The front primary bathroom vanity sink bowl was observed to be cracked. Cracks in a sink basin can worsen with continued use and may eventually allow leakage into the vanity cabinet and surrounding materials. Replace the damaged sink bowl and verify the drain, fixture connections, and surrounding installation are watertight after replacement.
- Low water pressure/flow was observed at multiple plumbing fixtures throughout the home, including the primary bathroom and both kitchen sinks. When multiple fixtures were operated simultaneously, the available flow decreased significantly, with the kitchen sink fixtures becoming borderline nonfunctional due to the reduced water delivery. This condition indicates a broader water-supply limitation rather than an isolated fixture issue and may be related to the water source, pressure-control equipment, filtration/treatment equipment, valves, supply piping, or other components of the plumbing system. Have a qualified plumbing professional evaluate the water-supply system to determine the cause of the inadequate pressure/flow and make repairs or improvements as necessary to provide adequate and consistent water delivery throughout the home.

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I NI NP D



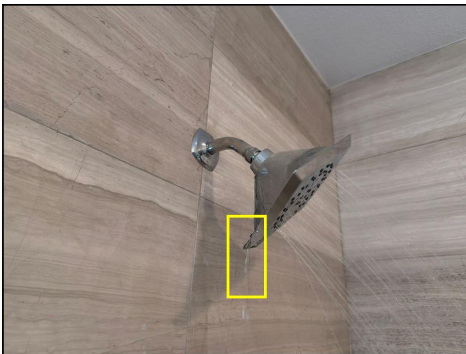
Unidentified supply lines observed at the water heater in the laundry area/Likely for water source AC system



Primary bathtub is not installed properly/easily moves



Cracked grout observed at the primary shower surround



Primary shower fixture observed to be dripping when in use



Primary vanity sink observed to be damaged/cracked



Low water pressure noted at the fixtures throughout the home



Hot and cold supply reversed at the island sink fixture



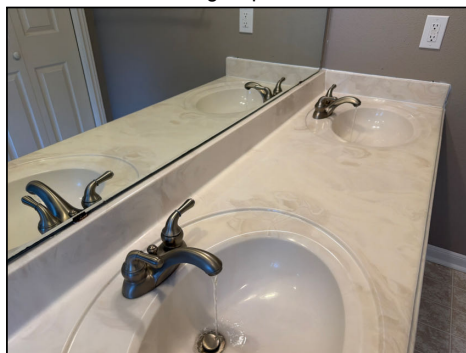
Water pressure down to trickle at some times during inspection



Water pressure down to trickle at some times during inspection



Water filtration system was not inspected



Low water pressure noted at the garage apartment fixtures



Low water pressure noted at the garage apartment fixtures

I=Inspected

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Plumbing for an ice machine noted to be present at the wet bar



Upstairs right tub is loose at the floor/Easily moves



Upstairs right overhead shower line is loose behind the drywall



Upstairs, right vanity sink fixture is loose



Substandard water pressure noted to be present throughout the home



Less than ideal configuration at the left secondary shower surround



Less than ideal configuration at the left secondary shower surround



Upstairs front left commode was noted to be extremely slow to fill



Upstairs front left secondary shower fixture did not function properly/Low pressure



Water softening system was not inspected



Deteriorated insulation observed on the right side of the garage

I=Inspected

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D=Deficient

I NI NP D

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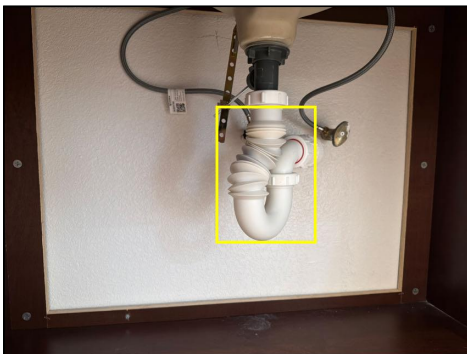
B. Drains, Waste and Vents

Clean Out Location(s):

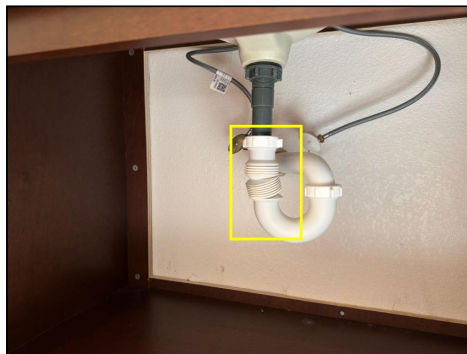
- Right Exterior

Comments:

- NOTE: If bath traps are not present or readily accessible, they are not inspected. Bath traps with access doors are recommended behind all tubs/showers to allow for inspection of leaks, proper plumbing configuration, wood destroying insect activity, etc. We recommend older drain / waste piping be video inspected and/or pressure tested.
- A flush and drain test did not appear to reveal any evidence of leaks.
- Flexible accordion-style and other improvised drain piping was installed at multiple fixtures, including both primary bathroom vanity sinks, the half-bathroom sink, and upstairs-right bathroom fixtures. Corrugated and improperly configured drain components can collect debris, restrict flow, permit odors, and leak, and they are not an appropriate substitute for properly sized smooth-wall drainage assemblies. Have a qualified plumbing professional replace the improper piping with correctly configured smooth-wall traps and drain components and verify all repaired connections are properly vented and leak-free.
- The upstairs-right bathtub drain was improperly configured using an improvised assembly with flexible/corrugated piping, multiple slip-joint connections, and poorly aligned components. This is not an acceptable permanent drain installation and is more susceptible to movement, separation, leakage, restricted drainage, and recurring clogs. Have a qualified plumbing professional remove the improper components and install a properly sized, supported, smooth-wall drain and trap assembly, then verify the completed installation is properly vented and leak-free.



Amateur style accordion drain noted in the primary bathroom



Amateur style accordion drain noted in the primary bathroom



Accordion style/amateur drain observed in the half bathroom

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I	NI	NP	D
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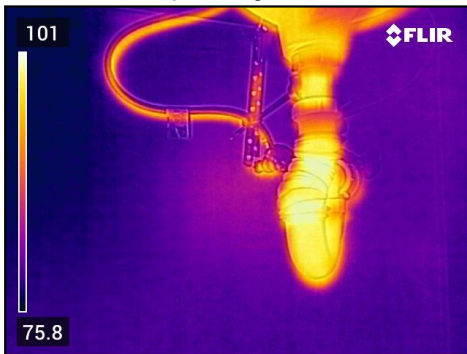
Amateur/improper drain installation at the upstairs right tub



Amateur/improper drain installation at the upstairs right tub



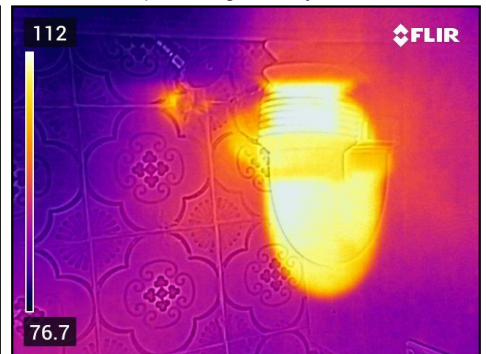
Amateur/improper drain installation at the upstairs right vanity sink



Drains appeared to be performing as intended



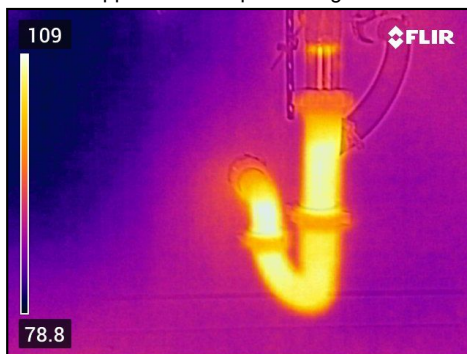
Drains appeared to be performing as intended



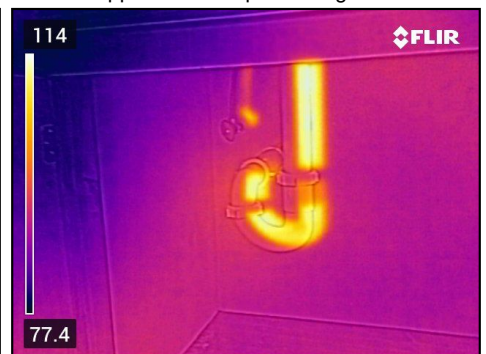
Drains appeared to be performing as intended



Drains appeared to be performing as intended



Drains appeared to be performing as intended



Drains appeared to be performing as intended



Drains appeared to be performing as intended



Drains appeared to be performing as intended

D=Deficient

X			X
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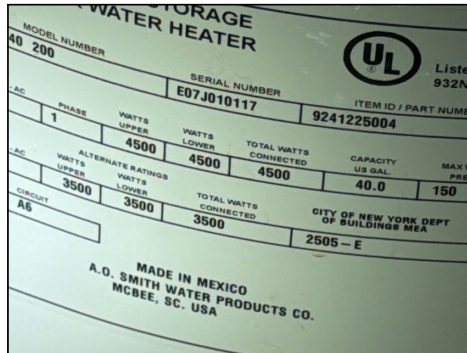
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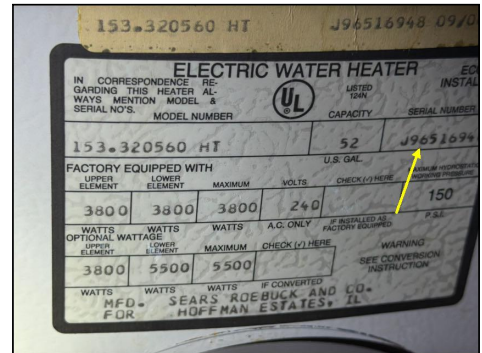
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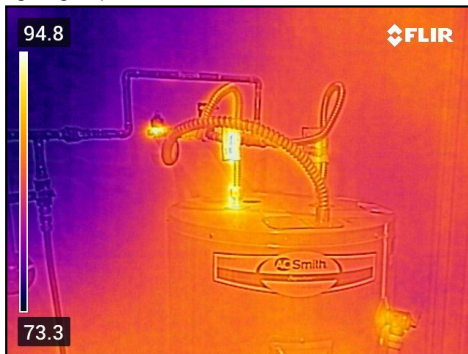
Overflow pan/drain line noted to be missing at the garage apartment unit



Garage apartment water heater appeared to be manufactured in 2007



Upstairs right water heater appeared to be manufactured in 1996



Water heater appeared to be performing as intended



Water heater appeared to be performing as intended

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☒

E. Other

Gas System Present:

- Yes

Meter Location:

- NA

Comments:

- NOTE: Pressure testing of gas lines are specifically excluded from this inspection. A qualified plumber or local utility representative should be engaged to perform such testing.
- No evidence of gas leaks were detected at the main meter or appliance connections.
- Exposed propane piping was present at the garage entry, and the access cover for the subsurface propane tank was loose and did not provide a secure, stable closure. The exposed piping is vulnerable to impact and the loose cover creates access and physical-hazard concerns. Have a qualified propane-gas professional evaluate the complete installation, protect exposed piping from damage, secure or replace the tank cover, and verify the system is properly installed and leak-free.

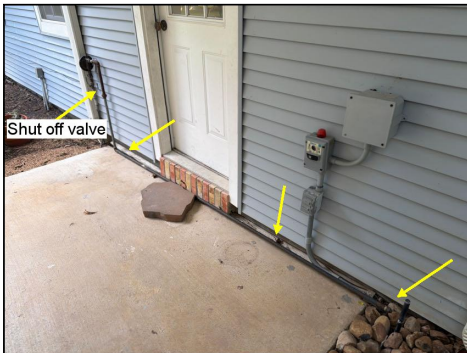
I=Inspected

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I NI NP D



Exposed propane piping observed at the garage entry



Cover for subsurface propane tank is less than ideal/loose

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

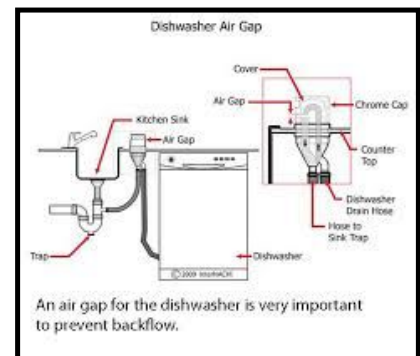
- Dishwasher appeared to operate as intended.
- No air gap is present, raise drain line above bottom of kitchen sink or install counter mount air gap device.
- The garage-apartment dishwasher was not installed square and aligned within the cabinet opening. Adjust and secure the appliance to the countertop or adjacent cabinetry as required, provide uniform clearances, and verify the door operates without binding and the supply and drain connections remain leak-free.



Air gap is missing at the dishwasher drain



Garage apartment dishwasher is not installed square to opening



Air gap illustration

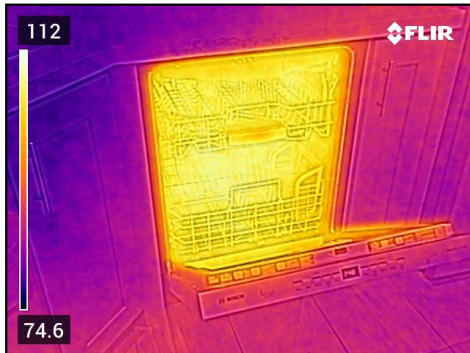
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NI=Not Inspected

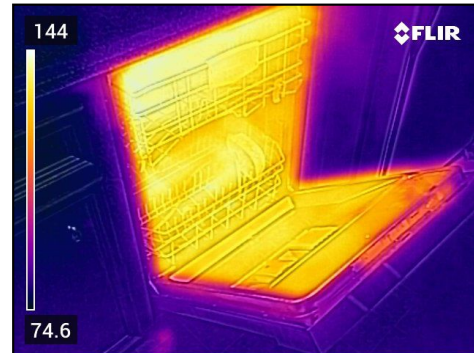
NP=Not Present

D=Deficient

I NI NP D



Unit appeared to be performing as intended



Unit appeared to be performing as intended

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

- The island food-waste disposer was jammed and did not operate when tested. Have the unit cleared and serviced or replaced, and verify the mounting, electrical connection, and drain connections are secure and leak-free.
- Food-waste disposers were installed at the main kitchen and garage apartment even though the property is served by a private septic system. Disposers can increase solids and organic loading on a septic system and may require more frequent maintenance. Use the disposers sparingly and consult the septic-service provider regarding appropriate operation and pumping intervals.



Disposal switch noted to be right of the island sink



Island disposal did not function at time of inspection/jammed



Disposals are typically not present with septic systems



Disposal noted to be present at the garage apartment/typically not found with septic systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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C. Range Hood and Exhaust Systems**Comments:**

- The unit appears to be performing as intended.
- The vent hood light control was not functioning properly when tested. The lights illuminated only while the control button was actively depressed and immediately turned off when the button was released, indicating a defective or malfunctioning switch/control mechanism. Repair or replace the affected control or vent hood components as needed to restore normal operation of the lighting.
- The garage-apartment range-hood/exhaust unit was excessively noisy when operated. Have the fan, motor, mounting, and duct connection evaluated and repair or replace worn or loose components as needed.



Button for the vent hood light did not function properly



Garage apartment unit noted to be extremely noisy

X			X
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D. Ranges, Cooktops, and Ovens**Comments:**

- Unit(s) appeared to operate as intended.
- Multiple gas range burners were not functioning properly when tested. Several burners failed to ignite reliably and produced excessive, irregular orange flames, including abnormal flame flare-up during attempted operation. Improper ignition and abnormal flame characteristics can indicate dirty or obstructed burner components, improperly seated burner caps, incorrect air/fuel mixture, gas-pressure issues, defective ignition components, or other problems requiring service. Due to the abnormal ignition and flame behavior, further operation is not recommended until the range has been evaluated. Have a qualified appliance service professional evaluate, clean, adjust, and repair the range as needed to provide reliable ignition and a stable, properly controlled burner flame.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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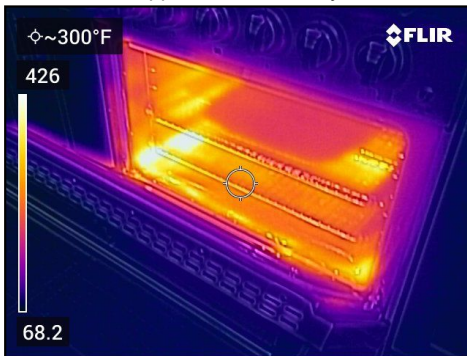
Range burners did not function properly/Did not appear to sit correctly



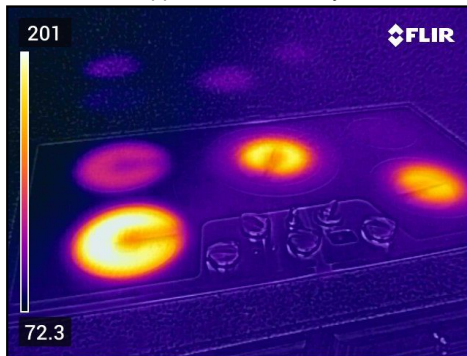
Range burners did not function properly/Did not appear to sit correctly



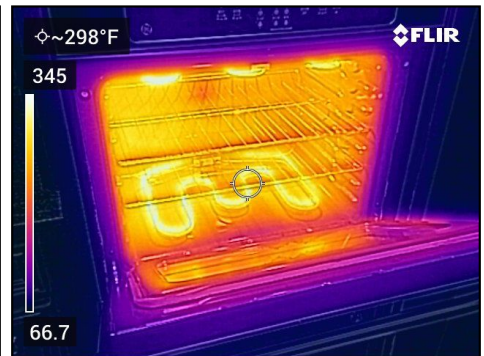
Controls faded at garage cooktop



Oven appeared to be performing as intended



Cooktop appeared to be performing as intended



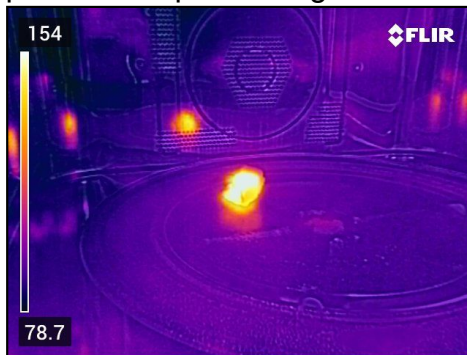
Oven appeared to be performing as intended

X			
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E. Microwave Ovens

Comments:

- Microwave appears to be performing as intended.



Microwave appeared to be performing as intended/Wet paper towel

I=Inspected

NI=Not Inspected

NP=Not Present

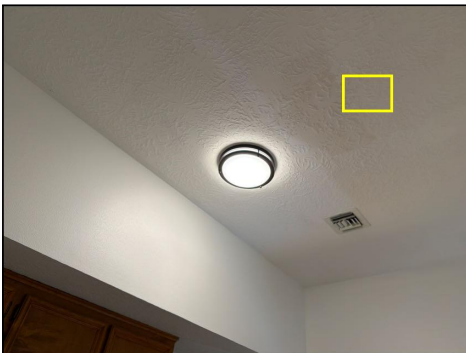
D=Deficient

I NI NP D

X			X
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F. Mechanical Exhaust Vents and Bathroom Heaters**Comments:**

- Bath fan(s) appeared to operate normally.
- No mechanical exhaust fan was provided in the laundry room. Laundry areas can generate elevated heat and humidity during normal use, particularly when washing and drying equipment is operating. Without mechanical ventilation, excess moisture can accumulate within the room and contribute to condensation, elevated indoor humidity, and deterioration of surrounding finishes over time. Consider installing a properly sized exhaust fan ducted to the exterior to improve ventilation and assist with removal of excess heat and moisture from the laundry area.
- The upstairs-right bathroom exhaust fan discharged into the attic rather than to the exterior. Moisture-laden air released into the attic can contribute to elevated humidity, condensation, staining, and deterioration of roof-framing or sheathing materials. Extend the duct to an approved exterior termination with a proper damper and weather hood, and verify the duct is supported, sealed, and insulated as needed.



Exhaust fan in the laundry area was not present



Upstairs right bathroom fan noted to terminate in the attic

X			X
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G. Garage Door Operators**Door Type:**

- Sectional door(s)

Comments:

- The rear overhead garage-door operator did not function properly and required the wall button to be held continuously for the door to close. In addition, photoelectric reverse sensors were not present. The required entrapment-protection system was therefore incomplete or malfunctioning. Disconnect or disable automatic operation as appropriate until a qualified garage-door professional installs properly aligned reverse sensors, services the operator, and verifies both the photoelectric and force-reversal safety functions operate correctly.
- Current standards require revers sensors.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear door opener did not function properly/button had to be held to close



Reverse sensors were not present

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

- An electric dryer receptacle and connection option were present in the laundry area. This is documented for the buyer's information; circuit capacity and compatibility with a specific appliance were not verified.



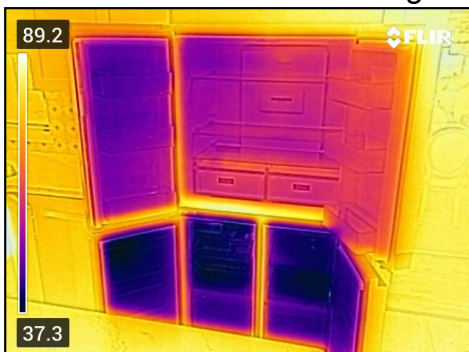
Electric dryer option noted to be present

☒ ☐ ☐ ☐

I. Other

Comments:

- The washing machine appears to be operative.
- The clothes dryer appears to be operative.
- The refrigerator/freezer appears to be operative.



The refrigerator/freezer appears to be operative



The clothes dryer appears to be operative



The refrigerator/freezer appears to be operative

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

• The landscape-irrigation controller was off upon arrival and the system did not operate when activation was attempted. The controller indicated approximately 31 zones. Because the zones could not be operated, sprinkler heads, valves, coverage, leaks, and backflow components were not functionally evaluated. Have a qualified irrigation professional diagnose the system, restore operation, and test all zones and safety components.



System was off upon arrival/Did not function when attempted



31 zones appeared to be present



System was off upon arrival/Did not function when attempted

☐ ☒ ☐ ☐

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

Type of Construction:
Comments:
☐ ☐ ☒ ☐

C. Outbuildings

Materials:
Comments:
☒ ☐ ☐ ☒

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

Type of Pump:

- Submersible deep well

Type of Storage Equipment:

- Pressure tank

Comments:

• The private well pressure gauge indicated approximately 50 PSI; however, inadequate water pressure and flow were present at fixtures throughout the home and garage apartment, with flow dropping substantially when multiple fixtures were used. The static gauge reading does not confirm adequate delivery volume under demand. Have a qualified well and plumbing professional evaluate the pump, pressure tank, pressure switch, filtration/treatment equipment, valves, supply piping, and available flow rate under load and complete repairs or improvements as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Well should be further evaluated for low pressure



Well showed 50 PSI

☐	☒	☐	☐
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E. Private Sewage Disposal (Septic) Systems

Type of System:

- Aerobic

Location of Drain Field:

- Right exterior

Comments:

- Area around septic tank appeared normal, no leaking was visible
- Recommend inspection by septic tank company



Septic equipment observed on the right side of the property

☐	☐	☒	☐
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F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

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

STRUCTURAL SYSTEMS		
Page 12 Item: E	Walls (Interior and Exterior)	• Active and aggressive paper wasps were present at multiple exterior and roof areas, and the inspector was stung while walking the roof. The nests and active insects create a stinging hazard for occupants, visitors, and service personnel. Have a qualified pest-control professional locate and remove the nests, treat the affected areas, and address conditions that may allow recurring activity before routine access or maintenance is attempted.
Page 20 Item: G	Doors (Interior and Exterior)	• Keyless locks are required on exterior doors for emergency egress. • Moisture-related damage and deterioration were observed at the lower portions of the door frame on both the right and left sides of the front balcony door, consistent with water penetration at this area. Continued water entry can result in progressive deterioration of the door frame and potentially affect concealed wall, sheathing, or framing components. The source of water penetration should be identified and corrected, including evaluation of the door installation, flashing, sealant, threshold, and surrounding exterior transitions. Repair or replace damaged materials and evaluate concealed components for additional moisture-related deterioration when the area is opened for repairs.
Page 23 Item: I	Stairways (Interior and Exterior)	• Handrails are missing at one or more locations and should be installed as required.

ELECTRICAL SYSTEMS

Page 32 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Smoke alarms were missing throughout the garage apartment. Install listed smoke alarms in the required locations, including within sleeping rooms, outside sleeping areas, and on each level, and verify all alarms are interconnected and operational as applicable. Replace or test alarms throughout the property and maintain them in accordance with the manufacturer's instructions. • <u>GFCI</u> protection was not provided at all receptacles and equipment locations where it is required or commonly provided under current electrical safety standards, including portions of the kitchen, bathrooms, laundry area, garage, exterior, and dishwasher circuit. Due to the age of the home, some existing installations may predate current GFCI requirements and may have been acceptable when originally installed; however, subsequent modifications, replacement receptacles, remodeled areas, or newly installed equipment may be subject to newer requirements. GFCI protection is intended to reduce the risk of electrical shock in locations where electrical equipment may be exposed to water, moisture, grounded surfaces, or similar conditions. Have a qualified electrical professional evaluate the existing GFCI protection throughout the home and provide or upgrade protection at applicable kitchen, bathroom, laundry, garage, exterior, dishwasher, and other required locations in accordance with current standards and as appropriate for the existing installation.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 36 Item: A	Heating Equipment	• The heating system serving the garage apartment did not operate when tested from the thermostat. The cause could not be determined during this inspection. Have a qualified HVAC professional diagnose the system and complete repairs before relying on it for heating.
Page 39 Item: B	Cooling Equipment	• Active condensate leakage/dripping was present at attic HVAC equipment during the inspection. Continued leakage can damage equipment, insulation, ceilings, framing, and finishes below. Have a qualified HVAC professional identify and correct the source, service and test the condensate-drain system, and verify the overflow pan and automatic shutoff protection are complete and operational.

PLUMBING SYSTEM

Page 45 Item: B	Drains, Waste and Vents	• The upstairs-right bathtub drain was improperly configured using an improvised assembly with flexible/corrugated piping, multiple slip-joint connections, and poorly aligned components. This is not an acceptable permanent drain installation and is more susceptible to movement, separation, leakage, restricted drainage, and recurring clogs. Have a qualified plumbing professional remove the improper components and install a properly sized, supported, smooth-wall drain and trap assembly, then verify the completed installation is properly vented and leak-free.
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APPLIANCES

Page 51 Item: D	Ranges, Cooktops, and Ovens	• Multiple gas range burners were not functioning properly when tested. Several burners failed to ignite reliably and produced excessive, irregular orange flames, including abnormal flame flare-up during attempted operation. Improper ignition and abnormal flame characteristics can indicate dirty or obstructed burner components, improperly seated burner caps, incorrect air/fuel mixture, gas-pressure issues, defective ignition components, or other problems requiring service. Due to the abnormal ignition and flame behavior, further operation is not recommended until the range has been evaluated. Have a qualified appliance service professional evaluate, clean, adjust, and repair the range as needed to provide reliable ignition and a stable, properly controlled burner flame.
Page 53 Item: G	Garage Door Operators	• The rear overhead garage-door operator did not function properly and required the wall button to be held continuously for the door to close. In addition, photoelectric reverse sensors were not present. The required entrapment-protection system was therefore incomplete or malfunctioning. Disconnect or disable automatic operation as appropriate until a qualified garage-door professional installs properly aligned reverse sensors, services the operator, and verifies both the photoelectric and force-reversal safety functions operate correctly. • Current standards require revers sensors.

OPTIONAL SYSTEMS

Page 55 Item: A	Landscape Irrigation (Sprinkler) Systems	• The landscape-irrigation controller was off upon arrival and the system did not operate when activation was attempted. The controller indicated approximately 31 zones. Because the zones could not be operated, sprinkler heads, valves, coverage, leaks, and backflow components were not functionally evaluated. Have a qualified irrigation professional diagnose the system, restore operation, and test all zones and safety components.
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REPORT CONCLUSION

THE HOUSE IN PERSPECTIVE

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *Please remember that there is no such thing as a perfect home.*

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. **Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.**

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

GENERAL RECOMMENDATIONS

It is our recommendation that all homes have pressure tests performed on plumbing system(s).

It is our recommendation that all homes be tested for mold, mildew or other pollutants.

It is our recommendation that all homes be equipped with fire / smoke detection and extinguishing devices in every room.

It is our recommendation that all homes be equipped with carbon monoxide detection device(s).

It is our recommendation that all homes be inspected for termites and other wood destroying pests by a competent certified professional.

It is our recommendation that a home warranty be purchased with all homes to help protect against major appliance failure.

Please visit our web site at www.AH-pros.com for more valuable information about your home.

STRUCTURAL ADDENDUM

This addendum is to be considered a part of the limited structural/foundation inspection report.

FOUNDATION MAINTENANCE

A fear of foundation problems is a most common concern expressed by homeowners. Problems with a foundation can occur although the foundation was properly designed and correctly constructed but is not properly maintained. Many reasons exist as to why foundation problems occur; however, this discussion will be limited to foundations set on an active soil. An active soil will shrink when dry from a wet state and swell when wetted from a dry state and this soil movement may not be of a uniform rate or nature. This non-uniform soil movement generally produces a non-uniform (differential) foundation movement. Differential foundation movement can (although not always) produce distress of a magnitude to constitute a foundation problem. Some recommended steps for foundation maintenance and care are listed below.

- Maintain positive drainage away from the foundation with a suggested slope of four inches in the first six feet away from the foundation.
- Fill any depressions adjacent to or near the foundation with native soil. Do not use sand or other granular materials.
- Check gutters and downspouts to be sure that water is discharged away from the foundation area.
- Water liberally around the foundation during dry spells. This should be done in a uniform manner around the entire house to prevent uneven soil movement. This will include the areas of the yard where there is not grass or plants. Automatic lawn sprinkling or automatic foundation soaker hose systems may be installed and are very beneficial.
- Plant trees a distance away from the foundation equal to their anticipated height and breath of branch growth. If existing trees are near the foundation, they will draw added water from the foundation, thus requiring more water within this area. Sometimes tree roots that go under the foundation will need to be cut and a barrier trench installed to prevent new roots from growing under the foundation.
- Cracks in the soil from drying should not be allowed to form. If they do, gradual watering should be applied adjacent to the cracks so that they will close. Water should not be place directly into the open cracks.

Proper foundation maintenance will minimize differential swelling. Because of heavy rains at certain times of the year, it is impossible to keep moisture away from the foundation. However, good drainage will control excessive moisture and this is very important. Excessive drying of the soil can be prevented by controlled watering around the foundation during the dry seasons. Trees and other large vegetation accelerate the drying process, and careful consideration should be given when planting. Proper landscaping and ground cover will help prevent drying.

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.
- ☐ 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!

ADDENDUM: FIRE SAFETY

Around the House

- Store combustible materials in appropriate containers well away from flame and heat.
- Do not store oily rags in a pile as spontaneous combustion can result. Use a sealed metal container.
- Store matches and lighters away from curious children, heat or flammable items and teach children that matches and tools are to be used only by adults.
- All bedrooms should have two exits.
- Doors and windows should open easily.
- Windows should not be painted shut or obstructed. Burglar bars not readily operable create a hazard.
- Rope ladders kept upstairs may provide safe exit from a second story.

Kitchen

- Keep cooking areas clear of combustibles such as paper, hot pads, dish towels, etc.
- Avoid long or loose sleeve clothing around the stove.
- Turn pan handles inward to avoid accidental spilling.
- If grease catches fire, turn off all burners, carefully place a lid over the pan to smother flames, then remove pan from heat if over an electric element.

Laundry

- Vent clothes dryers to the exterior in a metal duct, a lint trap is installed and lint trap is cleaned before each use.
- Do not operate dryer when no one is home.
- Keep area behind washer and dryer free of combustible lint, etc. by periodic cleaning.

Space Heaters

- Unvented gas heaters create a fire and carbon monoxide hazard and should never be used in the home.
- Keep portable electric space heaters at least 3 feet from combustible materials such as drapes, walls and furniture.
- Never operate space heaters unattended. Keep children and pets away from space heaters.

Fireplaces

- Wood-burning fireplaces should be inspected by a certified chimney sweep before each heating season.
- Do not store wood or kindling near fireplace openings, for example on a hearth extension.
- All fireplace flues should have approved rain caps and spark arrestor screens installed.
- Do not operate a fireplace with screens open.
- Always remove and store ashes in a sealed metal container.

Grilling

- Never use a portable grill indoors because of dangerous combustion by-products and the high risk of fire.

- Keep BBQ grills well away from combustible materials such as siding on your home, cars, dry vegetation, etc., and do not use outdoor cooking equipment on wooden decks or under roof overhangs, carports or patio covers.
- Stay with the grill once it is lit; keep children and pets at a safe distance.
- Protect yourself by wearing an appropriate apron, long sleeves and a long oven mitt.

Electrical Safety

- Do not use extension cords as permanent wiring or run extension cords under carpeting or furniture.
- Do not overload extension cords or electrical outlets and replace frayed, damaged or cracked cords or cords warm to the touch.
- Place halogen lights well away from flammable drapes and low ceilings. Never leave them burning when leaving the house.
- Check maximum wattage rating of light fixtures and do not exceed manufacturer's recommendations.
- Always have an electrician investigate flickering lights, breakers that trip or outlets and switches not operable or warm to the touch.

Fire Extinguishers

- **Install only extinguishers designed to fight all types of fires – (A B C).**
- Fire extinguishers should be located at every exit.
- Because fires quickly grow from small to large, The National Fire Protections Association (NFPA) cautions to realize one's limits in fighting fires. NFPA recommends fire extinguishers be used only when everyone is out of the house and the fire department is on the way
- Familiarize the family with the operation instructions and safety precautions located on the extinguisher and in the owner's manual.
- Follow maintenance directions on extinguishers and check pressure indicators monthly to assure proper operation.

Smoke Detectors

- Current standards require smoke detectors be installed in each bedroom, adjacent hallways, each level of the house and where changes in ceiling elevation exceed two feet.
- Install smoke detectors within 12" of ceilings.
- If possible, hard wired smoke detectors should be interconnected so that if one detector sounds, all units will sound.
- Test alarms once a month, clean detectors and replace batteries according to manufacturer's directions.
- Replace smoke detectors older than 10 years.

Home Fire Escape Planning and Practice

- React immediately to the sound of an alarm.
- In the Event of a Fire—Don't stop to call 911. Exit immediately and call from a neighbor's house.
- Prepare an emergency escape plan with the whole family and practice it twice a year.
- To create an escape route:
 - ❖ Draw a Floor Plan of your home and learn the landmarks of your house. A house looks much different when filled with smoke or when crawling to reach and exit.
 - ❖ Practice exiting your home, memorizing landmarks both standing and crawling on a regular basis.
 - ❖ Choose a meeting place outside for all family members to group after escape.

ADDENDUM: HOME MAINTENANCE GUIDE

Although the information provided hereafter is based on the inspectors' extensive experience and knowledge of recognized home maintenance procedures, it is not intended to substitute for the services of qualified professionals with on-site knowledge. Before attempting any dangerous activities and to clarify any uncertainties, seek the advice of an appropriate local expert. Recognized safety procedures should be followed when performing any home maintenance tasks.

IN THE YARD

Site Safety

Periodically walk around the yard with an eye to safety. Have dogs dug holes that might trip someone? Are sidewalks and driveways free of clutter and tripping hazards like raised edges? Are covers for water meters or lawn sprinkler control boxes properly installed? Look for low hanging branches, wires or other hazards. Corrective action now may prevent grief later.

Gather old or unused paints, insecticides, toxic cleaners and depleted household batteries for hazardous waste pickup or delivery to an approved disposal site.

Site Drainage

Is your property on a hillside that directs water runoff towards the house, or is your lot basically flat? Your goal is to have rain drain off the lot promptly without ponding within ten feet of the house. Equally important, the soil should not be allowed to dry out and separate from the edges of the foundation. Resulting gaps between the soil and the slab indicate that the soil is too dry—water that foundation! Consider ringing your foundation with "soaker hoses" placed two feet away from it. The slow, steady watering provided by soaker hoses helps stabilize soil moisture, protecting the slab. Solutions to drainage problems are as varied as the terrain, and may include rain gutters and gutter extensions, French drains, swales and berms, retaining walls, catch basins and even sump pumps. With a little planning and some work, almost any yard can provide a healthy environment for a stable foundation, a dry house, and control of mosquitoes.

Trees and Shrubs

To minimize wood rot and insect damage in siding and trim, allow air to freely circulate next to the house. This is easily accomplished by locating decorative plants several feet away from exterior walls and keeping them trimmed. If siding is easily visible, maintenance problems will be detected early and unwanted guests won't have a place to hide. Vines growing on any exterior surface will cause serious damage over time and should not be permitted. Do not try to remove vines by pulling them off. Instead, sever them at the ground and wait until the plants have died before removing them.

Trees should be planted far enough away from the house that their canopy will not overhang the roof when they are fully mature (as in drawing below). A tree's root system mimics its canopy. Roots growing under a foundation can destabilize it in several ways—for instance, by removing moisture from the soil that a foundation needs for its structural support.

When trees are close to the house, their limbs should never touch the building, or serious damage can result. Be aware, too, that growing root systems can lift sidewalks, patios and driveways, causing damage and creating trip hazards.

FOR A SOLID FOUNDATION

Concrete Slabs

The following information is taken from the Post Tensioning Institute textbook describing the Design and Construction of Post Tensioned Slab-on-Ground foundation systems. The article refers to Post-Construction conditions. The information is also helpful in maintaining all residential foundations. Planting flower beds or shrubs next to the foundation and keeping these areas flooded will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity. Planting shade trees closer to the structure than a distance equal to half the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the result will be soil shrinkage in the region of the roots. Redirecting surface runoff channels or swales by the owner can result in improper drainage

as detailed above. To minimize movement in soils due to post construction factors that are not climate related, the following homeowners` maintenance procedures are recommended.

- Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.
- Watering should be done in a uniform, systematic manner equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground cover may require more moisture, as they are more susceptible to evaporation. Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.
- Studies have shown that trees within 20 feet of foundations have caused differential movements in foundations. These areas will require more water in periods of drought and in some cases a root injection system may be required to maintain moisture equilibrium.
- During extreme hot and dry periods, close observations should be made around foundations to insure that adequate watering is being provided to keep soil from separating and pulling back from the foundations.

Walk around the house studying the edges of the foundation. Look for cracks in the edges or soil separation from the edge of the slab (see "Site Drainage," above) and unusual discoloration or water stains, mud or mounded dirt piles on the slab edge.

Cracks in the foundation edge may indicate foundation movement or settling. Some cracks are not unusual and may not be structurally significant, but if in doubt, have a qualified structural engineer or other expert evaluate them. Discoloration and/or water stains can indicate a plumbing leak in the house and should be evaluated by a qualified plumber. Mud or mounded dirt piles on slab edges may indicate destructive or hazardous insects invading the house. Again, call an expert—a qualified pest control operator.

Pier and Beam

Walk around the perimeter of the house looking for cracks or damage to the crawl space skirting and ventilation openings. Skirting and vent screens should be kept in good condition to prevent animal access and to maintain adequate ventilation year-round. Inadequate venting or blocked vents can lead to moisture build-up under the house, fostering wood rot and wood-destroying insects.

An annual inspection of the crawl space is best left to a qualified inspector. If you must do it yourself, follow these safety tips. Always let someone know where you will be, wear sturdy coveralls and a dust mask, carry a bright light and avoid contact with any electrical wiring. The crawl space should be clean and dry. Nothing should ever be stored in the crawl space. While under the house, look for evidence of animal infestation, leaking plumbing, foundation movement and anything else unusual like damp or rotted wood in bath and kitchen areas. After completing your inspection, be sure that the access hatch cover is in good repair, fits the opening properly and is securely closed.

ON THE ROOF

NOTE: Falling from a roof can be hazardous to your health! Do not get on a roof unless you are completely comfortable, have the proper equipment for access, and wear appropriate clothing—including rubber-soled shoes. If you have any doubts, ask a qualified roofing contractor or inspector to check the roof. Most roof repairs are best left to a qualified roofing contractor.

Overhanging Trees

Tree limbs rubbing on a roof can do serious damage. Overhanging branches should be kept trimmed to provide adequate clearance even in a high wind, and to prevent insect infestation. Trees can grow rapidly and should be inspected at least twice a year. Oak wilt is a serious problem in many areas of Texas and can best be prevented by trimming oaks during the coldest or hottest times of year. Sterilize pruning tools with bleach, and promptly cover cuts with wound paint. Major trimming is best left to a certified arborist.

Chimneys and Metal Flashing

Inspect the chimney crown for cracking (masonry) or rusting (metal). Cracking or rusting should be repaired to prevent water penetration and deterioration. The rain cover and spark arrestor screening should be in good condition. If none is present, after-market cap/screen units are available. After measuring the top flue tile for size, purchase and install one. If the chimney is wood, be sure that wood and trim are sound; if masonry, that bricks or stone are not loose or cracked, permitting water penetration.

Most roof leaks occur around flashings. Metal flashings at the chimney, in roof valleys, at sidewalls and vents should be in good condition, not rusted or bent. They should lay flat on the roofing surface, laced in the roof covering "shingle style." Do not nail down raised flashings. The nail puts a hole in the roof, allowing water penetration.

Rain Gutters and Downspouts

If you don't have rain gutters, consider adding them. Properly installed gutters can help solve drainage problems and promote foundation health.

Clean rain gutters and downspouts as needed to keep them flowing freely. In an area of heavy trees, cleaning may be required several times a year. Consider the addition of gutter guards to reduce maintenance. Inspect gutters for proper drainage (standing water can breed mosquitoes), leaks at seams or end caps, loose or missing gutter spikes and loose or missing downspouts. Look behind gutters for rotted fascia, and repair as needed. Splash blocks or downspout extensions should direct water into the yard well away from the foundation.

Roof Surfaces

On composition shingle roofs look for signs of damage or wear. Sweep off leaves and debris. Worn surfaces, missing granular coating, cracked, pitted, brittle or swollen shingles are signs that shingles maybe nearing the end of their useful life. Raised shingle tabs may indicate improperly seated fasteners that can be carefully reseated; take care not to tear the shingle or poke a hole in it. Split, torn or missing shingles may cause leaks and should be replaced immediately. While on the roof, also check the condition of sidewalls not visible from the ground.

Metal roofs are best observed from a ladder at the eaves. Walking on a metal roof can bend panels, creating leaks. Look for loose fasteners, rusted panels, open seams, bent flashing and deteriorated caulking. Leaves and debris should be removed from roof surfaces.

Flat or built-up roofs may be surfaced with several different types of roofing materials. Generally, check for areas of water ponding, areas of missing aggregate coverings or gravel, tears or blisters in the surface and deep alligator cracking. Also check the condition of flashings at edges and vents. Flat roofs are prone to leak and require regular maintenance; therefore a qualified roofing contractor should further investigate any such problems. Leaves and debris left on the roof will hold water and speed deterioration.

Concrete and clay tile roofs are easily damaged, and a thorough inspection is best left to a qualified roofing contractor. Walking on a tile roof is not recommended. From the eaves you can check the general roof condition. Look for rotted fascia, loose or cracked tiles, deteriorated caulking and sealant.

IN THE ATTIC

NOTE: Attic inspections are best conducted during cool weather or early in the morning. If you expect to spend more than a few minutes in the attic, a dust mask is recommended. Exercise extreme care to step only on solid decking or framing members. Falling through the ceiling could ruin your day!

Ventilation

Good ventilation removes moisture and heat from the attic, contributing to a healthy house. Check that your attic is adequately ventilated and that all vent screens are in good condition. To check soffit vents, stand in the center of a dark attic and look for light at the edges of the house. No visible light may indicate soffit vents are blocked by insulation. Torn or missing screens allow birds and other critters into the attic; they should be repaired or replaced. Consider calling an exterminator if you find rodent droppings, nesting materials or other evidence of critters. Be sure that attic vent pipes from bathrooms, the kitchen range hood and the clothes dryer are intact and direct moisture and fumes through the roof to the outside. In some older homes, bathroom vents and the kitchen range hood were terminated in the attic. This is unsafe and no longer considered acceptable. Consider extending these vents through the roof. A good time to do this is when the roof surface is replaced.

Insulation

Adequate attic insulation helps keep your home comfortable and lowers heating and cooling costs. Look at the insulation in your attic spaces and consider adding insulation if yours is skimpy, compacted or unevenly distributed. Consult an insulation specialist to determine what is recommended in your area.

Structure and Framing

Check roof framing for loose members and separation or gaps where rafters connect to ridge boards. Also be sure metal truss plates are not twisted or loose. Excessive evidence of movement could suggest foundation problems and should be inspected by a qualified structural engineer. The underside of roof decking should be dry and free of water stains and mildew caused by leaks. Valleys deserve special attention.

HVAC Ductwork

Significant amounts of conditioned air can be lost to the attic through leaky ducts. Inspect ductwork for leaks at connections and joints, proper support, tight bends and general condition. During the 1980s a flexible duct with a gray plastic covering was used extensively. This gray plastic covering deteriorates in attics. Damaged ductwork should be replaced.

AROUND THE OUTSIDE

Foliage

Remove or thin dense foliage close to the house to allow for inspection of exterior surfaces and good air circulation. Vines should not be allowed to grow on or cover walls. The foliage holds moisture, promotes rot and damages all siding types.

Decks and Balconies

Inspect deck and balcony steps and surfaces for loose fasteners, "nail pops" (nails backing out), rotted wood and proper operation of gates and latches. Replace rotted boards and framing members. Loose fasteners should be removed and replaced with ring shank nails or decking screws for better holding power. Aluminum or stainless steel fasteners cost more but will not rust. Rebuild any loose, missing or rotted railings, benches or steps. Current safety standards require railing or baluster spacing to be four inches or less to prevent the passage of small children.

Dirt, mold and mildew can be removed from deck surfaces by power washing. Power washing equipment can be found at most rental centers. After the surface is clean, finish with a deck sealant or wood stain for a longer lasting, better looking deck.

Exterior Walls

Four to eight inches clearance from grade to bottom of sill plate is recommended to minimize moisture damage and insect infestation. If soil is graded to improve siding clearance, take care that water does not pond at the foundation edge (see "Site Drainage").

Exterior surfaces should be checked for fading, chalking, blistered or flaking paint; rusted fasteners and "nail pops"; loose or rotted wood, panels and trim; gaps between panels, and water damage. Masonite, hardboard and other composite panels are prone to "nail pops" and water damage at edges and bottoms, and should be kept well painted and dry. Remember to thoroughly paint the bottom edge of these panels, for greatest protection. Loose fasteners can be replaced with large-headed screws (with washers if necessary) for a more permanent repair. Gaps or cracks at trim or between panels should be sealed with a good quality exterior caulk. When repainting exterior surfaces, pay special attention to surface repair and preparation so your paint job will last.

Masonry walls should be inspected for soft or missing mortar, cracks or separations in mortar joints and cracked or loose bricks or stones. A competent mason can replace soft or missing mortar. Excessive cracks (larger than 1/4-inch) in masonry or mortar joints may indicate foundation distress and should be inspected by a qualified structural engineer who can recommend any needed repairs or remedial action. Weep holes are openings in the bottom of brick or stone walls and above window and door lintels designed to allow an escape route for moisture that enters the wall cavity. Weep holes are usually spaced about four feet apart and should not be obstructed.

Carefully inspect stucco surfaces for cracks and evidence of moisture penetration. Stucco is often installed without provision for moisture to escape from wall cavities. Moisture seeping through cracks can do serious damage before detection. Professional repairs are recommended. Stucco siding should terminate several inches above the soil.

Outside Doors

Check doors, door trim and thresholds for wood rot or water damage. Replace any deteriorated exterior caulking with a good quality latex caulk compatible with door and wall materials. Hinges should be secure, and knobs and locks functioning properly. Properly installed weather-stripping at exterior doors helps lower your energy bills, so keep it snug and in good condition.

Sliding glass doors let us view and access the outdoors but also bring their own set of problems. Worn rollers or a dirty track can make doors hard to operate. Most rollers can be adjusted, and replacement parts for many types of doors are available at home centers, glass shops and screen shops. Sliding door lock failure is a common problem; locks should be kept in good working order. Many types of supplementary locks are available for sliding doors and are a good investment in home security. Sliding door screens are often neglected. Keeping rollers working smoothly and replacing torn screens will pay dividends when you want to feel the breeze on a nice spring day.

Examine garage doors and the surrounding framing for evidence of wood rot and physical damage. Check doors for proper operation and balance. (Release the automatic operator if one is present with the door in the down position.) The door should easily open to its full height and close smoothly without crashing to the floor. A balanced door will stay in place when opened to a height of five or six feet. Rollers and hinges should not be loose and should operate smoothly. Regular servicing of rollers and tracks will help keep them working well. Since springs are under great tension and can cause serious injury or damage if mishandled, the adjustment of door springs is best left to a qualified contractor.

Reattach the automatic operator and test the safety reversing mechanism. Place a rolled up Sunday newspaper or a 2x4-inch board flat on the floor under the center brace in the garage door, and operate the door. A properly adjusted door will automatically reopen when striking the paper or board, without excessive pressure or jerking. (Note: lightweight metal doors can be damaged if the reverse mechanism does not function properly during this test). Adjustments at the operator motor can correct most malfunctions. Door operators manufactured after 1993 will also have optical sensors installed near the floor on each side of the door opening. If the beam between the sensors is broken while the door is closing, it should reverse directions and open. If the optical sensors are not properly aligned, the door will not function as intended. Do not attempt to circumvent these safety features. They are designed to minimize the risk of a large, heavy, moving object.

Windows and Screens

Open and close all the windows in your house. Clean and lubricate any that stick, and straighten any bent tracks. Bedroom windows must open fully to allow for fire escape; any security bars must have safety release mechanisms that do not require a key and can be easily opened in an emergency. Be sure no glass is broken and that the window locks function properly. Lock replacement parts can be found in home centers and glass shops. Double pane windows fog when the sealed air space between the glass panes loses its seal, and moisture enters the cavity. Though these windows will still operate, they may become impossible to see through and should be replaced by a qualified glass company.

From the outside, inspect wood frames and sills for rot, and check the caulking around the frame. Any gaps or cracks should be sealed with a good quality exterior caulk. Repair or replace damaged or missing window screens.

APPLIANCE MAINTENANCE

Refrigerator

Note: Refrigerators are not part of typical home inspections.

Check door seals by closing the door on a dollar bill and trying to pull it out. Gaskets that seal properly will grip the bill, making it hard to remove. Periodically remove the kick plate from the front of the refrigerator, remove and clean the drip pan underneath, and vacuum dust bunnies from the cooling coils. If practical, pull the refrigerator away from the wall, clean behind it and check the icemaker valve for leaks.

Range: Cooktop and Oven

Illegible or broken control knobs should be replaced. Surface burners and heating elements should be inspected for proper operation on both high and low settings. Any "on" indicator lights should illuminate. Check

heating accuracy by placing an oven thermometer in the oven and setting the temperature at 350 degrees. Let the oven heat for at least 25 minutes, then check the thermometer. If it reads within 25 degrees of 350, the oven is operating within normal limits. If not, most oven thermostats can be corrected (sometimes at the control knob).

New ranges are being installed with an "anti-tip device." This bracket type device at the back of the range prevents tipping if a child climbs onto the oven door to see what's in the soup pot. Most older ranges were installed without this device; consider having one installed if small children are around your house.

Range Hood or Vent

Most older range hoods have an exterior vent, while many newer models over electric ranges simply recirculate the air through filters and back into the kitchen. Some cook tops are designed with a downdraft vent on the cooktop surface. All are acceptable. Many of the older exterior vents terminate in the attic, an unacceptable practice today. This arrangement blows grease into the attic creating a fire hazard. We recommend that the vent be extended to the outside.

Test the function of these vents by operating the fan and light. If the unit is very dirty, cleaning may be necessary. Be sure the power supply is shut off before using any cleaning fluids around the fan motor. Metal filters can be cleaned in the dishwasher. The charcoal filters in re-circulating range hoods have a life of only ten hours. If the light doesn't work, try replacing the bulb.

Dishwasher

Check the dishwasher for freely spinning washer arms, proper door spring operation and attachment to the counter. Close the soap dish and operate the unit in the normal cycle. During the rinse cycle, open the door (washing should stop) to see if the washer arms are turning and the soap dish has opened. Remove the kick plate from the bottom front of the unit to check underneath for leaks. If the dishwasher is an older model and needs several repairs, consider replacing it. Even a seemingly minor problem like rust on the baskets can cost \$200-300 to replace the offending parts.

Finally, check the drain hose to see if it has an anti-siphon loop. This loop, intended to help keep water and food in the sink or disposer from backing up into the dishwasher tub, will be looped up against the bottom of the countertop before it connects to the disposer or drain pipe under the kitchen sink.

Food Disposer

Remember that the disposer is a vegetarian, especially if sewage disposal is through a septic system. Fats and grease can plug drainpipes and hinder bacteria in a septic system, and bones or other hard objects can damage or jam the grinding plate. If the unit jams, turn the power off and work out the jam using the alien wrench (supplied with a new disposer) in the slot at the bottom of the disposer. Press the red reset button on the bottom of the unit to reset the internal breaker, turn on the water and run the disposer. No response? Call a plumber. If the rubber splashguard is worn and allows garbage to splash out the top during operation, you may find a replacement splashguard or a strainer for the sink drain at most home centers. Excessive vibration and noise, or a unit that is rusted out means it's time for a new disposer.

Laundry Connections and Dryer Vent

Check laundry faucets and washer connections for leaks and corrosion. Corrosion at faucets indicates small leaks that can turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Consider replacing old worn hoses to prevent bursting and flooding. If a floor drain is present, pour a cup of water in it and check the exterior termination to be sure it is not clogged.

Annually check your dryer vent for excessive lint buildup and clean the vent. Cleaning the dryer's lint screen before each use prevents lint buildup and saves energy.

Smoke, Heat and Carbon Monoxide Detectors

Each month press the test button on your detectors to be sure they work, and at least once a year (the start of daylight savings time is a good reminder) change all batteries. Recycle the alarm batteries in entertainment remotes or kids' toys, where their possible failure isn't a life-or-death matter. If you don't have smoke detectors, install one in each bedroom and in bedroom halls. If you have gas appliances, consider installing carbon monoxide detectors near furnaces and water heaters. All of these alarms are a very minor expense weighed against their usefulness in an emergency.

Fire Extinguishers

You do have one, don't you? Be sure the fire extinguisher is suitable for all types of fires (it should be marked "A, B, and C" to indicate this) and is conveniently located. Make sure all family members know the location of the extinguisher, and how to operate it. Each month check that the fire extinguisher is fully charged and has not passed its expiration date.

FIREPLACE AND CHIMNEY

On the roof, check out the chimney crown as described in "Chimneys and Metal Flashing." When the weather begins to cool and leaves start to fall, it's time to check out the fireplace. Visually inspect the firebox, looking for loose or shifted bricks (if brick). If necessary, have a qualified chimney sweep replace them and re-point mortar cracks. Check the damper for proper operation and inspect the flue. Excessive soot or creosote buildup should be removed to prevent a chimney fire. Gas log lighter pipes should be free of excessive corrosion and should burn evenly along their entire length. Helpful hint: To help prevent ashes from clogging the gas holes in the lighter pipe, install the pipe with the holes pointed sideways or down.

KEEPING COMFORTABLE

NOTE: A semi-annual service contract with a qualified HVAC contractor to inspect and service all types of heating and air conditioning equipment will keep yours operating efficiently and extend its life.

Return Air Filters

The single most important thing a homeowner can do to keep the HVAC (heating, ventilation and air conditioning) system operating at peak efficiency is to keep the return air filters clean and properly secured in place. The filters should fit snugly. If they lift when the blower comes on, unfiltered air is bypassing the filter. Check filters monthly and clean or replace them when they start looking dirty. If media filters are present in the attic, they should be changed 2-3 times per year and standard 1-inch filters should not be used.

Thermostats and Controls

Visually inspect the wall thermostat for any damage or missing parts, and repair as needed. Programmable thermostats have a battery that must be changed if the LCD readout indicates the battery is weak. There is also a "fan limit switch" that ensures greater energy efficiency. If the blower either runs continuously after turning off the heat or shuts off immediately, the fan limit switch may not be functioning properly; a qualified HVAC contractor should service the unit.

Heating

Inspect the combustion chamber in gas-fired furnaces to be sure a bright blue flame is visible along the entire length of burner pipes. A yellow flame or excessive rust or soot indicates improper combustion and/or a possible leak in the heat exchanger that could allow combustion gases and carbon monoxide to enter your living area. This potentially dangerous situation requires professional inspection and repair.

Electric heat requires little homeowner maintenance. Simply be observant, and if the unit does not seem to be heating adequately, call your HVAC contractor to evaluate it.

Air Conditioning

To kill fungus and keep your air conditioner running smoothly, pour one cup of a 50/50 solution of chlorine bleach and water into the opening at the condensate drain line where it exits the evaporator coil. Doing this in spring and fall will also prevent condensate from backing up into house and flooding the area. Check the flow of water through the condensate drain by observing flow at its termination or the flow of water in the pipe. If the drain does not flow freely, simply blowing it out may solve the problem. This drain line should terminate at least five feet from your home's foundation to prevent a wet area at the foundation edge.

Outside the house trim foliage back from condensing unit coil fins for proper air circulation and more efficient operation. Manufacturers recommend at least two feet clearance around and five feet above the unit. Listen for unusual fan or motor noise that might signal impending failure. Inspect coil fins for damage and make repairs if needed. HVAC contractors have special tools for straightening bent coil fins. Watch for fire ants that may

invade the unit and cause serious problems. Use of an insecticide around the condensing unit to control fire ants is a wise preventive measure.

Evaporative Coolers

At the beginning of the cooling season, inspect the cooler for rust and other damage. Check the water pump and blower for proper operation, and make repairs as necessary. Evaporative pads should be rinsed clean or replaced to facilitate maximum evaporation and cooling.

DON'T BE SHOCKED

Ground Fault Protection (GFCIs)

Electric outlets called Ground Fault Circuit Interrupter receptacles save lives by cutting power to appliances that may short out and shock you. Current safety standards require ground fault protection at receptacles serving kitchen countertops, in bathrooms, within six feet of bar or laundry sinks, all garage locations, and outdoors. Many older homes lack this protection. GFCI receptacles should be installed by a qualified electrician at all required locations. Periodically test GFCI receptacles by pressing the "test" button to interrupt power and the "reset" button to restore it. A lamp or other small device plugged into the receptacle should turn off and on accordingly. Inexpensive circuit testers with GFCI testing capability are available at most home centers and hardware stores. Defective GFCI receptacles should be replaced by a qualified electrician.

Exterior Electrical Connections

Electricity is supplied to houses through overhead power lines or underground cables. Visually inspect overhead lines for contact with trees or shrubs, and call your electric utility company to inform them of any such contact. Advise them also of the following: a power line less than 10 ft. above a yard or 12 ft. above a driveway; improper connection or anchoring at the service mast or building (check for signs that wires, cables and anchor bolts have pulled loose); and frayed or damaged wiring cables. For underground service, check for loose connections and damage to electrical conduit at the meter and main service panel. Remember that you cannot disconnect the power on the supplier side of the meter (from your meter to the pole), so all these conditions present a hazard and should be professionally repaired right away.

Inspect the main service panels to be sure that the inside cover is properly secured in place and there are no broken breaker handles, open breaker slots or missing knockouts in the inside cover or panel box. Blanks are available to fill open breaker slots to keep out nesting wasps and lizards, and to protect seven- year-old electricians with screwdrivers. Breakers that repeatedly trip indicate a serious problem and must be investigated by a qualified electrician. For your safety, do not remove the inside panel cover. Leave the inspection of panel interiors to professionals. Current standards require AFCI breakers in the panel but older homes may be grandfathered. Consider adding arc-fault breakers to provide an extra level of protection against fires. A qualified electrician should be consulted for more information. Check exterior receptacles and switches for proper operation and damage. Replace broken or damaged outlets and missing or broken covers (for weather protection).

Interior Electrical Service

Interior service panels, or subpanels, require the same inspection recommended for main panels (above). Again, leave inspection of the panel interior to a qualified professional.

Check interior receptacles and switches for broken or missing wall covers, broken parts, and for those not working or hot to the touch. Dimmer switches or switches controlling multiple lighting fixtures may need lower wattage bulbs to prevent overheating. Carefully read and follow instructions when installing dimmer switches or rheostats on lights or ceiling fans. Current standards require tamper-resistant outlets which help protect from children inserting foreign objects in the outlet. Before attempting any electrical repairs, be sure the power has been shut off at the appropriate breaker and that you are properly observing safety precautions. If you have any doubts or are not completely comfortable working with electrical wires or appliances, don't do it! Call a qualified electrician.

FLOWING BUT NOT FLOODED

Exterior Plumbing

Locate your homeowner's main water shut-off valve. Be sure it is not leaking and is easily accessible and operating in case of an emergency. Fire ants are a common problem. Keep the cover in place and the enclosure cleaned out.

Inspect all exterior faucets for leaks. A single dripping faucet can waste hundreds of gallons of water a year. Also inspect for broken handles and the presence of backflow (anti-siphon) protection on each faucet. Backflow protection devices for exterior faucets are readily available and are intended to prevent contamination of drinking water caused by back siphoning. Before cold weather comes, unscrew, drain and store garden hoses inside for the winter. Install insulated covers on outside faucets to protect them from freezing weather. It is also wise to visually examine the main meter for evidence of movement. This may indicate leakage that might otherwise go unnoticed until significant damage has occurred.

Lawn sprinkler systems require regular maintenance. Periodically run through the stations with the manual controls, checking each station for broken or misdirected sprinkler heads, broken pipes and surface leaks. A properly adjusted system will result in less water in the street and greener grass. All systems are required to have backflow protection to protect drinking water supplies from contamination. Requirements vary from city to city, but it is important to know where your backflow protection is located and how to shut off the water supply for repairs or freeze protection. Check these components regularly for operation and water leaks. A qualified lawn irrigation contractor can help you better understand your system and learn how to maintain it.

Interior Plumbing

Daily use of water faucets in the house should make it obvious when they are hard to turn off, start to drip or splatter water on countertops. Replacing faucet washers can usually repair dripping faucets. Sediment in many water systems can build up in faucet aerators, restricting water flow and spattering water. To solve this problem, unscrew the aerator from the faucet spout, disassemble it (keeping parts in proper order), rinse away sediment, reassemble and screw the aerator back on. Occasionally it may be necessary to replace the aerator to achieve proper performance.

Periodically inspect supply shut-off valves under sinks for proper operation, corrosion and leaks. A leaking or inoperable valve can create a lagoon of trouble if not caught and corrected early.

Occasionally fill sinks with water and watch them drain while the water continues to run. A properly draining sink will empty faster than it fills. At the same time, look under the sink (a good flashlight helps) for leaks in the drainpipes. Bathtubs should also drain faster than the water runs, so you're not standing in a lake while showering. Repairing these simple plumbing problems early can help avoid bigger problems later. Another big water waster is a running toilet. Here's an easy test to see if you have a problem. Put a few drops of food coloring in your toilet tank—don't flush yet. If any color appears in the toilet bowl, you have a leak. Replacing the rubber flapper in your tank will cost only a few dollars and save hundreds of gallons of water a month. While the lid is off your toilet tank, check flush mechanisms, handles, chain flappers and ball cock valves. A poorly adjusted or worn ball cock valve (also called a fill valve) can also cause a toilet to run. Make sure your replacement ball cock valve is an anti-siphon type, where valve assembly is above the overflow tube in the toilet tank to avoid back siphoning and contamination of the drinking water supply. Check that the toilet bowl is firmly anchored to the floor, with no leaks between bowl and tank or at the water supply valve on the wall.

Water heaters should be visually inspected for leaks or corrosion at supply pipe fittings at the top of the tank, and for rust or corrosion on the tank or at the drain valve at its bottom. The temperature/pressure (T&P) relief valve at the top or side of the tank should be tested monthly for proper operation; however, before testing check for proper connection of the drainpipe to the T&P valve. Have the T&P valve replaced if no water is released or if the valve does not re-seat after testing. Gas-fired water heaters should be checked for excessive rust and scale on the burner compartment and for a bright blue flame. Check the flue vent pipe for damage and continuity through the ceiling and roof, and for proper centering over the draft hood. To avoid scalding and for maximum economy, the temperature on both gas and electric water heaters should be at the lowest possible setting that still provides hot water. Many plumbers recommend 120°F as a maximum setting.