

PROPERTY INSPECTION REPORT



**Earl Hughes License #22331
Top Choice Inspection**

**619 Sun Valley Lane
Inspection Prepared For: Clark Kent
Agent: Lex Luthor - Good Luck Realtors**

**Date of Inspection: 3/20/2020
Year Built: 2006 Size:
Weather: Sunny & Cool**

PROPERTY INSPECTION REPORT

Prepared For: Clark Kent
(Name of Client)

Concerning: 619 Sun Valley Lane, Metropolis TX, 77063
(Address or Other Identification of Inspected Property)

By: Earl Hughes, License #22331 3/20/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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IMPORTANT INFORMATION AND DISCLAIMERS

Thank you for allowing us the opportunity to provide this inspection for you. Please review the entire inspection report and if you have any questions please call us and we'll go over any concerns or questions you might have. Even after the report is delivered, we'll still be available to you throughout the buying process. Although we may address some safety and code based issues this is not a code/safety report. We will focus on non-cosmetic and non-code concerns that affect the safety and function of your home.

Remember, the average life expectancy for most home appliances is around 10 years, so if you have concerns about the appliances please contact professional and licensed contractors for the evaluations and opinions about necessary repairs, defects, or replacement.

Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary Home Warranty. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services.

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.** If a comment is made concerning the condition of any item, the Client is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Client must notify **Top Choice Inspection** in writing of any complaints within seven (7) days of the date of the inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such causes of complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to **Top Choice Inspection** for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence of otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Post tension slab foundation

Comments:

• **NOTE:** Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

- The foundation appears to be functioning as intended at the time of the inspection.



This post tension slab appears to be functioning as intended at the time of the inspection.

This is called a 'corner pop' and is common on post tension slabs and is not a structural concern.

B. Grading and Drainage

Comments:

- Grading appears to be functioning as intended at the time of the inspection.

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Grading and drainage appears to function as intended at the time of the inspection but this wall also has foliage growing against it that should be trimmed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- The ground with a 25X zoom 20 meg camera.

Comments:

- All components appear to be functioning as intended at the time of the inspection.
- Inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses
- Ridge vents were noted at the time of the inspection.



Roof is approximately one year old and appears to function as intended at the time of the inspection.

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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 8 inches deep

Comments:

- Roof structure appears to be functioning as intended at the time of the inspection.
- Attic ventilation was through soffit vents and ridge vents.



The ridge vents are part of the attic ventilation system and allow the hottest air to escape.



These holes in the soffit are also part of the attic ventilation system and allow the 10 degree cooler air to enter the attic as the hot air rises.



This is a good shot of some of the framing that appears to function as intended at the time of the inspection.

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls were brick veneer on the front and the two sides and the back were fiber cement board and trim.
- Exterior Hardiboard {fiber cement} siding noted

Comments:

- The exterior walls appear to be functioning as intended at the time of the inspection.
- The interior walls appear to be functioning as intended at the time of the inspection.
- Sheetrock noted on interior walls
- NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least (18"). The heavy plant material may limit the Inspector's visual observation of the existing surfaces.

- All wall penetrations need to be sealed to prevent moisture and insect intrusion.



All foliage should be trimmed away from the exterior veneer 18" to allow for air circulation to allow moisture evaporation.



Another view of foliage that needs to be trimmed to allow air circulation between the bushes and the brick.

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Wall opening needs to be sealed.

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish.

Comments:

- Floors appear to be functioning as intended at the time of the inspection. There was laminate wood flooring in the hallway, the den, formal dining area, and the master bedroom. There was floor tile in the entryway, the kitchen, all bathrooms, and the utility room. There was carpeting in the other two bedrooms.
- Blistering on the ceiling was observed.



This is a small crease in the breakfast room ceiling that is typical of a past water leak or sheetrock movement.



This is a belly in the ceiling between the den and the breakfast room ceiling that is also evidence of a past water leak. I was told the roof was replaced last year.

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G. Doors (Interior and Exterior)

Comments:

- All components appeared to be performing as intended and appeared to be in satisfactory condition at the time of the inspection.
- Interior doors appeared to be functioning as intended at the time of the inspection.
- Exterior doors appear to be functioning as intended at the time of the inspection.

H. Windows

Window Types:

- Single hung vinyl or composite windows with low-emission gas.

Comments:

- At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture
- **One or more of the window were observed to be difficult to operate, especially the two windows in the breakfast area. The one on the north wall facing the backyard could not even be closed all the way where it could be locked. The other one would just be really hard to open and close.**



These windows are hard to operate. The blue arrow points to a hard to open and close/lock one. The yellow arrow points to one that I could get open but could not get it down far enough to close and lock.

I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the den

Types:

- Fireplace is a natural gas operated chamber
- Fireplace is a prefabricated zero clearance unit

Comments:

- All components appeared to be functioning as intended at the time of the inspection.



The fireplace appears to function as intended at the time of the inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

- All porch components appear to be functioning as intended at the time of the inspection.
- There was an un-attached patio cover observed in the rear of the structure and appears to function as intended at the time of the inspection.
- Deck components appear to be functioning as intended at the time of the inspection.
- Concrete driveway and sidewalks appear to be functioning as intended at the time of the inspection

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This is a good picture showing the patio cover is not attached to the home nor is the deck. Both appear to function as intended at the time of the inspection.

L. Other

Materials:

- {6'} wood stockade fence noted

Comments:

- **The gate on the right side of the house to the back yard was in need of some repair. It had to be lifted in order to latch.**

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage on the left wall.

Materials and Amp Rating:

- Copper wiring
- 150 amp

Comments:

- All components of the main service panel appear to be properly installed and functioning as intended at the time of the inspection. However, the two breakers on the bottom right need to be labeled. The second one up from the bottom on the right is the arc fault breaker for the bedrooms.
- Service entrance wiring is underground.

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This is the underground feed for the electrical power for the house.



Had to move bike to check out the electrical panel.



The 125 Amp electrical panel appears to function as intended at the time of the inspection.



The panel is labeled nicely.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- The doorbell {s} was functional at the time of the inspection
- The doorbell {s} was functional at the time of the inspection
- **GFCI** protection is required on 15A.20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within two (2') of tyhe sink and barthrooms within three (3') of the sink.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- **NOTE TO SELF: Temperature spread for supply and return @ 14* - 22***

B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards
- Unable to test the cooling system due to the outside temperature was below 60 degrees (55) when I first arrived so I tested the heat. It warmed up above 70 degrees before I left and so I tested the air conditioning also.
- Temperature differential between the vents and the return air was 15 degrees. This falls in-between the 14 and 22 degree standard.

C. Duct Systems, Chases, and Vents

Comments:

- Ductwork in attic space was observed to be supported at {4'} spacing as recommended it appears to be functioning as intended at the time of the inspection.
- **There was flex vent ductwork and one had a big dent in it and it restricts the free flow of air and needs repair/replacing.**

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The roof vents appear to be functioning as intended at the time of the inspection.



The middle switch of the hallway bathroom gives power to a humidity controlled exhaust fan.



This is the humidity controlled exhaust fan. You can see the faint orange color that shows it is running. When powered but not running, the light will be blue.



This ventilation piping is bent and should be repaired and/or replaced.

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Ductwork is supported as suggested and appears to function as intended at the time of the inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front right of structure closer to the sidewalk.

Location of Main Water Supply Valve:

- There was no house water cut-off on the exterior or the interior that I could find. The water meter will have to serve as the house cut-off.

Comments:

- The anti static water pressure was observed at 54 psi at the time of the inspection. Water pressure can vary especially with heavy use in the morning and the evening.
- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- The tub-to-shower control knob on the tub spout is too hard to change for each operation. Recommend repair or replace.
- There was a **pvc** pipe on the exterior observed to have missing insulation.

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Water meter location.



In the hallway bath, this shower/tub lever is too hard to operate. Downward pressure could possibly bend the water supply pipe and needs to be fixed. Suggest calling a professional plumber to fix.



In the master bathroom, the right sink's stopper is not working...



because the stopper rod is not connected below. This is a small thing that can easily be corrected.

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This piping is missing insulation.

B. Drains, Wastes, and Vents

Comments:

- A bath fan vent was observed terminating in a plumbing vent stack. Current plumbing standards require bath fans to terminate through the roof line as CO2 gases in a plumbing stack are dangerous and possibly ignitable from electrical an switch arcing in the fan unit

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas and appear to be functioning as intended at the time of the inspection.

Capacity:

- Unit is 40 gallons

Comments:

- Old Bradford-White water heater left in attic at top of stairs and is in the way.

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New 40 gallon Rheem water heater installed and functioning as intended at the time of the inspection.



Old Bradford-White water heater that the plumbers did not remove but should have.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher appears to be performing as intended at the time of the inspection

B. Food Waste Disposers

Comments:

- The garbage disposal appears to be functioning as intended at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

- The range hood is part of the microwave and appears to be functioning as intended at the time of the inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Oven(s) was functional at the time of the inspection
- All heating elements were functional at the time of the inspection
- The oven was tested at {350} degrees for a {20} minute period and met the preset temperature.

E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- The microwave was functioning as intended at the time of the inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- One {16'} aluminum door with motorized closer motor.

Comments:

- The overhead garage door was functional at the time of the inspection

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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust vent is required to terminate at the exterior of the structure. The vent pipe should not exceed {25 ft} for electric dryers and typically {35 ft} for gas units. Metal ducting is recommended and there should be no screws penetrating the duct that may collect lint. The dryer vent should terminate outside with a backdraft damper and no screens.
- Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity
- The dryer vent appears to function as intended at the time of the inspection

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

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F. Other

Comments:

- The gate of the fence does not latch properly.



The latch on the gate is hard to lock and should be fixed or replaced.

Glossary

Term	Definition
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 9 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the window were observed to be difficult to operate, especially the two windows in the breakfast area. The one on the north wall facing the backyard could not even be closed all the way where it could be locked. The other one would just be really hard to open and close.
Page 11 Item: L	Other	<ul style="list-style-type: none"> • The gate on the right side of the house to the back yard was in need of some repair. It had to be lifted in order to latch.

ELECTRICAL SYSTEMS

Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The doorbell{s} was functional at the time of the inspection • GFCI protection is required on 15A.20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within two (2') of tyhe sink and barthrooms within three (3') of the sink.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 13 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • There was flex vent ductwork and one had a big dent in it and it restricts the free flow of air and needs repair/replacing.
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PLUMBING SYSTEM

Page 15 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The tub-to-shower control knob on the tub spout is too hard to change for each operation. Recommend rrepair or replace. • There was a PVC pipe on the exterior observed to have missing insulation.
Page 17 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • A bath fan vent was observed terminating in a plumbing vent stack. Current plumbing standards require bath fans to terminate through the roof line as CO2 gases in a plumbing stack are dangerous and possibly ignitable from electrical an switch arcing in the fan unit
Page 17 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Old Bradford-White water heater left in attic at top of stairs and is in the way.

OPTIONAL SYSTEMS

Page 21 Item: F	Other	<ul style="list-style-type: none"> • The gate of the fence does not latch properly.
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