

# Residential Real Estate Inspections

2622 Newman, Houston, TX 77098

## PROPERTY INSPECTION REPORT

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**Prepared For:** Roger Woest and Paul

**Concerning:** 11619 Dunlap St. Houston, Texas 77035

**Inspection Date:** 10/23/2012

**By:** Inspector Name: Chris Oelfke

License Number: 8021

Date: 10/24/2012

Signature:

Sponsoring Inspector: N/A

License Number N/A

Phone: 713-498-9896

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

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

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as

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

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

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION REPORT IS SUBJECT TO THE FOLLOWING CONDITIONS: This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and it is expressly understood that no warranty or guarantee of subsequent performance or condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes. By acceptance of this instrument, the customer waives any and all claims for damages, costs, expenses, repairs, or other liabilities against the inspector rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector. This inspection report was performed and prepared for the exclusive use of the client listed as the person the report was PREPARED FOR or the person paying for this inspection. This inspection is the sole property of the person requesting and paying for it and will only be distributed to other persons as requested by the purchaser of this inspection. This inspection is not transferable to any other third party for inspection purposes and the inspector assumes no liability for such use.

No environmental tests are performed as a part of this inspection. (Example, but not limited to air quality, lead based paint, asbestos, mold or mold spores.)

This house was occupied/staged at the time of this inspection and had furniture and some household items. Therefore, not every interior wall surface was accessible for visual inspection. Some windows may not have been accessible for operation or visual inspection. Some electrical outlets or switches may also not have been accessible for testing or visual inspection.

Some photographs may be included in this inspection report. They do not necessarily reflect all deficiencies or repairs noted at this time.

For the purposes of this inspection, the house faces west.

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

## I. STRUCTURAL SYSTEMS

### ☒☐☐☐ A. Foundations

Type of Foundation:

Comments: Monolithic concrete slab on grade. Evidence of previous foundation repair/leveling was noted. This was evidenced by patched concrete sections at the perimeter of the house where it appears that support piers were installed. It is recommended that the buyer obtain as much information as possible regarding the work done on the foundation, such as the contractor, the date of repair, and any applicable warranty information.

An observation of the foundation where visible revealed no evidence of abnormal movement at the time of this inspection.

The foundation does not appear to be in need of leveling or any other type of correction, at this time in my opinion.

### ☒☐☐☒ B. Grading & Drainage - Comments: Minor slope. The grading has a positive slope away from the house and the drainage appears adequate.

However, high soil/mulch was noted at the back flower bed (see photo). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.



### ☒☐☐☐ C. Roof Covering Materials

Type of Roof Covering: Asphalt composition shingle.

Viewed from: The surface as I walked on the roof covering.

Comments: Overall, the roof covering appears to be functioning as intended and is in good condition at this time.

Normal wear due to age (such as partial granule separation from individual shingles) was noted throughout the surface of the roof covering.

No evidence of any leakage was observed to the attic area or the interior ceiling areas at this time.

### ☒☐☐☐ D. Roof Structure & Attic

Viewed from: Within the attic space.

Approximate Average Depth of Insulation: 10-12".

Approximate Average Thickness of Vertical Insulation: Unknown since these areas were not accessible for visual inspection.

Comments: 2x6 Rafter. Conventional framed roof with rafters, joists and a purlin system.

Additional 2x6 members have been added alongside existing members to add support where there were gaps between some of the rafters and the ridge board (see photo).

The wooden rafters and other framing support members appear to be in good condition and functioning as intended at this time.



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#### D. Roof Structure & Attic (continued)

The loose fill fiberglass insulation appears to be adequate at this time.

Ventilation is provided by soffit vents and peak ridge type vents. Ventilation appears to be adequate.

It was noted that there is no insulation on the attic access hatch or any weather stripping or around the perimeter edges of the hatch. Install to increase energy efficiency.

☒☐☐☐ **E. Walls (Interior & Exterior)** - Comments: Drywall and Brick. Overall, the interior and exterior walls appear to be in good condition at this time.

However, some sections of the soffit boards have deteriorated. These areas have been painted over and need to be repaired/replaced. These areas are generally located at corners or under splices in the fascia boards. See photos taken at the soffit panel at the southwest corner of house and at the panel located in the middle of the front of the roof.

I also recommend properly sealing the soffit around the point where the air conditioning refrigerant lines enter the eave at the south side of the house (see photo).

Some gaps were noted in the mortar joints in the exterior masonry chimney (see photo). They appear to be from where old step flashing has been removed. The gaps do not appear to penetrate all the way to the interior of the structure, but you may wish to have these gaps re-pointed to ensure proper sealing.



☒☐☐☐ **F. Ceilings & Floors** - Comments: Drywall, Wood Laminate, Tile and Carpet. Overall, the ceilings and floors appear to be in good condition at this time.

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F. Ceilings & Floors (continued)

☒☐☐☒ **G. Doors (Interior & Exterior)** - Comments: Overall, the interior and exterior doors appear to be in good condition at this time.

However, it was noted that there is no bore hole at the bottom latch for the secondary door panel at the southeast (back) bedroom. This makes the door less secure when locked. I recommend drilling a bore hole so that the latch is operable.

I recommend properly sealing the small gaps at the perimeter edges of the back door at the southeast corner of the house (see photo).

The door to the master bedroom is not latching. Adjust.

Replace missing and damaged doorstops where needed.



☒☐☐☒ **H. Windows** - Comments: Aluminum windows (single pane) and newer vinyl (double pane). The windows throughout appear to be in fair-good condition and are functioning at this time.

The older aluminum windows are in fair condition considering their apparent age.

A few small gaps were noted at the corners of the sashes in the living room bay windows (see photo).

Screens are missing at several windows throughout. Replace as desired.



☐☐☒☐ **I. Stairways(Interior & Exterior)** - Comments:

☒☐☐☒ **J. Fireplace/Chimney** - Comments: Masonry. The natural gas fired fireplace has a traditional masonry firebox and chimney.

There was no pressure on the natural gas supply to the gas fixture in the firebox when tested. Repair.

It was noted that there is no spark curtain installed across the opening of the firebox. Install.

A moderate buildup of soot and rust were noted on the flue damper and in the throat of th chimney. Have this assessed and cleaned by a qualified contractor prior to using.

☒☐☐☒ **K. Porches, Balconies, Decks, and Carports** - Comments: The metal carport and storage shed appear to be in good overall condition at this time, but it was noted that the double doors to the storage shed are not closing flush at the middle. Adjust/repair.



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K. Porches, Balconies, Decks, and Carports (continued)

- ☒☐☐☒ **L. Other** - Comments: I recommend properly sealing the gaps in the grout line where the kitchen counter tops meet the back splashes (see photo).



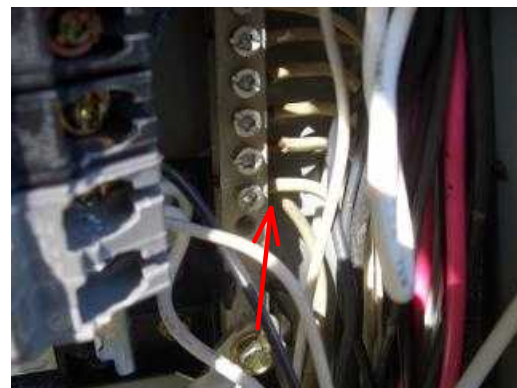
## II. ELECTRICAL SYSTEMS

- ☒☐☐☒ **A. Service Entrance and Panels** - Comments: The overhead electrical service lines enter the meter and General Electric brand panel box at the southeast corner of the house.

The service wires are 2/0 gauge copper and the panel box has a 200 amp main disconnect breaker.

The panel, breakers, and wiring appear to be in good condition at this time.

However, it was noted that two of the neutral wires have been improperly double-tapped on the neutral bus bar with two wires secured under one contact (see photo). Neutral wires should be secured individually with only one wire per contact.



The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

- ☒☐☐☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper.

Comments: No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all non GFCI protected circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

The exterior outlet at the front porch is not GFCI (Ground Fault Circuit Interrupter) equipped. Recommend that a GFCI outlet be installed at this currently required location for safety, as per TREC Standards of Practice.

The exterior outlet below the breaker panel is wired in reverse polarity (hot/neutral reverse). Re-wire and

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**B. Branch Circuits, Connected Devices, and Fixtures (continued)**  
retest the GFCI function for proper operability.

The living room ceiling fan is slightly out of balance. Adjust as necessary.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

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

☒☐☐☐ **A. Heating Equipment**

Type of System: Natural gas fired forced air furnace.

Energy Source: Natural gas.

Comments: American Standard. The natural gas fired forced air furnace is a 100,000 BTU unit that appears to have been manufactured in 2002.

The unit appears to be in good condition and is functioning at this time.

Proper clearances between the type 'B' metal exhaust vents and combustible materials have been maintained and approved metal support strapping is properly installed.

☒☐☐☐ **B. Cooling Equipment**

Type of System: Split system central A/C.

Comments: Trane. The 5 ton capacity condensing unit (located at the exterior) was manufactured in 1998.

The system appears to have proper temperature drops across the coil to cool sufficiently at this time.

Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 80 down to 62 degrees Fahrenheit (18 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.

☒☐☐☒ **C. Ducts System, Chases, and Vents** - Comments: Metal and insulated flex ducts. The ducts and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, I recommend sealing the small gaps around the outer edges of the air return grills (see photo).



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## IV. PLUMBING SYSTEM

### ☒☐☐☒ A. Water Supply System and Fixtures

Location of water meter: At the southwest corner of the lot.

Location of main water supply valve: In the interior wall of the middle (south) bedroom.

Static water pressure reading: 55 psi.

Comments: Copper (where visualized). Overall, the water supply system (where visible) and fixtures appear to be in good condition and functioning at this time.

Small gaps were noted in the corners of the tile shower enclosures in the bathrooms (see photo). Properly seal.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photo).



### ☒☐☐☒ B. Drains, Wastes, and Vents - Comments: Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, a small leak was noted in the drain tailpipe in the cabinet under the right hand sink in the master bathroom. Repair.

Due to the age of the home and the previous repairs made to the foundation, the buyer may wish to have a more in-depth inspection to determine the condition of concealed and embedded sewer lines. A hydrostatic leak test or camera inspection can be performed by a third party specialist. I recommend asking the seller if tests of this nature were performed. If so, I recommend reviewing any reports or related documents.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

### ☒☐☐☒ C. Water Heating Equipment

Energy Source: Natural gas.

Capacity: 50 gallon.

Comments: State Select. The natural gas fired 50 gallon capacity water heater was manufactured in 2008 and appears to be in good condition and functioning at this time.

However, it was noted that the wooden rafters and decking are less than 12" above the top of the tank (see photo). It also appears that the total height of the exhaust vent stack (inside the attic and above the roof surface) is less than 5' total. I recommend installing the unit as per manufacturer's specifications.



It was also noted that the unit is somewhat wobbly and may need



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C. Water Heating Equipment (continued)  
to be properly secured.

☐☐☒ **D. Hydro-Message Therapy Equipment** - Comments:

☒☒☐☐ **E. Gas Supply Systems** - Comments: Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.

I recommend capping the natural gas supply outlet in the laundry room unless a gas fired dryer is going to be installed (see photo).



## V. APPLIANCES

☒☐☐☒ **A. Dishwasher** - Comments: Frigidaire. The dishwasher was run in the "normal wash" mode without the heated drying feature on. The dishwasher appears to be operable and in good condition at this time.

I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the drain line. This will help prevent any back-flow from occurring during draining.

☒☐☐☐ **B. Food Waste Disposer** - Comments: In-Sink-Erator Badger 100. The disposal unit appears to be in good condition and is operable at this time.

☒☐☐☐ **C. Range Exhaust Vent** - Comments: The exterior vented range hood appears to be functioning at this time.

☒☐☐☐ **D. Ranges, Cooktops, and Ovens** - Comments: Frigidaire. The gas fired cook top appears to be in good condition and functioning at this time.

The electric oven appears to be in good condition and functioning at this time.

☒☐☐☐ **E. Microwave Oven** - Comments: Frigidaire. The microwave appears to be in good condition and functioning at this time.

☐☐☒☐ **F. Trash Compactor** - Comments:

☒☐☐☐ **G. Mechanical Exhaust Fan and Bathroom Heaters** - Comments: Electric vent fans. The vent fans in the bathrooms appear to be in good condition and functioning as intended at this time.

☐☐☒☐ **H. Garage Door Operator(s)** - Comments:

☒☐☐☐ **I. Doorbell and Chimes** - Comments: Battery operated. The doorbell appears to be operable at this time.

☒☐☐☐ **J. Dryer Vents** - Comments: Rigid metal. The dryer vent (where visible) appears to be in good condition at this time.

☒☐☐☐ **K. Smoke Detectors** - Comments: Frigidaire. The microwave appears to be in good condition and functioning at this time.

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## VI. OPTIONAL SYSTEMS

☐☐☒☐ **A. Lawn and Garden Sprinkler Systems** - Comments:

☐☐☒☐ **B. Swimming Pools, Sps, Hot Tubs, And Equipment**

Type of Construction:

Comments:

☒☐☐☐ **C. Outbuildings** - Comments: The storage shed appears to be in good condition at this time.

☐☐☒☐ **D. Outdoor Cooking Equipment**

Energy Source:

Comments:

☐☐☒☐ **E. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:

Type of storage equipment:

Comments:

☐☐☒☐ **F. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐☐☒☐ **G. Whole House Vacuum Systems** - Comments:

☒☐☐☐ **H. Other Built-in Appliances** - Comments: The wine fridge in the kitchen appears to be operable at this time.

## Summary

### I. STRUCTURAL SYSTEMS

- B. Grading & Drainage Minor slope. The grading has a positive slope away from the house and the drainage appears adequate.

However, high soil/mulch was noted at the back flower bed (see photo). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.



- E. Walls (Interior & Exterior) Drywall and Brick. Overall, the interior and exterior walls appear to be in good condition at this time.

However, some sections of the soffit boards have deteriorated. These areas have been painted over and need to be repaired/replaced. These areas are generally located at corners or under splices in the fascia boards. See photos taken at the soffit panel at the southwest corner of house and at the panel located in the middle of the front of the roof.

I also recommend properly sealing the soffit around the point where the air conditioning refrigerant lines enter the eave at the south side of the house (see photo).

Some gaps were noted in the mortar joints in the exterior masonry chimney (see photo). They appear to be from where old step flashing has been removed. The gaps do not appear to penetrate all the way to the interior of the structure, but you may wish to have these gaps re-pointed to ensure proper sealing.



## **Summary (continued)**

G. Doors (Interior & Exterior) Overall, the interior and exterior doors appear to be in good condition at this time.

However, it was noted that there is no bore hole at the bottom latch for the secondary door panel at the southeast (back) bedroom. This makes the door less secure when locked. I recommend drilling a bore hole so that the latch is operable.

I recommend properly sealing the small gaps at the perimeter edges of the back door at the southeast corner of the house (see photo).

The door to the master bedroom is not latching. Adjust.

Replace missing and damaged doorstops where needed.



H. Windows Aluminum windows (single pane) and newer vinyl (double pane). The windows throughout appear to be in fair-good condition and are functioning at this time.

The older aluminum windows are in fair condition considering their apparent age.

A few small gaps were noted at the corners of the sashes in the living room bay windows (see photo).

Screens are missing at several windows throughout. Replace as desired.



J. Fireplace/Chimney Masonry. The natural gas fired fireplace has a traditional masonry firebox and chimney.

There was no pressure on the natural gas supply to the gas fixture in the firebox when tested. Repair.

It was noted that there is no spark curtain installed across the opening of the firebox. Install.

A moderate buildup of soot and rust were noted on the flue damper and in the throat of the chimney. Have this assessed and cleaned by a qualified contractor prior to using.

K. Porches, Balconies, Decks, and Carports The metal carport and storage shed appear to be in good overall condition at this time, but it was noted that the double doors to the storage shed are not closing flush at the middle. Adjust/repair.



## **Summary (continued)**

- L. Other I recommend properly sealing the gaps in the grout line where the kitchen counter tops meet the back splashes (see photo).



## **II. ELECTRICAL SYSTEMS**

- A. Service Entrance and Panels The overhead electrical service lines enter the meter and General Electric brand panel box at the southeast corner of the house.

The service wires are 2/0 gauge copper and the panel box has a 200 amp main disconnect breaker.

The panel, breakers, and wiring appear to be in good condition at this time.

However, it was noted that two of the neutral wires have been improperly double-tapped on the neutral bus bar with two wires secured under one contact (see photo). Neutral wires should be secured individually with only one wire per contact.



The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

- B. Branch Circuits, Connected Devices, and Fixtures No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all non GFCI protected circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

The exterior outlet at the front porch is not GFCI (Ground Fault Circuit Interrupter) equipped. Recommend that a GFCI outlet be installed at this currently required location for safety, as per TREC Standards of Practice.

The exterior outlet below the breaker panel is wired in reverse polarity (hot/neutral reverse). Re-wire and retest the GFCI function for proper operability.

The living room ceiling fan is slightly out of balance. Adjust as necessary.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety. Type of Wiring: Copper.



## **Summary (continued)**

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

- C. Ducts System, Chases, and Vents Metal and insulated flex ducts. The ducts and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, I recommend sealing the small gaps around the outer edges of the air return grills (see photo).



### **IV. PLUMBING SYSTEM**

- A. Water Supply System and Fixtures Copper (where visualized). Overall, the water supply system (where visible) and fixtures appear to be in good condition and functioning at this time.

Small gaps were noted in the corners of the tile shower enclosures in the bathrooms (see photo). Properly seal.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photo). Location of water meter: At the southwest corner of the lot. Location of main water supply valve: In the interior wall of the middle (south) bedroom. Static water pressure reading: 55 psi.



- B. Drains, Wastes, and Vents Overall, the drains, wastes, and vents (where visible) appear to be in good condition and functioning as intended at this time.

However, a small leak was noted in the drain tailpipe in the cabinet under the right hand sink in the master bathroom. Repair.

Due to the age of the home and the previous repairs made to the foundation, the buyer may wish to have a more in-depth inspection to determine the condition of concealed and embedded sewer lines. A hydrostatic leak test or camera inspection can be performed by a third party specialist. I recommend asking the seller if tests of this nature were performed. If so, I recommend reviewing any reports or related documents.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.

## **Summary (continued)**

- C. Water Heating Equipment State Select. The natural gas fired 50 gallon capacity water heater was manufactured in 2008 and appears to be in good condition and functioning at this time.

However, it was noted that the wooden rafters and decking are less than 12" above the top of the tank (see photo). It also appears that the total height of the exhaust vent stack (inside the attic and above the roof surface) is less than 5' total. I recommend installing the unit as per manufacturer's specifications.

It was also noted that the unit is somewhat wobbly and may need to be properly secured. Energy Source: Natural gas. Capacity: 50 gallon.

- E. Gas Supply Systems Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.

I recommend capping the natural gas supply outlet in the laundry room unless a gas fired dryer is going to be installed (see photo).



## **V. APPLIANCES**

- A. Dishwasher Frigidaire. The dishwasher was run in the "normal wash" mode without the heated drying feature on. The dishwasher appears to be operable and in good condition at this time.

I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the drain line. This will help prevent any back-flow from occurring during draining.