

# *Reliable Home Inspections*

## Property Inspection Report



123 Easy St, Graceland, TX 70000  
Inspection prepared for: New Buyer  
Real Estate Agent: -

Date of Inspection: 1/20/2016 Time: 1:00 PM  
Age of Home: 1992 Size: 2294  
Weather: Clear  
Order ID: 1279

Inspector: Ches Graham  
License #4516  
1033 Kory Dr., Mesquite, TX 75149  
Phone: 972-365-4631  
Email: [rhidfw@gmail.com](mailto:rhidfw@gmail.com)  
<http://www.rhidfw.com>



## PROPERTY INSPECTION REPORT

Prepared For: New Buyer  
(Name of Client)

Concerning: 123 Easy St, Graceland TX, 70000  
(Address or Other Identification of Inspected Property)

By: Bill Graham #20746 1/20/2016  
(Name and License Number of Inspector) (Date)

Ches Graham, License #4516  
(Name and License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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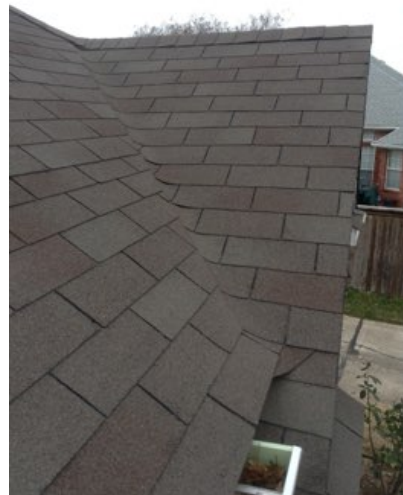
Type(s) of Roof Covering: Composition Shingles

Viewed From: View from a ladder at the eave due to steep roof pitch and ability to safely mount the roof structure.

Comments:

C.1. TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

C.2. Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary by a qualified roofing contractor.



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Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary by a qualified roofing contractor.

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D. Roof Structure & Attic

Approximate Average Depth of Insulation: Attic floor insulation is 3 to 5 inches deep

Approximate Average Thickness of Vertical Insulation: Insulation is 5 inches  
Comments:

D.1. Viewed From: the attic hatch

D.2. Insulation improvements are needed. The suggested depth of insulation on an attic floor is 10 to 12 inches of loose fill or an R-Factor of R-38 or more.

D.3. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope.

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Insulation improvements are needed. The suggested depth of insulation on an attic floor is 10 to 12 inches of loose fill or an R-Factor of R-38 or more.

X			X
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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick veneer , Interior walls are made of drywall  
 Comments:

E.1. TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops, or provide an exhaustive list of locations of water penetrations.

E.2. The laundry room wall and baseboard need to be repaired due to moisture damage.

E.3. Slightly larger than typical exterior wall cracking was observed. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection. Front entry and right corner facing out the front door.

E.4. The laundry room wall and baseboard need to be repaired due to moisture damage.



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The laundry room wall and baseboard need to be repaired due to moisture damage.



Slightly larger than typical exterior wall cracking was observed. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection. Front entry and right corner facing out the front door.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials: Ceiling is made of drywall  
Comments:

F.1. Water staining was noted in the middle bedroom closet and living room. The cause for the staining could not be determined and no moisture is present. Cosmetic repairs needed.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types: Windows are made of alluminum  
 Comments:

H.1. TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

H.2. The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.  
 All windows are marked by previous inspector (greater than eight)

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The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.  
 All windows are marked by previous inspector (greater than eight)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney
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Locations: Fireplace is located in the living room  
 Types: Fireplace is prefabricated with gas logs installed.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

The electrical panel is located in the garage

Materials & Amp Rating:

150 amp

Comments:

A.1. Any openings in the main panel should be covered. Clips can be added to avoid vermin entry points and danger of hands entering the open area.

A.2. Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. This needs to be corrected by a licensed electrician.

A.3. Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



Any openings in the main panel should be covered. Clips can be added to avoid vermin entry points and danger of hands entering the open area.



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

Type of Wiring:

Copper wiring

Comments:

B.1. TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

B.2. The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Locations needed: Kitchen all outlets, garage all outlets.

B.3. Extension cords should not be used as permanent wiring. Back patio.

B.4. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary. Kitchen middle outlet on bar top.

B.5. A smoke detector is inoperative. This item should be repaired as it poses a potential safety hazard. Hall leading to master and hall leading to front door.

B.6. Smoke detectors should be hard wired, interconnected and battery backed up. Units should be replaced if over 10 years of age.

B.7. Smoke detectors are needed in the sleeping rooms.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Type of Systems:

Central air split unit

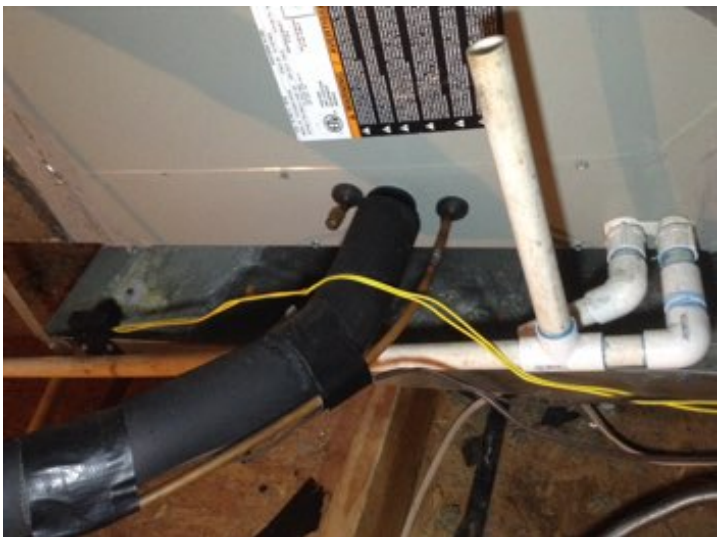
Energy Source:

Natural Gas

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat re-claimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or un-vented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

A.2. The air handler is located in the attic.



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B. Cooling Equipment

Type of Systems:

Central air split unit



15 Seer 4 ton MFD 2011



45/65 supply to return ratio good

C. Duct System, Chases, and Vents



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IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures
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Location of Water Meter:

Near the street

Location of Main Water Supply Valve:

Static water pressure reading: 50

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, portability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

A.2. The faucet(s) are leaking from the stem when running and should be repaired. Left hall bath sink.

A.3. The faucet in the master bath drips and should be repaired.

A.4. The toilet shows evidence of prior leakage at the base. This should be repaired to avoid any more flooring damage. Damaged flooring should be replaced.

A.5. The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed. Hall bath.

A.6. The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

A.7. The drainstop for the tub is inoperative and should be repaired. Hall bath.

A.8. The hose bibs at the laundry connections are leaking and should be repaired. The baseboard wood is wet when measured with a moisture meter. The wall will need to be remediated for moisture damage.

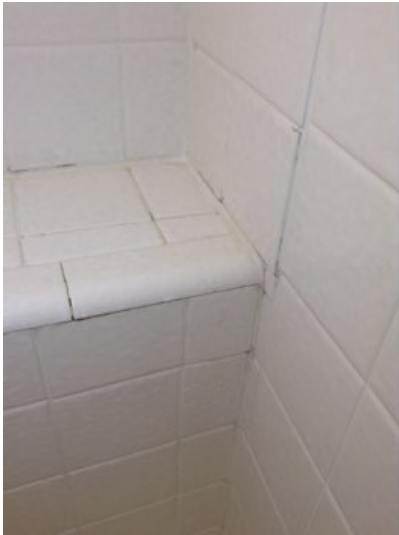
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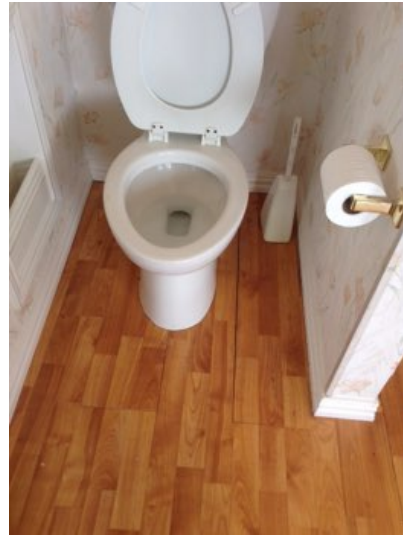
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The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.



The toilet shows evidence of prior leakage at the base. This should be repaired to avoid any more flooring damage. Damaged flooring should be replaced.



The hose bibs at the laundry connections are leaking and should be repaired. The baseboard wood is wet when measured with a moisture meter. The wall will need to be remediated for moisture damage.



Water meter

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Drains, Wastes, and Vents**

Comments:

**B.1. No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.**

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I   NI   NP   D

C. Water Heating Equipment

Energy Source:

Water heater is gas powered

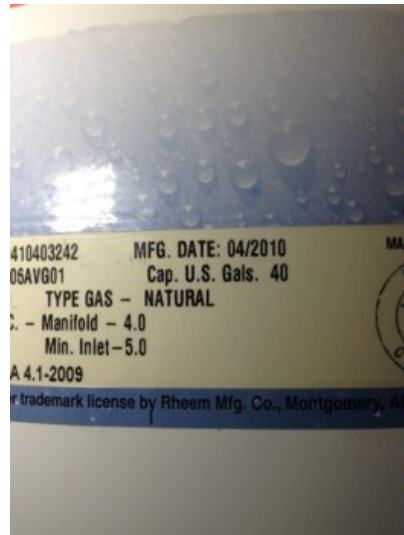
Capacity:

Unit is 40 gallons MFD 2010

Comments:

C.1. TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

C.2. No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified contractor.



D. Hydro-Massage Therapy Equipment

Comments:

D.1. TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

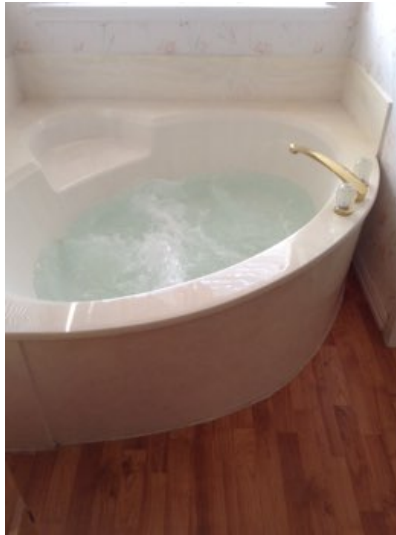
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



B. Food Waste Disposers

C. Range Hood and Exhaust Systems



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D. Ranges, Cooktops, and Ovens

Comments:

D.1. ELECTRIC RANGE

D.2. The range requires an anti tip device to be installed for child safety. The ranges comes with the device when sold and is required for safety concerns.



The range requires an anti tip device to be installed for child safety. The ranges comes with the device when sold and is required for safety concerns.

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

Door Type:

Sectional door

Comments:

G.1. The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

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The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. The dryer vent exterior cover is missing



The dryer vent exterior cover is missing

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A.1. The wiring for the sprinkler system control box is improper and should be repaired. The unit is wired with an extension cord.

A.2. A rain sensor is required for the lawn sprinkler system and is considered standard equipment to avoid water waste. This is required by TREC rules and most municipalities.

A.3. The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.





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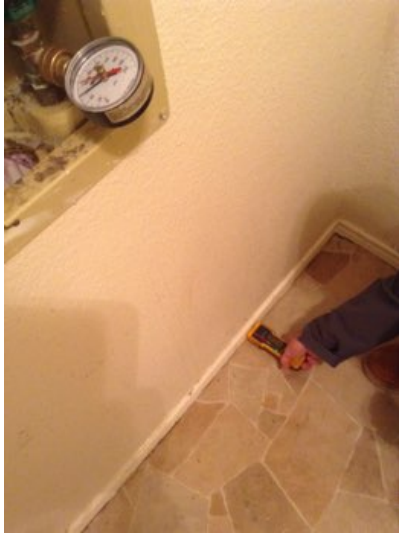


The wiring for the sprinkler system control box is improper and should be repaired. The unit is wired with an extension cord.

Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	<p>A.1. The foundation(s) evaluation was measured using a ZipLevel. The measurements reflect the current deflection of the foundation as measured from near the center of the home. It does not tell you if the foundations were level originally. The ASTM standards allow for 3/4 in deflection in a slab foundation every 17 Feet. See measurement on a separate report.</p> <p>The foundation does show to be uplifted at the front entry.</p> <p>A.2. Cracks were observed on the exterior walls of the house.</p> <p>A.3. The buyer may wish to have the foundation(s) evaluated further by a qualified contractor or structural engineer.</p>
Page 4 Item: C	Roof Covering Materials	<p>C.2. Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary by a qualified roofing contractor.</p>
<div style="text-align: center;">  </div> <p>Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary by a qualified roofing contractor.</p>		
Page 6 Item: D	Roof Structure & Attic	<p>D.2. Insulation improvements are needed. The suggested depth of insulation on an attic floor is 10 to 12 inches of loose fill or an R-Factor of R-38 or more.</p> <p>D.3. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope.</p>

<p>Page 7 Item: E</p>	<p>Walls (Interior and Exterior)</p>	<p>E.2. The laundry room wall and baseboard need to be repaired due to moisture damage.</p> <p>E.3. Slightly larger than typical exterior wall cracking was observed. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection. Front entry and right corner facing out the front door.</p> <p>E.4. The laundry room wall and baseboard need to be repaired due to moisture damage.</p>
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The laundry room wall and baseboard need to be repaired due to moisture damage.



Slightly larger than typical exterior wall cracking was observed. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection. Front entry and right corner facing out the front door.

<p>Page 8 Item: F</p>	<p>Ceilings and Floors</p>	<p>F.1. Water staining was noted in the middle bedroom closet and living room. The cause for the staining could not be determined and no moisture is present. Cosmetic repairs needed.</p>
<p>Page 9 Item: H</p>	<p>Windows</p>	<p>H.2. The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced. All windows are marked by previous inspector (greater than eight)</p>



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**ELECTRICAL SYSTEMS**

<p>Page 11 Item: A</p>	<p>Service Entrance and Panels</p>	<p>A.1. Any openings in the main panel should be covered. Clips can be added to avoid vermin entry points and danger of hands entering the open area.</p> <p>A.2. Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. This needs to be corrected by a licensed electrician.</p> <p>A.3. Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.</p>
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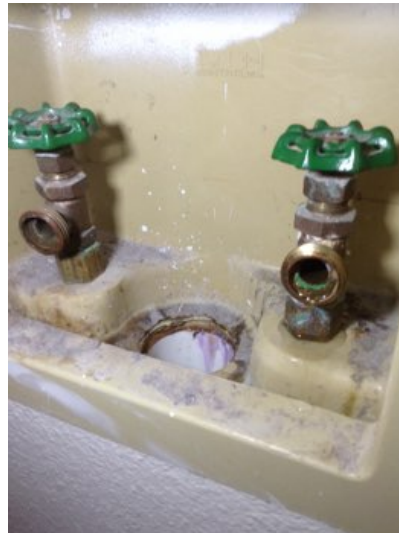
Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. This needs to be corrected by a licensed electrician.

<p>Page 13 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p>B.2. The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Locations needed: Kitchen all outlets, garage all outlets.</p> <p>B.3. Extension cords should not be used as permanent wiring. Back patio.</p> <p>B.4. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary. Kitchen middle outlet on bar top.</p> <p>B.5. A smoke detector is inoperative. This item should be repaired as it poses a potential safety hazard. Hall leading to master and hall leading to front door.</p> <p>B.6. Smoke detectors should be hard wired, interconnected and battery backed up. Units should be replaced if over 10 years of age.</p> <p>B.7. Smoke detectors are needed in the sleeping rooms.</p>
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PLUMBING SYSTEMS

<p>Page 16 Item: A</p>	<p>Plumbing Supply, Distribution Systems and Fixtures</p>	<p>A.2. The faucet(s) are leaking from the stem when running and should be repaired. Left hall bath sink.</p> <p>A.3. The faucet in the master bath drips and should be repaired.</p> <p>A.4. The toilet shows evidence of prior leakage at the base. This should be repaired to avoid any more flooring damage. Damaged flooring should be replaced.</p> <p>A.5. The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed. Hall bath.</p> <p>A.6. The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.</p> <p>A.7. The drainstop for the tub is inoperative and should be repaired. Hall bath.</p> <p>A.8. The hose bibs at the laundry connections are leaking and should be repaired. The baseboard wood is wet when measured with a moisture meter. The wall will need to be remediated for moisture damage.</p>
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The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

The hose bibs at the laundry connections are leaking and should be repaired. The baseboard wood is wet when measured with a moisture meter. The wall will need to be remediated for moisture damage.

<p>Page 18 Item: B</p>	<p>Drains, Wastes, and Vents</p>	<p>B.1. No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.</p>
<p>Page 18 Item: C</p>	<p>Water Heating Equipment</p>	<p>C.2. No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified contractor.</p>

**APPLIANCES**

Page 21 Item: D	Ranges, Cooktops, and Ovens	D.2. The range requires an anti tip device to be installed for child safety. The ranges comes with the device when sold and is required for safety concerns.
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The range requires an anti tip device to be installed for child safety. The ranges comes with the device when sold and is required for safety concerns.

Page 21 Item: G	Garage Door Operators	G.1. The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.
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Page 22 Item: H	Dryer Exhaust Systems	H.1. The dryer vent exterior cover is missing
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The dryer vent exterior cover is missing

**OPTIONAL SYSTEMS**



Page 23 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>A.2. A rain sensor is required for the lawn sprinkler system and is considered standard equipment to avoid water waste. This is required by TREC rules and most municipalities.</p> <p>A.3. The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.</p>
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