
PROPERTY INSPECTION REPORT

Prepared For: Homer Buyer
(Name of Client)

Concerning: 12345 Someplace Street, Central, Texas
(Address or Other Identification of Inspected Property)

By: David Crist TREC Lic 5826 10/4/2006
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The following Example Report is a collection of findings from numerous houses. It is intended to give examples my reporting writing techniques. No two reports are the same; even the way items are explained will vary.

A picture is worth a thousand words the saying goes. Pictures are usually including in every report. They are used to show examples of findings, the location of findings and or to give an idea as to how severe the finding may be. Not all pictures taken at the inspection are included. Only pictures that are found to be useful in explaining the findings are added to the report. The pictures are also helpful when explaining findings to others (e.g. seller and repair technicians).

The ADDENDUM: REPORT SUMMARY at the end of the report is a condensed version of the all of the finding in the report. It is useful as a quick view/check list. If the report is relatively short in content, the Summary may not be included.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R				

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Pier and beam

Method of inspection: Visual inspection of exterior and entered crawl space

Comments (An opinion on performance is mandatory.):

The foundation is not performing as intended. See additional comments below.

- Cracks were observed on exterior walls of the house.
- Cracks were observed on the interior walls/ceilings of the house.
- Doorframes were found to be out-of-square within house.
- Sloping floors were observed within house.
- Footings for the Piers are improper.
- Piers are leaning.

The foundation is a mixture of materials, made up of original cedar posts, cinder blocks, plastic buckets and numerous inadequate repairs. **The foundation is in need of major repair. A structural engineer and or a qualified foundation contractor should be consulted to further evaluate this condition and possible remedies available for correction.**



Examples

I	NI	NP	R	Inspection Item
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Floor Joist

Most of the Girders (main beams that support floor joist) are improperly sized and piers are spaced to fare apart to properly support floor joist.



Example

A section of the perimeter girder (generally below the kitchen sink) is missing. Floor joist are not properly supported in this location.



Soil has eroded away from the base of some of the piers at the left rear corner of the crawl space. This should be repaired to prevent the piers from moving and causing structural damage.



Examples

The inspection of the foundation is limited to visible conditions and circumstances present at the time of the inspection. The opinion of the foundations performance is base on the inspectors experience with similar homes. Some factors that can prevent accurate evaluation of the foundation include but are not limited to repairs, painting, remodeling, floor and wall coverings, furniture, and stored items. The inspector is not a structural engineer. If a more detailed/measured evaluation of the foundation is desired the buyer may wish to have a structural engineer render a second opinion.

I	NI	NP	R	Inspection Item
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B. Grading & Drainage

Comments:

The grade of the ground around the front house should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet.



FYI: Proper drainage is critical to future performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Experts recommend that tree and shrubs be planted away from the foundation, or that good root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time drainage corrections will have to be made.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Asphalt/Fiberglass composition shingles

Method of inspection: Walked on roof

Comments:

A qualified roofing contractor should evaluate the entire system before the end of your option period and or the purchase of the house to determine remedies and there potential cost.

There is evidence of severe hail damage. **Further evaluation should be made by a roofing specialist and/or insurance company to determine its effective life and insurability.**

I	NI	NP	R	Inspection Item
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Examples

Damaged or missing roofing material at the center of the roof should be repaired. All roof penetrations should be examined and sealed as necessary.



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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: 10 inches

Comments:

Evidence of roof leakage was observed in the attic. **A qualified roofing contractor should evaluate the entire system before the end of your option period and or the purchase of the house.**



I	NI	NP	R	Inspection Item
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Fascia boards are damage at the front left corner of the house.



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E. Walls (Interior & Exterior)

Comments:
Larger than typical cracks were noted on exterior brick veneer walls. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



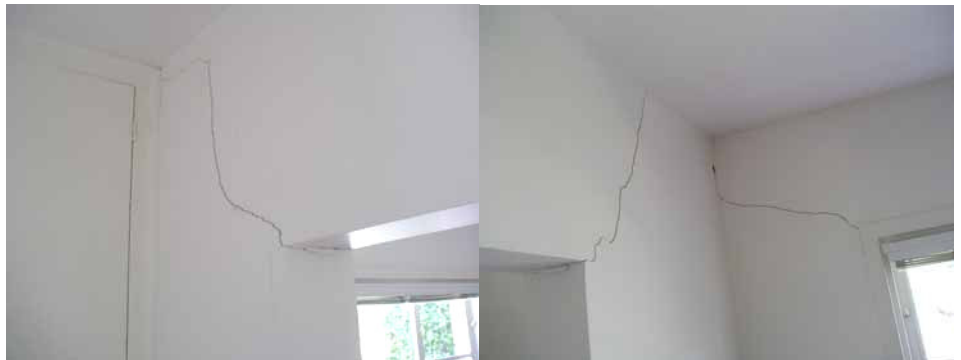
Examples

Water damage was noted on the exterior trim boards and siding at along the back wall of the house. The extent of damage to the area behind this area could not be determined. Prolong exposure to moisture can cause damage to areas not visible. Repairs should be undertaken to prevent further damage to the structure.

I	NI	NP	R	Inspection Item
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Cracks were observed on the interior walls and ceilings of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. See foundation above.



Note: The condition of hidden wood or wood structural members and other components in the wall cavities is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.

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F. Ceilings & Floors

Comments:

The floor is sloping from the center to the back left corner of the house. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Note: The condition of hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic insulation materials, under wood flooring and other floor coverings including the sub flooring, in areas not readily observable, and under the roofing material is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.

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G. Doors (Interior & Exterior)

Comments:

It is recommended that all locks on exterior entrances be changed for improved security as soon as you take possession of your new home.

I	NI	NP	R	Inspection Item
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Doors in various location are not square in there frames. This implies that some structural movement of the building has occurred. See foundation above.



Examples

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H. Windows

Comments:

Windows in the master bedroom have lost their seal (fogged). This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties.



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I. Fireplace/Chimney

Comments:

The National Fire Protection Association recommends a NFPA 211, Level II inspection of any fireplace when a home is purchased. Such an inspection, performed by a certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended. A list of qualified Chimney sweeps is available online at www.csia.org.

Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

A rain cap and vermin screen should be installed on the masonry chimney.

I	NI	NP	R	Inspection Item
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J. Porches, Decks and Carports (Attached)
Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels
Comments:

The main electrical panel should be grounded at two locations. The location of both grounded points was not identified. This should be evaluated to ensure that the electrical system is properly grounded.

Today's standards require the main disconnect be located on the exterior of the house.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:

Today's standards require all outlets located on the exterior, in bathrooms, and along kitchen counter tops be protected by ground fault circuit interrupter (GFCI). Ground fault circuit interrupters (GFCI) offer protection from shock or electrocution. Outlets at each of these locations should be protected by GFCIs'.

Effective January 1, 2002, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125V, single phase, 15- and 20-ampere outlets installed in bedrooms be protected by an arc-fault Circuit interrupter.

Today's standards require that electrical receptacles located on the exterior that are exposed to direct moisture have a plastic cover to protect the receptacle and the devise that is plugged into it.

I	NI	NP	R	Inspection Item
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Today's standards require smoke alarms be located in each bedroom, in common area next to each bedroom and on each level of the house. Damage/missing smoke alarms should be replaced. All existing smoke alarms should be test before moving in and every month there after.

Today's standards require that when more than one smoke alarm is installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the house. The alarms shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Note: The inspection does not include; Low voltage systems, telephone wiring, intercoms, sound systems, cable-satellite-TV wiring or timers.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

It is recommended that the entire HVAC system be serviced (routine preventive maintenance) following the purchase of the house. Freon levels should be checked, the evaporator coil and the outside unit should be checked and cleaned if necessary and the furnace heat exchanger should be checked.

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A. Heating Equipment

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments:

There is insufficient clearance between the exhaust flue and combustible materials. *This is a fire hazard.* This condition should be evaluated and repaired by a qualified licensed heating technician.



Inappropriate material is being used for the furnace gas line. This gas pipe as it enters the units should be metal solid gas pipe. This should be repaired as it poses a potential safety concern.

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B. Cooling Equipment

Type of cooling system: Central Forced Air System

I	NI	NP	R	Inspection Item
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Energy source: Electricity

Comments:

Due to improper labeling of the electrical panels and/or the outside A/C unit, it was not possible to determine if the air conditioning system is protected by a properly sized circuit breaker. This should be determined to insure proper protection of the compressors and as a safety precaution.

The temperature drop of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

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C. Ducts and Vents

Comments:

The ductwork is covered in gray plastic. This plastic is known to deteriorate over time. Replacement will become necessary in the future.

Damaged ducts in the attic should be repaired or replaced.



Examples

I	NI	NP	R	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Today's standards require Anti-siphon devices be located on exterior hose bibs.

The main water shut off valve was not found during the inspection. This valve is likely buried near the water meter. This valve should be easily accessible.

Note: Only visible plumbing components were inspected. Plumbing and all associated plumbing components underground, interior to wall, floors, and ceilings, not attached to the home or readily visible in the attic, or other wise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection.

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B. Drains, Wastes, Vents

Comments:

Improper drainpipe with ridges attached to the bathroom sink should be replaced. The ridges tend to catch items and cause the pipe to clog.



Damage Sewer cap in the front yard should be replaced to prevent debris from entering and clogging the pipes.

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy source: Gas

Comments:

The water supply piping is leaking where it meets the water heater. Water is likely leaking (or will) at these locations. Repairs are needed to prevent damage. The installation of brass pipefitting where the water pipes meet the unit is recommended.



I	NI	NP	R	Inspection Item
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The water heater is an older unit that may be approaching the end of its useful life. Water heaters usually have a life expectancy of between seven and 12 years; this water heater is close to 17 years old. One cannot predict with certainty when replacement will become necessary. It would be wise to budget for a new unit.

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

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwasher**
Comments:

The dishwasher should be better secured.

The dishwasher lacks a back flow prevention device. Back flow prevention devices are now standard equipment to assure that wastewater does not contaminate the dishwasher.

The drain line should be raised as high as possible under the cabinet.

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

The electrical wire for the disposal should have a plug connected to an outlet (not hard wired).

The electrical wire should be clamped/secured were it enter the disposal to prevent damaging the electrical wires.

☒ ☐ ☐ ☒ **C. Range Hood**
Comments:

The range hood fan is noisy and may be in need of repair.

☒ ☐ ☐ ☒ **D. Ranges/Ovens/Cooktops**
Comments:

The stove lacks an Anti-tip device; this is a small child safety issue and should be repaired.

The thermostat for the oven was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25-degree difference of 350 degrees (reaching 400 degrees) as measured by a detached thermometer.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Microwave Cooking Equipment <i>Comments:</i> The microwave oven door is damaged and should be repaired.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> Today's standard require bathroom be equipped with either a window or vent, vented to the exterior. The down stairs bathroom has neither.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i> The suction of the whole house vacuum system is relatively low. Replacing the filter and checking for obstructions in the piping is recommended. If this does not remedy the situation, further investigation and/or repairs should be undertaken.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> The garage door locking mechanism should be disabled or removed to prevent accidentally damaging the door. Electronic sensor that causes the door to reverse when tripped should be installed within 6 inches of the ground. This is a small child safety issue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Dryer Vents <i>Comments:</i> The dryer vent is dirty and should be cleaned. This is a potential fire safety hazard.
VI. OPTIONAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Lawn Sprinklers <i>Comments:</i> 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. Broken sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system.

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools and Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment <i>Comments:</i>

I	NI	NP	R	Inspection Item
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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Do not rely on this summary to be complete.

I. STRUCTURAL SYSTEMS

A. Foundations

The foundation is not performing as intended. See additional comments below.

- Cracks were observed on exterior walls of the house.
- Cracks were observed on the interior walls/ceilings of the house.
- Door frames were found to be out-of-square within house.
- Sloping floors were observed within house.
- Footings for the Piers are improper.
- Piers are leaning.

The foundation is a mixture of materials, made up of original cedar posts, cinder blocks, plastic buckets and numerous inadequate repairs. The foundation is in need of major repair. A structural engineer and or a qualified foundation contractor should be consulted to further evaluate this condition and possible remedies available for correction.

Most of the Girders (main beams that support floor joist) are improperly sized and piers are spaced to far apart to properly support floor joist.

A section of the perimeter girder (generally below the kitchen sink) is missing. Floor joist are not properly supported in this location.

Soil has eroded away from the base of some of the piers at the left rear corner of the crawl space. This should be repaired to prevent the piers from moving and causing structural damage.

B. Grading & Drainage

The grade of the ground around the front house should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet.

C. Roof Covering

A qualified roofing contractor should evaluate the entire system before the end of your option period and or the purchase of the house to determined remedies and there potential cost.

There is evidence of severe hail damage. Further evaluation should be made by a roofing specialist and/or insurance company to determine its effective life and insurability.

Damaged or missing roofing material at the center of the roof should be repaired. All roof penetrations should be examined and sealed as necessary.

D. Roof Structure & Attic

This confidential report is prepared exclusively for Homer Buyer

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I	NI	NP	R	Inspection Item
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Evidence of roof leakage was observed in the attic. A qualified roofing contractor should evaluate the entire system before the end of your option period and or the purchase of the house.

Fascia boards are damage at the front left corner of the house.

E. Walls (Interior & Exterior)

Larger than typical cracks were noted on exterior brick veneer walls. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Water damage was noted on the exterior trim boards and siding at along the back wall of the house. The extent of damage to the area behind this area could not be determined. Prolong exposure to moisture can cause damage to areas not visible. Repairs should be undertaken to prevent further damage to the structure.

Cracks were observed on the interior walls and ceilings of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. See foundation above.

F. Ceilings & Floors

The floor is sloping from the center to the back left corner of the house. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

G. Doors (Interior & Exterior)

It is recommended that all locks on exterior entrances be changed for improved security as soon as you take possession of your new home.

Doors in various location are not square in there frames. This implies that some structural movement of the building has occurred. See foundation above.

H. Windows

Windows in the master bedroom have lost their seal (fogged). This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties.

I. Fireplace/Chimney

The National Fire Protection Association recommends a NFPA 211, Level II inspection of any fireplace when a home is purchased. Such an inspection, performed by a certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended. A list of qualified Chimney sweeps is available online at www.csia.org.

Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

A rain cap and vermin screen should be installed on the masonry chimney.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

The main electrical panel should be grounded at two locations. The location of both grounded points was not identified. This should be evaluated to ensure that the electrical system is properly grounded.

I	NI	NP	R	Inspection Item
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Today's standards require the main disconnect be located on the exterior of the house.

B. Branch Circuits - Connected Devices and Fixtures

Today's standards require all outlets located on the exterior, in bathrooms, and along kitchen counter tops be protected by ground fault circuit interrupter (GFCI). Ground fault circuit interrupters (GFCI) offer protection from shock or electrocution. Outlets at each of these locations should be protected by GFCIs'.

Effective January 1, 2002, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125V, single phase, 15- and 20-ampere outlets installed in bedrooms be protected by an arc-fault Circuit interrupter.

Today's standards require that electrical receptacles located on the exterior that are exposed to direct moisture have a plastic cover to protect the receptacle and the devise that is plugged into it.

Today's standards require smoke alarms be located in each bedroom, in common area next to each bedroom and on each level of the house. Damage/missing smoke alarms should be replaced. All existing smoke alarms should be test before moving in and every month there after.

Today's standards require that when more than one smoke alarm is installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the house. The alarms shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

It is recommended that the entire HVAC system be serviced (routine preventive maintenance) following the purchase of the house. Freon levels should be checked, the evaporator coil and the outside unit should be checked and cleaned if necessary and the furnace heat exchanger should be checked.

A. Heating Equipment

There is insufficient clearance between the exhaust flue and combustible materials. This is a fire hazard. This condition should be evaluated and repaired by a qualified licensed heating technician.

Inappropriate material is being used for the furnace gas line. This gas pipe as it enters the units should be metal solid gas pipe. This should be repaired as it poses a potential safety concern.

B. Cooling Equipment

Due to improper labeling of the electrical panels and/or the outside A/C unit, it was not possible to determine if the air conditioning system is protected by a properly sized circuit breaker. This should be determined to insure proper protection of the compressors and as a safety precaution.

The temperature drop of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

C. Ducts and Vents

The ductwork is covered in gray plastic. This plastic is known to deteriorate over time. Replacement will become necessary in the future.

I	NI	NP	R	Inspection Item
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Damaged ducts in the attic should be repaired or replaced.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Today's standards require Anti-siphon devices be located on exterior hose bibs.

The main water shut off valve was not found during the inspection. This valve is likely berried near the water meter. This valve should be easily accessible.

B. Drains, Wastes, Vents

Improper drainpipe with ridges attached to the bathroom sink should be replaced. The ridges tend to catch items and cause the pipe to clog.

Damage Sewer cap in the front yard should be replaced to prevent debris from entering and clogging the pipes

C. Water Heating Equipment

The water supply piping is leaking where it meets the water heater. Water is likely leaking (or will) at these locations. Repairs are needed to prevent damage. The installation of brass pipefitting where the water pipes meet the unit is recommended.

The water heater is an older unit that may be approaching the end of its useful life. Water heaters usually have a life expectancy of between 7 and 12 years, this water heater is close to 17 years old. One cannot predict with certainty when replacement will become necessary. It would be wise to budget for a new unit.

V. APPLIANCES

A. Dishwasher

The dishwasher should be better secured.

The dishwasher lacks a back flow prevention device. Back flow prevention devices are now standard equipment to assure that wastewater does not contaminate the dishwasher.

The drain line should be raised as high as possible under the cabinet.

B. Food Waste Disposer

The electrical wire for the disposal should have a plug connected to an outlet (not hard wired).

The electrical wire should be clamped/secured were it enter the disposal to prevent damaging the electrical wires.

C. Range Hood

The range hood fan is noisy and may be in need of repair.

D. Ranges/Ovens/Cooktops

The stove lacks an Anti-tip device; this is a small child safety issue and should be repaired.

I	NI	NP	R	Inspection Item
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The thermostat for the oven was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25-degree difference of 350 degrees (reaching 400 degrees) as measured by a detached thermometer.

G. Bathroom Exhaust Fans and/or Heaters

Today's standard require bathroom be equipped with either a window or vent, vented to the exterior. The down stairs bathroom has neither.

H. Whole House Vacuum Systems

The suction of the whole house vacuum system is relatively low. Replacing the filter and checking for obstructions in the piping is recommended. If this does not remedy the situation, further investigation and/or repairs should be undertaken.

I. Garage Door Operators

The garage door locking mechanism should be disabled or removed to prevent accidentally damaging the door.

Electronic sensor that causes the door to reverse when tripped should be installed within 6 inches of the ground. This is a small child safety issue.

K. Dryer Vents

The dryer vent is dirty and should be cleaned. This is a potential fire safety hazard.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

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.

Broken sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler