

Bear Hollow Inspections

Property Inspection Report



, San Antonio, Tx 78218
Inspection prepared for:
Real Estate Agent: XXXXXXXX XXXXXX - Real Estate

Date of Inspection: 12/27/2017 Time: 0900
Age of Home: 63 yrs Size: 1074 sqft

Inspector: Erik Sleeper
TREC License #22744
649 Charles Rd., Kerrville, TX 78028
Phone: 830-285-2060
Email: esleeper@bearhollowinspections.com



PROPERTY INSPECTION REPORT

Prepared For: _____

(Name of Client)

Concerning: _____

San Antonio Tx, 78218

(Address or Other Identification of Inspected Property)

By: _____

Erik Sleeper, TREC License #22744

12/27/2017

(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
(<http://www.trec.texas.gov>).

(512) 936-3000

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

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

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- Converted garage does not have the proper slab offset and grading to avoid water infiltration at the wall base.



Foundation at converted garage does not provide proper offset to avoid water infiltration

✓			
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B. Grading and Drainage

Comments:

- Trees too close to structure
- It was observed that the current drainage was directed towards the house and should slope away from the foundation a minimum of {6"} in a {10'} span
- No gutter systems were observed and should be considered
- Grade level at or above the sill plate level and should be corrected

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Driveway surface cracked and uneven



Sidewalk cracked and uneven



Grading slopes toward house



Grading slopes toward house



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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof

Comments:

- The home was not equipped with gutters
- Some tree contact was observed on the roof covering. It is recommended that these be cleared to avoid mechanical damage to roof covering.
- Some exposed nail heads were observed and should be properly caulked.
- **Flashing material was observed to be missing and/or damaged in some areas of the roof.**



Vegetation contact with roof



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Gable vent installed improperly



Flashing separating from wall



exposed nail in roofing should be caulked



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roof nails need to be properly seated under ridge cap

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Attic
- Ladder

Approximate Average Depth of Insulation:

- Insulation is less than 2 inches deep

Comments:

- There is visible nesting material and rodent droppings in the attic area. The cause and remedy of this condition should be further evaluated and corrected as necessary by a qualified Pest Control professional
- The attic insulation is lower than typical and it is recommended that additional insulation be added to achieve the minimum of an R-30 rating



No guttering found on house



Flashing separating from house at roof junction

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*Minor rot to roof decking at eave**Slight rot found at soffit**Very low level of insulation in attic**Evidence of pests in attic***E. Walls (Interior and Exterior)****Wall Materials:**

- Exterior brick veneer and/or structural walls noted
- Asbestos type siding was used during the time this house was built and can be a health hazard if this type of siding is cut, broken and/or removed releasing harmful fibers.
- Drywall walls noted on interior

Comments:

- The exterior veneer / cladding has some deterioration and/or damage
- There is evidence of painting and patching to the interior finish which could limit the Inspectors visual observations and ability to render an accurate opinion as to the performance of the structure
- Interior wall stress / joint cracks were observed and the cause and/or remedy should be further evaluated and corrected as necessary

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Damage to exterior siding at foundation



Exposed wall should be properly covered to avoid water infiltration into house



Patched drywall damage in living room



Settlement cracking at door openings

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Rot at baseboard in converted garage.

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Ceiling stress and/or joint cracks were observed
- Slab not visible due to floor coverings



Drywall crack and sagging in bedroom

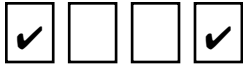
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**G. Doors (Interior and Exterior)****Comments:**

- Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep
- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware
- A closet door was observed to be off track
- One or more doors were observed to drag on the floor covering
- Folding door{s} present
- Stationary door latch did not operate
- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware



Front door deadbolt operates but does not seat in strike plate.



Doors sticking in multiple locations



Bypass closet doors difficult to operate.

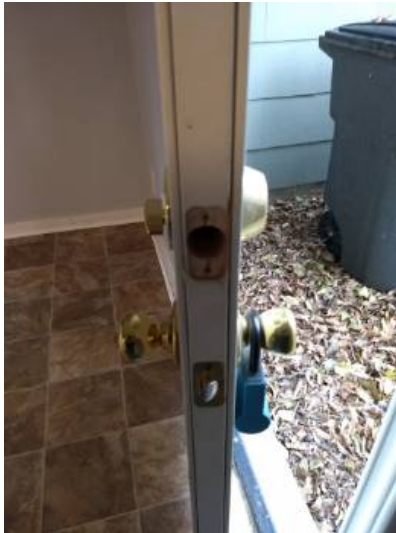
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Missing parts on rear door deadbolt

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Windows

Window Types:

- Windows are made of aluminum
- Windows are single hung type

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection



Window trim needs caulking



Missing closet door

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

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I NI NP D

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J. Fireplaces and Chimneys

Locations:

Types:

Comments:

☐ ☐ ☒ ☐
K. Porches, Balconies, Decks, and Carports

Comments:

☒ ☐ ☐ ☒
L. Other

Materials:

- {6'} wood stockade fence noted
- Chain link fence noted

Comments:

- One or more wood pickets damaged and/or missing in fence line
- One or more gates or hardware was damaged and/or inoperable

II. ELECTRICAL SYSTEMS
☒ ☐ ☐ ☐
A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the south side of the building

Materials and Amp Rating:

- Copper wiring
- 100 amp

Comments:

- Service entrance wiring is overhead
- The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles
- The service panel did not have a main breaker and further evaluation is recommended
- Recommend upgrading the electrical service to meet current standards and ensure safety.
- Service entrance wires over the side or rear yard should be a minimum of {10'} above the ground and {12'} above the driveway. The current overhead service is 8'3" above grade.

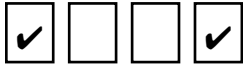
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I NI NP D

*Electric Service 99 in" from grade**Sub panel needs evaluation by licensed electrician***B. Branch Circuits, Connected Devices, and Fixtures****Type of Wiring:**

- Copper wiring

Comments:

- **GFCI** receptacles were not observed at the time of the inspection
- One or more of the kitchen countertop receptacles appear not to be protected by a GFCI device. Current standards require all countertop outlets have ground fault protection
- Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover
- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.
- Unprotected and/or unsecured romex wiring was observed in close proximity to the attic access which is prone to accidental damage and should be corrected {IRC 3802.3.1}
- All appliances should be on individual dedicated circuits
- One or more of the receptacles were noted as an "open ground" and should be corrected

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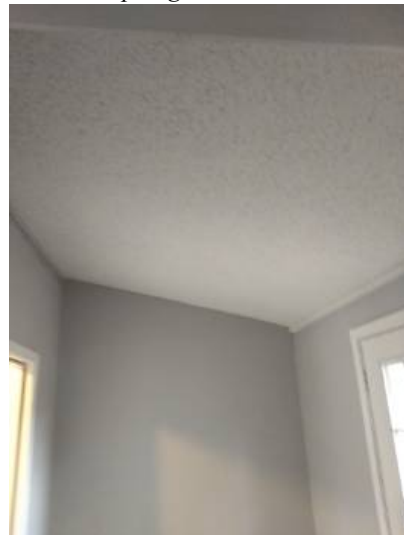
240 volt outlet in living room



Open ground outlet



Ungrounded washer outlet



No lighting in rear entryway.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

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I	NI	NP	D

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A. Heating Equipment

Type of Systems:

- Electric forced hot air
- The home has a split system.

Energy Sources:

- The furnace is electrically powered

Comments:

- The power at the location for the HVAC system was off so function of HVAC could not be tested.
- The air filter was dirty and should be replaced
- Exterior condenser unit was removed at the time of inspection.
- Unit was manufactured in 2014
- **Condensate drain line was installed through hallway and along a baseboard. Proper function of drain line should be tested due to unusual routing.**



Furnace unit does not have enough clearance to remove.



Dirty filter



Condensate drain from HVAC runs through hallway



Build out for condensate drain line

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling EquipmentType of Systems:

- Electric forced hot air
- The home has a split system.

Comments:

- The outside condenser unit was removed at the time of inspection.



Previous condensate drain line connection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and VentsComments:

- Filter is dirty and should be replaced

IV. PLUMBING SYSTEM

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I NI NP D

☒ ☐ ☐ ☐
A. Plumbing Supply, Distribution System and Fixtures**Location of Water Meter:**

- North side

Location of Main Water Supply Valve:

- North side
- Front near sidewalk

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection
- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
- One or more of the exterior hose bibs {faucets} was observed to be leaking
- 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 service at this house read 100psi at the exterior hose bib.

*Main Water shutoff**Water Meter*

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Cannot remove wye from hose bib.



100 psi static water pressure



leaking hose bib faucet



Sink drain plug inoperable

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Improper trap and drain connection at vanity



Tub drain did not function properly.

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

Comments:

- The exterior main cleanout was located at the front of the structure
- Cast iron pipes were observed in the drain, waste and vent system. Full evaluation of this type of material is beyond the scope of this inspection due to the latent defects with cast iron. It is recommended to have the integrity of this drain system evaluated by a qualified plumber

I=Inspected

NI=Not Inspected

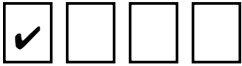
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I NI NP D



Washer drain at improper height

**C. Water Heating Equipment****Energy Source:**

- Water heater is natural gas
- Water heater is located in the laundry room

Capacity:

- Unit is 40 gallons

Comments:

- The gas service was turned off at the time of the inspection so a visual inspection of the components was observed
- The gas valve was in the off position at the time of the inspection
- Overflow line is PVC



Water heater gas supply was shut off



19 May 2017

40gal.

Ser. #q211703625

model xg40s06ec34u0

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☐☐☒☐**D. Hydro-Massage Therapy Equipment**

Comments:

☐☐☒☐**E. Other**

Materials:

Comments:

V. APPLIANCES☐☐☒☐**A. Dishwashers**

Comments:

☒☐☐☐**B. Food Waste Disposers**

Comments:

- Operational and functional at the time of the inspection

☒☐☐☐**C. Range Hood and Exhaust Systems**

Comments:

- The range hood was functional at the time of the inspection
- Self filtering unit with fan

☒☐☐☒**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 was determined to be at 325 deg. which is within accepted range.
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.

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No anti tip device on range.



Oven 325 deg. set at 350 deg.

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E. Microwave Ovens**Comments:**

- Microwave functioned properly at the time of inspection.
- The microwave is mounted below the upper cabinet above the range

☐ ☐ ☒ ☐
F. Mechanical Exhaust Vents and Bathroom Heaters**Comments:**
☐ ☐ ☒ ☐
G. Garage Door Operators**Door Type:****Comments:**
☒ ☐ ☐ ☐
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.

☒ ☐ ☐ ☒
I. Other**Observations:**

- Washing machine was observed to have the drain standpipe lower than industry standards which may result in a cross connection in the water supply system. Current standards require the the standpipe at {18"-30"} above the finished floor and the trap at {6"-18"}

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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments:

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 4 Item: A	Foundations	<ul style="list-style-type: none"> Converted garage does not have the proper slab offset and grading to avoid water infiltration at the wall base.
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> Grade level at or above the sill plate level and should be corrected
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> Flashing material was observed to be missing and/or damaged in some areas of the roof.
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> The attic insulation is lower than typical and it is recommended that additional insulation be added to achieve the minimum of an R-30 rating

ELECTRICAL SYSTEMS

Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> Service entrance wires over the side or rear yard should be a minimum of {10'} above the ground and {12'} above the driveway. The current overhead service is 8'3" above grade.
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> One or more of the receptacles were noted as an "open ground" and should be corrected

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 17 Item: A	Heating Equipment	<ul style="list-style-type: none"> Condensate drain line was installed through hallway and along a baseboard. Proper function of drain line should be tested due to unusual routing.
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PLUMBING SYSTEM

Page 19 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> 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 service at this house read 100psi at the exterior hose bib.
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APPLIANCES

Page 23 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
Page 25 Item: I	Other	<ul style="list-style-type: none"> Washing machine was observed to have the drain standpipe lower than industry standards which may result in a cross connection in the water supply system. Current standards require the the standpipe at {18"-30"} above the finished floor and the trap at {6"-18"}