

Longhorn Inspections, Inc.
P.O. Box 985 Lockhart, TX 78644
512-422-5553 - Office / Mobile



PROPERTY INSPECTION REPORT

Prepared For: Client Name
(Name of Client)

Concerning: Sample House Built in the '80s Insp.#: 150129- A
(Address or Other Identification of Inspected Property)

By: Danny Pitts, TREC License # 4717 1/29/15
(Name and License Number of Inspector) (Date)

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

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. 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; and
- lack of electrical bonding and grounding.

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

This inspection report is based on present day national codes, although it is not a code inspection per se. Local code authorities may or may not have adopted specific items in a given time frame. Nothing (other than your contract) requires an owner to bring an item up to today's code. I inspect this property in comparison to a newly built, well constructed home or building. Even though some of the items listed may be normal to today's building quality, if in my opinion it is not as good as it could be, I note it. Most roofs that I inspect (including new construction) sag at various locations even though it may have been built to code. Almost all homes have loose / poor fitting joints at various locations in the attic framing. If you have any questions regarding information in this report, please do not hesitate to call me.

NOTES HAVE BEEN INCLUDED AT VARIOUS LOCATIONS IN THE REPORT TO PROVIDE SUPPLEMENTAL OR ADDITIONAL INFORMATION. THE INFORMATION IN THE NOTES DOES NOT CONSTITUTE OR INDICATE A DEFICIENCY.

THE PICTURES IN THE REPORT REPRESENT EXAMPLES OF VARIOUS CONDITIONS PRESENT BUT NOT ALL CONDITIONS PRESENT HAVE BEEN PHOTOGRAPHED.

THE DOWNSTAIRS BEDROOMS WILL BE REFERRED TO AS THE FRONT BEDROOM & THE MASTER BEDROOM. THE UPSTAIRS BEDROOMS WILL BE REFERRED TO AS THE LEFT BEDDROOM & THE RIGHT BEDROOM RESPECTIVELY.

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

D=Deficient

I	NI	NP	D	Inspection Item
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THE SUBJECT PROPERTY



I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): SLAB

Comments:

NOTE: There are surface cracks in the garage concrete floor. This type of cracking is commonly observed & usually results from the shrinkage of concrete during the curing process. It does not constitute a slab defect.

- THE CONCRETE SKIM COATING / PARGE COATING - Is broken / cracked at various locations. The coating is a cosmetic application & does not affect the performance of the slab.
- THE SLAB FOUNDATION HAS A POSSIBLE CRACK – At the hall bath.
- THERE IS A DIAGONAL SHEETROCK PRESENT – At the upstairs hall.



- IT WAS DISCLOSED THAT THE SLAB HAS BEEN EVALUATED BY A STRUCTURAL ENGINEER / A FOUNDATION SPECIALIST & PIERS HAVE BEEN ADDED TO REPAIR THE SLAB. HOWEVER, THE REPORT WAS NOT AVAILABLE. IF THE SLAB HAS BEEN PARTIALLY PIERED, STATISTICALLY, THE MAJORITY OF SLABS THAT HAVE BEEN PARTIALLY PIERED WILL EVENTUALLY HAVE TO BE FULLY PIERED.

NOTE: It is important to maintain consistency in the moisture content of the soil around the house throughout the year. This will help reduce expansion & contraction of the soil which can adversely affect the foundation. If soaker hoses are used, they should not be placed against the foundation but should be placed 1 to 2 feet away from the house. To reiterate, the aim is to keep the soil moisture content constant throughout the year.

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B. Grading & Drainage - Comments:

- THE GUTTERS – Remove all debris from the gutters.



- REGRADE THE SOIL – Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.

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C. Roof Covering Materials

Type(s) of Roof Covering: COMPOSITION SHINGLES

Viewed From: Inspector walked on the First Story Composition Shingle roof. No shingles were lifted to see the nailing patterns during the inspection for fear of damage to the shingles. The 2nd story roof was observed from the ground & from the 1st story roof.

Comments:

- LOOSE SHINGLES / LOOSE STAPLES – At various locations including at the left front. The shingles appear to be installed with staples.
- MISSING CORNER FLASHINGS – At the roof / wall connections at various locations.
- THE METAL DRIP EDGE FLASHING - Is incorrectly installed on top of the black paper.

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- THE VENT PIPE FLASHING BOOTS - Are loose at various locations, re nail.



- LOOSE FLASHINGS – At various locations including at the right front.



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- CAULK THE COUNTER FLASHINGS / FLASHING ENDS – At the roof / wall connections at various locations including at the chimney to prevent water penetration.



- THE FLASHINGS / COUNTER FLASHINGS HAVE BEEN “REPAIRED” – At the chimney.



- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region.



- MISSING FACTORY BUILT KICKOUT FLASHING – At the roof / wall connection at the right rear where a wall extends below the roof termination (to prevent water penetration behind / into the siding).



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- THERE IS A DEAD VALLEY (THE VALLEY TERMINATES INTO THE SIDE OF A WALL) – At the chimney.



- THE VALLEY FLASHINGS – Are rusting at various locations.



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- LOOSE NAILS – At the front roof / wall flashing.



- ALL EXPOSED ROOF NAILS / STAPLES - Are not sealed (caulked) at the flashings, roof vents & ridge shingles to prevent water penetration.



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- THE ROOF – Is worn, has very little of its life left.



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D. Roof Structure & Attic

*Viewed From:*The attic door opening areas.

Approximate Average Depth of Insulation: 6 in.

Approximate Average Thickness of Vertical Insulation: 4 in.

Comments:

NOTE: ATTIC ACCESSIBILITY – The inspector only inspects attic areas in which he can walk upright, has framing available to provide stability & is not obstructed by framing or duct work. The inspector does not crawl through attics or obstructions. THE ATTIC WAS INACCESSIBLE – At the eaves & to the rear of the vent pipes above the garage.

▪ THE ATTIC FRAMING:

- The ridge board is not 1 dimension size larger (2x8) than the roof rafters (2x6) as required.



- Collar ties are missing at the ridge every 4 ft. apart above the laundry room & kitchen.



- Purlin bracing is missing at the long rafter spans at the right of the laundry room.
- Purlin bracing is missing downward supports every 4 ft. apart at the left of the laundry room & at the right rear.



- Purlin bracing is incorrectly installed with the 2x4 on the flat dimension at the left of the laundry room.



- Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.
- Joist hangers are missing at the headers between the ceiling joists at the attic doors.



- Four trusses have been cut at the upstairs AC.

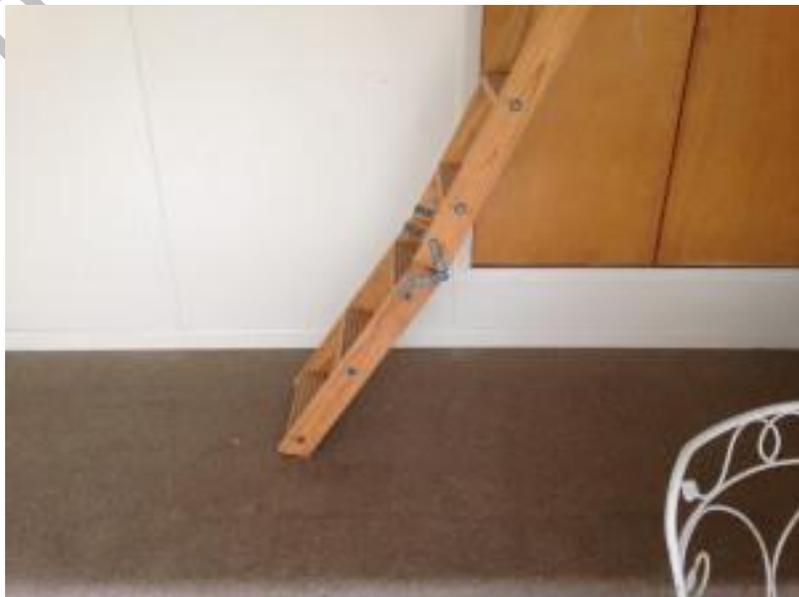


- THE ROOF SAGS – At various locations including at the cut trusses.

- THE INSULATION - The insulation has poor / uneven coverage at various locations. I would suggest that a minimum of R-38 be added to the ceilings.
- THE ATTIC DOORS (PULL DOWN STAIRS IN THE GARAGE / SHEETROCK UPSTAIRS) – The upstairs door is missing weather stripping & insulation. The garage door frame is not properly blocked / shimmed to the ceiling framing. Secure the frame with 16d nails or ¼ in. x 3 in. lag screws through shims (not sheetrock screws or deck screws).



- Cut the legs of the garage stairs so that the stairs are straight & the hinges are properly engaged. The garage attic door is not a fire rated door.



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E. Walls (Interior & Exterior) - Comments:

- SHEETROCK SETTLING CRACKS – At various wall locations including at the den & the upstairs hall.



- LOOSE CORNER BEAD – At the upstairs hall.
- WATER STAINS – At various windows.



- VINYL SIDING IS PRESENT – Which obscures the materials behind. Siding, trim, soffit, etc. were not inspected.

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- LOOSE / DAMAGED EXTERIOR TRIM - At the left rear.



- STAIR STEP CRACKS IN THE BRICK – At the right. Seal the cracks to prevent water penetration.



- CRACKS / HOLES IN THE BRICK MORTAR - At various locations. Seal the cracks & holes to prevent water penetration.



- RECAULK – At the brick moldings, the brick expansion joints, the windows, the trim & the siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.



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F. Ceilings & Floors – Comments:

- STAINED CARPET – At various locations.
- DAMAGED / CRACKED FLOOR TILE – At the kitchen.



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G. Doors (Interior & Exterior) – Comments:

- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling.
- ADJUST THE DEAD BOLT STRIKER PLATE – At the rear door, so the dead bolt will work properly.
- THE DOOR STOPS - Are missing at the office.
- THE DOOR DRAGS – At the office.
- THE DOOR DRAGS ON THE THRESHOLD – At the rear door.

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H. Windows –

(NOTE: THE WINDOW FLASHINGS- Are inaccessible & were not inspected. Generally speaking, many windows are not properly flashed. Furthermore, many windows leak when subjected to extreme conditions. It is unknown if the window flashings are present & correctly installed at this property.)

Comments:

- THE WINDOW IS NOT OPENING – At the right of the den.
- THE WINDOWS ARE HARD TO OPERATE – At various locations.
- THE WINDOW LOCKS STICK (BIND ON THE FRAME) – At the right of the right bedroom.
- THE WINDOW – Is not staying up by itself (the spring is broken / loose) at the left of the den.

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- THE WINDOW LOCKS ARE BROKEN – At the left & right bedrooms.



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I. Stairways (Interior & Exterior) – Comments:

- THE STAIR RAILING & BALCONY PICKETS - Are not 4 in. maximum apart (code change since the house was built from 6in. to 4in.).



- THE HANDRAIL – The handrail does not turn back to the wall at the top / bottom ends.



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J. Fireplace/Chimney- Comments:
(A smoke test was not performed for chimney draw.)
 ▪ SEAL THE MORTAR CHIMNEY CAP CRACKS.



▪ A CRICKET (WATER DIVERTER) - Is missing behind the chimney (required when the chimney width exceeds 30 in.).



▪ THE FLUE DAMPER CLIP - Is missing (required with gas log applications).

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- THE FLUE DAMPER ASSEMBLY - Is rusting.



- THE FLUE LINER – Was inaccessible & was not inspected. If concerned, have a chimney specialist evaluate the flue liner.
- THE CHIMNEY FIRE STOP – Was inaccessible & was not inspected.

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K. Porches, Balconies, Decks and Carports– Comments:

- THE FRONT SIDEWALK – Is uneven / cracked, causing a trip hazard.



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L. Other– Comments:

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II. ELECTRICAL SYSTEMS

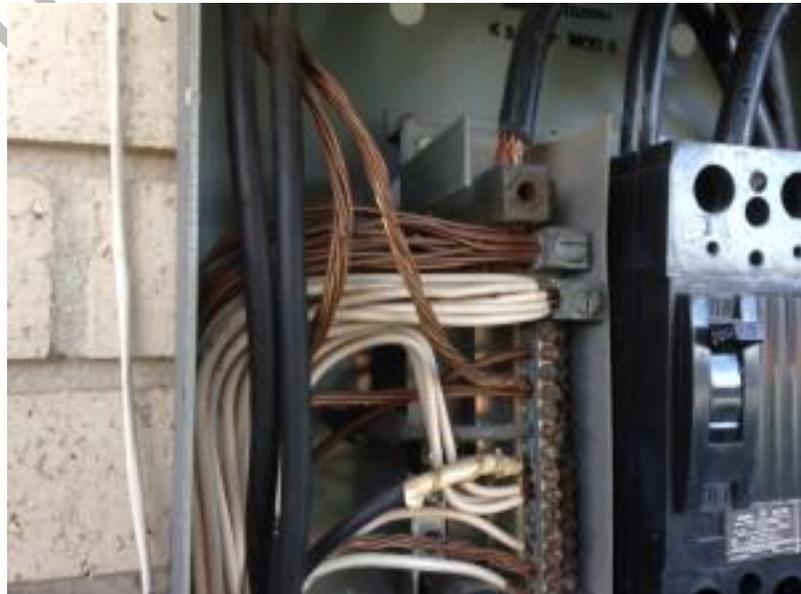
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A. Service Entrance and Panels – Comments:

- THE MAIN BREAKER BOX – The gas line is not bonded. The swimming pool equipment is not bonded. The metal water line does not appear to be bonded. Have a licensed electrician evaluate the water line.
- THE LEFT MAIN BREAKER BOX - All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.



- There are ground wires & neural wires bundled together in 1 lug.



- The front panel screw is pointed rather than flat as required. The sharp screw can penetrate the wire insulation & cause a fire hazard.
- THE RIGHT MAIN BREAKER BOX - The box has 1 double lugged wire nut, add 1 breaker & separate the 2 wires in the double lugged wire nut to 1 wire per breaker.



- THE SECONDARY BREAKER BOX – The box is not bonded.
- There are ground & neutral wires installed together under the same screws, which is a fire hazard.
- The ground & neutral wires are not separated to ground & neutral buss bars.



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- There is exposed wire at the connections to the breakers at various locations. The insulation has been cut too short.



- The front panel screws are pointed rather than flat as required. The sharp screws can penetrate the wire insulation & cause a fire hazard.
- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – Are now available (required as of the 2009 code).
- ALL THE BREAKERS - Are not labeled.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: COPPER WIRES

Comments:

- ADD G.F.C.I. OUTLETS - To all the outlets at the kitchen counter tops, all the bath outlets, all the garage outlets & all the exterior outlets.
- BULB SHIELDS / GLOBES - Are missing at various locations (add wire cages or globes).
- THE LIGHTS ARE NOT WORKING – At the downstairs hall, the upstairs hall, the front porch, the garage & the right front of the garage.
- LOOSE OUTLETS – At various locations including at the garage.
- OPEN GROUND OUTLETS – At the ½ bath, the garage, the den column & the right exterior outlets.
- THE 220 AMP CLOTHES DRYER OUTLET – Is not a 4 prong grounded outlet (introduced in the 1997 code).
- THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the front & right bedrooms.
- THE CEILING FAN - Is loud at the left of the den.

- THE WEATHER PROOF OUTLET COVERS AT THE EXTERIOR OUTLETS –
Are damaged at the rear porch & the right front.



- The covers are not the “bubble type covers” required for “wet locations” (where there is not a roof protecting the outlets) at the right front & at the AC condensing unit.



I	NI	NP	D	Inspection Item
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- OPEN WIRE SPLICES – At the garage.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Upright Downstairs; Attic - Horizontal Upstairs

Energy Source: Gas Downstairs; Electric Upstairs

Comments: **(Gas line testing from units to their cut off valves only.)**

- THE FLEX GAS SUPPLY LINE – Is improperly installed. The line is not allowed to pass through the housing of the furnace unit. Add rigid black pipe from the control box through the housing & connect the flex line to the black pipe outside the housing.
- THE GAS LINE – Is missing a drip leg / sediment trap.



I	NI	NP	D	Inspection Item
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- THE VENT PIPE – Does not have a 1 inch minimum clearance from combustible materials at the roof decking, which is a fire hazard.



- HIGH / LOW COMBUSTION AIR VENT PIPES - Are required in the closet (must be 12 in. from the ceiling & 12 in. from the floor). The high pipe is missing.

B. Cooling Equipment (Change / Clean filter monthly)

Type of System: Upright – Electric Downstairs; Attic - Horizontal – Electric Upstairs

Comments:

- THE UPSTAIRS AC SYSTEM - Has a poor (low – 11.8 Degrees) cooling differential, have the AC system cleaned / serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees.
- THE DOWNSTAIRS AC SYSTEM - Has a poor (low – 15 Degrees) cooling differential, have the AC system cleaned / serviced.
- THE SECONDARY OVER FLOW PAN OF THE UPSTAIRS UNIT – Neither a float switch nor a pan line was observed in the pan to provide protection against flooding.

- THE CONDENSATE DRAIN LINES - The entire drain line of the upstairs unit is not insulated in the attic (required as of the 2000 code). A P-trap is missing in the line.



- Did not locate the termination of the downstairs line, is possibly buried.
- THE CONDENSING UNITS – The right unit is not level.



- The left unit has an undersized breaker in the breaker box (30 amps). The manufacturer specifies a 40 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance. Air flow for the left unit is obstructed by the shrubs around the unit.



- A SECONDARY OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR A FLOAT SWITCH - Is missing at the downstairs unit. Flood protection is required for all types of AC systems installed inside of the house (required as of the 2000 code). Add a float switch to upright units.



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C. Duct System, Chases, and Vents– Comments:

- THE DUCTS – Were inaccessible & were not inspected.
- RE-TAPE THE DOWNSTAIRS PLENUM - With proper foil tape, not duct tape.
Seal all the air holes at the closet plenum.



IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: RIGHT OF THE FRONT YARD

Location of main water supply valve: RIGHT OF THE FRONT YARD / IN THE GARAGE

Static water pressure reading: 45 psi. The recommended pressure is 40 to 80 psi.

Comments:

(THE PIPES- Are Copper)

NOTE: THE TUB OVERFLOWS WERE NOT TESTED – I have never tested a tub overflow that worked properly (the overflows drain water more slowly than the faucet supplies water). In order to conserve water, I have made the decision to stop testing the overflows. To prevent flooding, you should never leave water running unattended in a tub.

- ADD BACKFLOW PREVENTERS – To the exterior faucets.
- CAULK THE TUB FAUCETS / SPOUT TO THE TUB'S WALL – At the hall tub.
- THE SHOWER DIVERTER - Is leaking through the tub spout at the hall bath. The diverter is also leaking at the stem at the hall bath.
- THE SINK FAUCET – Leaks at the stem in the hall bath.
- THE SINK OVERFLOW IS NOT WORKING PROPERLY – At the ½ bath. Do not leave the water running unattended in the sink.
- THE TOILET SEAT - Is loose at the hall bath.

- THE TOILETS ARE NOT FLUSHING PROPERLY – At the hall bath & the shared bath.
- REGROUT THE CRACKS IN THE TILE GROUT – At the tub / shower in the hall bath & the shared bath.



- THERE IS BROKEN / LOOSE TILE – At the master bath shower.

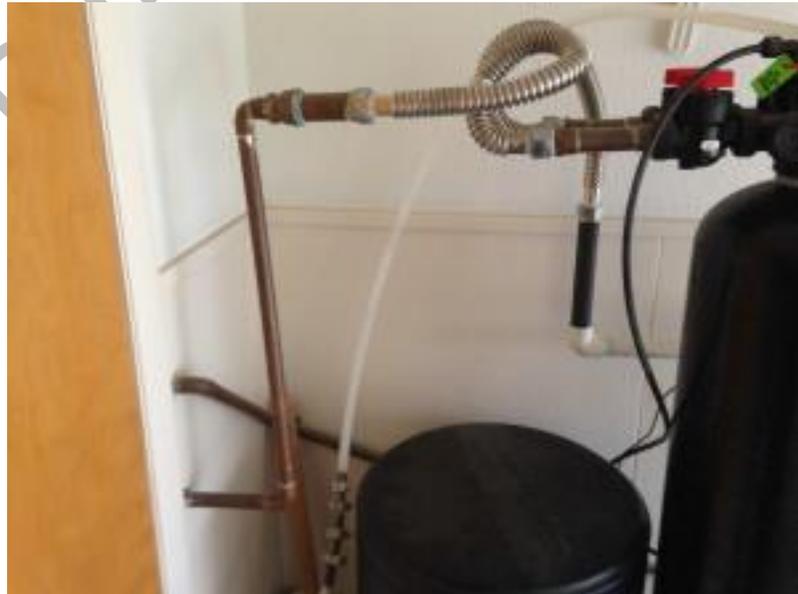


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- THE TOILET TANK BOLTS – Are rusting at the hall bath / the ½ bath.



- THE PIPES - Are not insulated at various locations in the garage & at the water heater.



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B. Drains, Wastes, and Vents– *Comments:*
(Washer drain line & faucets were not tested.)
 Drain checks were done at all sinks, tubs, showers, toilets.

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C. Water Heating Equipment
Energy Source: GAS
Capacity: 50 Gal. UNIT
Comments:
(Gas line testing from units to their cut off valves only.)

- THE VENT PIPE – Does not have a 1 in. minimum clearance from combustible materials at the roof decking, which is a fire hazard.



I	NI	NP	D	Inspection Item
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- THE TEMPERATURE & PRESSURE RELIEF VALVE – Was not tested / inspected to prevent possible water leakage should the valve not properly reset. Have a plumber test the valve.
- HIGH / LOW COMBUSTION AIR VENT PIPES - Are required in the closet (must be 12 in. from the ceiling & 12 in. from the floor). The high pipe is missing.
- THE GAS LINE – Is missing a drip leg / sediment trap.

D. Hydro-Massage Therapy Equipment– Comments:

E. Other– Comments:

V. APPLIANCES

A. Dishwasher – Comments:

- BOTH OF THE DISH TRAYS - Are rusting.
- ADD AN ANTISIPHON LOOP OR BACK FLOW PREVENTER - To the drain line.

B. Food Waste Disposer– Comments:

- THE DISPOSAL – Has a frozen motor, replace or repair the unit.
- THE DISPOSAL – The electrical connection is required to have an outlet or have a disconnect under the sink (required as of the 2000 code).

C. Range Hood and Exhaust Systems – Comments:

D. Ranges, Cooktops, and Ovens – Comments:

E. Microwave Oven – Comments:
(Leak tests were not performed on microwave or its door.)

F. Mechanical Exhaust Vents and Bathroom Heaters– Comments:

- EACH BATH EXHAUST FAN - Did not observe a metal exhaust pipe terminating outside through a covered vent.

G. Garage Door Operator(s) – Comments:

H. Dryer Exhaust Systems– Comments:
NOTE: The dryer vent should be periodically cleaned to prevent dryer vent fires.

- THE DRYER VENT - Does not terminate to the exterior, through a metal pipe & covered vent. The vent terminates in the garage.

I. Other– Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems – Comments:
(Manually tested only.)

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- STATION # 3: 1 Head is broken.



- ADJUST THE SPRINKLER HEADS – At various locations. The heads are spraying against the house at station # 10.



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- THE BACKFLOW PREVENTER BOX – Did not observe cut off valves in the box.
- A RAIN SENSOR – Was not observed.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: CONCRETE IN GROUND

Comments:

NOTE: A BASIC SAFETY INSPECTION WAS PERFORMED. NO LEAK TESTS OR EXTENSIVE TESTING OF THE POOL EQUIPMENT WERE DONE.

NOTE: THE POOL WAS COVERED & WAS NOT ACCESSIBLE.

- THE MOTOR – The motor & other equipment are not bonded as required. Rather a ground wire was observed. Transfer the "ground wires" to the main breaker box to bond the equipment.



- THE POOL SURFACE – Was inaccessible.
- THE POOL LIGHT – Was inaccessible.
- THE SUCTION PORTALS - Newly designed safety covers are now required to prevent the risk of drowning.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool and the house with a self closing gate or alarms on all the exterior doors to the pool is required.

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- THERE ARE WATER LEAKS – At the pool equipment.



- THE DECK AROUND THE POOL – Is damaged / cracked at various locations.



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C. Outbuildings - Comments:

D. Smoke Alarms & Carbon Monoxide Alarms – Comments:
 NOTE: The smoke alarms were only manually tested by pushing the test buttons on the alarms.

- ADD SMOKE ALARMS - No farther than 6 ft. maximum from the bedrooms & inside all the bedrooms. All the alarms must go off at the same time (series wired together). The alarms are missing inside the bedrooms. The existing alarms are not hard wired together. The existing alarm is not working at the downstairs hall.
- CARBON MONOXIDE ALARMS – Are not present outside each bedroom (required when gas appliances are present). I would suggest that a carbon monoxide alarm be installed near the garage.

E. Other – Comments:

(If you are concerned about any comments above, consult a licensed or professionally qualified person for repairs or to advise you.) A VISUAL AND PRACTICAL NON-DESTRUCTIVE INSPECTION WAS CONDUCTED OF THE ABOVE NOTED FACILITY TO DETERMINE WHETHER THE ABOVE CHECKED ITEMS WERE DEFICIENT OR WERE ADEQUATELY PERFORMING THE FUNCTION FOR WHICH THEY WERE INTENDED. THE INSPECTION WAS NOT A TOTAL AND COMPLETE INSPECTION OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED, BUT WAS MERELY AN INSPECTION OF THE GENERAL CONDITION AND PERFORMANCE OF THE INDICATED ITEMS WHICH EXISTED AT THE TIME OF THE INSPECTION. THIS INSPECTION REPORT IS VALID ONLY FOR THE DAY AND TIME OF THE INSPECTION. NO WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED ARE INTENDED OR REPRESENTED TO ACCOMPANY THIS REPORT. LONGHORN INSPECTIONS CANNOT WARRANT NOR GUARANTEE THE LONGEVITY OR INTERNAL COMPONENTS OF ANY OF THE ITEMS INSPECTED. THIS REPORT WILL INDICATE WHETHER THE ITEM INSPECTED IS GENERALLY IN SERVICEABLE CONDITION AND IS ADEQUATELY PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED, OR HAS DEFECTS, BUT IT IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED. LONGHORN INSPECTIONS, INC. DOES NOT INSPECT PRESSURE REDUCING VALVES, REFRIGERATORS, WASHING MACHINES, CLOTHES DRYERS, INTERCOMS, CLOCKS, TIMERS, SELF-CLEANING OR BAKE TIME OF OVENS, WATER SOFTENERS, HUMIDIFIERS, MICROWAVE RADIATION LEAKAGE, ELECTRONIC AIR FILTERS, AIR-CONDITIONING LOAD OR DESIGN DEFICIENCIES, PHOTOCELLS, SOLAR SYSTEMS, SECURITY SYSTEMS, WELLS, SEPTIC SYSTEMS, SEWER LINES, LEAD PAINT, RADON GAS, ASBESTOS, MOLDS OR ANY OTHER HAZARDOUS MATERIALS, AND COULD NOT INSPECT AREAS WHICH ARE CONCEALED, REQUIRE DISASSEMBLY, OR ARE BEHIND FURNITURE & STORAGE. NO ENGINEERING OR SCIENTIFIC TESTS WERE PERFORMED. THE INSPECTOR IS NOT AN ENGINEER AND THE EVALUATION OF THE FOUNDATION SHOULD NOT BE CONSTRUED AS AN ENGINEER'S REPORT. A MOISTURE METER WAS NOT UTILIZED. YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE MAY BE PRESENT. I AM NOT AN EXPERT IN THE EVALUATION OF CSST. FOR FURTHER INFORMATION SEE CSSTSAFETY.COM. A SELLER'S FAILURE TO DISCLOSE DAMAGE OR REPAIRS OR HIDING OF DAMAGE OR REPAIRS IS NOT THE FAULT OF LONGHORN INSPECTIONS, INC. THE BUYER IS ENCOURAGED TO CALL INSPECTOR DANNY PITTS AT MOBILE / OFFICE # 512-422-5553 BEFORE CLOSING WITH ANY QUESTIONS REGARDING THE INSPECTION. BY ACCEPTING OR USING THIS INSPECTION REPORT FOR ANY PURPOSE, THE BUYER AGREES TO THE ABOVE TERMS.

ADDENDUM: REPORT SUMMARY

The summary is a list of the deficiencies noted in the report. The summary is not the entire report. The complete report may include additional information of concern to the customer. It is highly recommended that the customer read the entire report carefully.

- THE CONCRETE SKIM COATING / PARGE COATING - Is broken / cracked at various locations. The coating is a cosmetic application & does not affect the performance of the slab.
- THE SLAB FOUNDATION HAS A POSSIBLE CRACK – At the hall bath.
- THERE IS A DIAGONAL SHEETROCK PRESENT – At the upstairs hall.
- IT WAS DISCLOSED THAT THE SLAB HAS BEEN EVALUATED BY A STRUCTURAL ENGINEER / A FOUNDATION SPECIALIST & PIERS HAVE BEEN ADDED TO REPAIR THE SLAB. HOWEVER, THE REPORT WAS NOT AVAILABLE. IF THE SLAB HAS BEEN PARTIALLY PIERED, STATISTICALLY, THE MAJORITY OF SLABS THAT HAVE BEEN PARTIALLY PIERED WILL EVENTUALLY HAVE TO BE FULLY PIERED.
- THE GUTTERS – Remove all debris from the gutters.
- REGRADE THE SOIL – Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.
- LOOSE SHINGLES / LOOSE STAPLES – At various locations including at the left front. The shingles appear to be installed with staples.
- THE VENT PIPE FLASHING BOOTS - Are loose at various locations, re nail.
- LOOSE FLASHINGS – At various locations including at the right front.
- CAULK THE COUNTER FLASHINGS / FLASHING ENDS – At the roof / wall connections at various locations including at the chimney to prevent water penetration.
- THE FLASHINGS / COUNTER FLASHINGS HAVE BEEN “REPAIRED” – At the chimney.
- MISSING CORNER FLASHINGS – At the roof / wall connections at various locations.
- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region.
- MISSING FACTORY BUILT KICKOUT FLASHING – At the roof / wall connection at the right rear where a wall extends below the roof termination (to prevent water penetration behind / into the siding).
- THERE IS A DEAD VALLEY (THE VALLEY TERMINATES INTO THE SIDE OF A WALL) – At the chimney.
- THE VALLEY FLASHINGS – Are rusting at various locations.
- LOOSE NAILS – At the front roof / wall flashing.
- ALL EXPOSED ROOF NAILS / STAPLES - Are not sealed (caulked) at the flashings, roof vents & ridge shingles to prevent water penetration.
- THE METAL DRIP EDGE FLASHING - Is incorrectly installed on top of the black paper.
- THE ROOF – Is worn, has very little of its life left.
- THE ATTIC FRAMING:
 - The ridge board is not 1 dimension size larger (2x8) than the roof rafters (2x6) as required.
 - Collar ties are missing at the ridge every 4 ft. apart above the laundry room & kitchen.
 - Purlin bracing is missing at the long rafter spans at the right of the laundry room.
 - Purlin bracing is missing downward supports every 4 ft. apart at the left of the laundry room & at the right rear.
 - Purlin bracing is incorrectly installed with the 2x4 on the flat dimension at the left of the laundry room.
 - Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.
 - Joist hangers are missing at the headers between the ceiling joists at the attic doors.
 - Four trusses have been cut at the upstairs AC.
- THE ROOF SAGS – At various locations including at the cut trusses.
- THE INSULATION - The insulation has poor / uneven coverage at various locations. I would suggest that a minimum of R-38 be added to the ceilings.

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- THE ATTIC DOORS (PULL DOWN STAIRS IN THE GARAGE / SHEETROCK UPSTAIRS) – The upstairs door is missing weather stripping & insulation. The garage door frame is not properly blocked / shimmed to the ceiling framing. Secure the frame with 16d nails or ¼ in. x 3 in. lag screws through shims (not sheetrock screws or deck screws). Cut the legs of the garage stairs so that the stairs are straight & the hinges are properly engaged. The garage attic door is not a fire rated door.
- SHEETROCK SETTLING CRACKS – At various wall locations including at the den & the upstairs hall.
- LOOSE CORNER BEAD – At the upstairs hall.
- VINYL SIDING IS PRESENT – Which obscures the materials behind. Siding, trim, soffit, etc. were not inspected.
- LOOSE / DAMAGED EXTERIOR TRIM - At the left rear.
- STAIR STEP CRACKS IN THE BRICK – At the right. Seal the cracks to prevent water penetration.
- CRACKS / HOLES IN THE BRICK MORTAR - At various locations. Seal the cracks & holes to prevent water penetration.
- RECAULK – At the brick moldings, the windows, the trim & the siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.
- STAINED CARPET – At various locations.
- DAMAGED / CRACKED FLOOR TILE – At the kitchen.
- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling.
- ADJUST THE DEAD BOLT STRIKER PLATE – At the rear door, so the dead bolt will work properly.
- THE DOOR STOPS - Are missing at the office.
- THE DOOR DRAGS – At the office.
- THE DOOR DRAGS ON THE THRESHOLD – At the rear door.
- THE WINDOW IS NOT OPENING – At the right of the den.
- THE WINDOWS ARE HARD TO OPERATE – At various locations.
- THE WINDOW LOCKS ARE BROKEN – At the left & right bedrooms.
- THE WINDOW LOCKS STICK (BIND ON THE FRAME) – At the right of the right bedroom.
- THE WINDOW – Is not staying up by itself (the spring is broken / loose) at the left of the den.
- THE STAIR RAILING & BALCONY PICKETS - Are not 4 in. maximum apart (code change since the house was built from 6in. to 4in.).
- THE HANDRAIL – The handrail does not turn back to the wall at the top / bottom ends.
- SEAL THE MORTAR CHIMNEY CAP CRACKS.
- A CRICKET (WATER DIVERTER) - Is missing behind the chimney (required when the chimney width exceeds 30 in.).
- THE FLUE DAMPER CLIP - Is missing (required with gas log applications).
- THE FLUE DAMPER ASSEMBLY - Is rusting.
- THE FLUE LINER – Was inaccessible & was not inspected. If concerned, have a chimney specialist evaluate the flue liner.
- THE CHIMNEY FIRE STOP – Was inaccessible & was not inspected.
- THE FRONT SIDEWALK – Is uneven / cracked, causing a trip hazard.
- THE MAIN BREAKER BOX – The gas line is not bonded. The swimming pool equipment is not bonded. The metal water line does not appear to be bonded. Have a licensed electrician evaluate the water line.
- THE LEFT MAIN BREAKER BOX - All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.
- The front panel screw is pointed rather than flat as required. The sharp screw can penetrate the wire insulation & cause a fire hazard.
- THE RIGHT MAIN BREAKER BOX - The box has 1 double lugged wire nut, add 1 breaker & separate the 2 wires in the double lugged wire nut to 1 wire per breaker.
- THE SECONDARY BREAKER BOX – The box is not bonded.
- There are ground & neutral wires installed together under the same screws, which is a fire hazard.
- The ground & neutral wires are not separated to ground & neutral buss bars.
- There is exposed wire at the connections to the breakers at various locations. The insulation has been cut too short.
- The front panel screws are pointed rather than flat as required. The sharp screws can penetrate the wire insulation & cause a fire hazard.
- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – Are now available (required as of the 2009 code).
- ALL THE BREAKERS - Are not labeled.

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				<ul style="list-style-type: none"> ▪ ADD G.F.C.I. OUTLETS - To all the outlets at the kitchen counter tops, all the bath outlets, all the garage outlets & all the exterior outlets. ▪ THE WEATHER PROOF OUTLET COVERS AT THE EXTERIOR OUTLETS – Are damaged at the rear porch & the right front. The covers are not the “bubble type covers” required for “wet locations” (where there is not a roof protecting the outlets) at the right front & at the AC condensing unit. ▪ BULB SHIELDS / GLOBES - Are missing at various locations (add wire cages or globes). ▪ THE LIGHTS ARE NOT WORKING – At the downstairs hall, the upstairs hall, the front porch, the garage & the right front of the garage. ▪ LOOSE OUTLETS – At various locations including at the garage. ▪ OPEN GROUND OUTLETS – At the ½ bath, the garage, the den column & the right exterior outlets. ▪ THE 220 AMP CLOTHES DRYER OUTLET – Is not a 4 prong grounded outlet (introduced in the 1997 code). ▪ THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the front & right bedrooms. ▪ THE CEILING FAN - Is loud at the left of the den. ▪ THE FLEX GAS SUPPLY LINE – Is improperly installed. The line is not allowed to pass through the housing of the furnace unit. Add rigid black pipe from the control box through the housing & connect the flex line to the black pipe outside the housing. ▪ THE GAS LINE – Is missing a drip leg / sediment trap. ▪ THE VENT PIPE – Does not have a 1 inch minimum clearance from combustible materials at the roof decking, which is a fire hazard. ▪ HIGH / LOW COMBUSTION AIR VENT PIPES - Are required in the closet (must be 12 in. from the ceiling & 12 in. from the floor). The high pipe is missing. ▪ THE CONDENSATE DRAIN LINES - The entire drain line of the upstairs unit is not insulated in the attic (required as of the 2000 code). A P-trap is missing in the line. Did not locate the termination of the downstairs line, is possibly buried. ▪ THE CONDENSING UNITS – The right unit is not level. The left unit has an undersized breaker in the breaker box (30 amps). The manufacturer specifies a 40 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance. Air flow for the left unit is obstructed by the shrubs around the unit. ▪ THE UPSTAIRS AC SYSTEM - Has a poor (low – 11.8 Degrees) cooling differential, have the AC system cleaned / serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees. ▪ THE DOWNSTAIRS AC SYSTEM - Has a poor (low – 15 Degrees) cooling differential, have the AC system cleaned / serviced. ▪ THE SECONDARY OVER FLOW PAN OF THE UPSTAIRS UNIT – Neither a float switch nor a pan line was observed in the pan to provide protection against flooding. ▪ A SECONDARY OVER FLOW PAN WITH A DRAIN LINE TO THE EXTERIOR OR A FLOAT SWITCH - Is missing at the downstairs unit. Flood protection is required for all types of AC systems installed inside of the house (required as of the 2000 code). Add a float switch to upright units. ▪ THE DUCTS – Were inaccessible & were not inspected. ▪ RE-TAPE THE DOWNSTAIRS PLENUM - With proper foil tape, not duct tape. Seal all the air holes at the closet plenum. ▪ ADD BACKFLOW PREVENTERS – To the exterior faucets. ▪ REGROUT THE CRACKS IN THE TILE GROUT – At the tub / shower in the hall bath & the shared bath. ▪ THERE IS BROKEN / LOOSE TILE – At the master bath shower. ▪ CAULK THE TUB FAUCETS / SPOUT TO THE TUB'S WALL – At the hall tub. ▪ THE SHOWER DIVERTER - Is leaking through the tub spout at the hall bath. The diverter is also leaking at the stem at the hall bath. ▪ THE SINK FAUCET – Leaks at the stem in the hall bath. ▪ THE SINK OVERFLOW IS NOT WORKING PROPERLY – At the ½ bath. Do not leave the water running unattended in the sink. ▪ THE TOILET SEAT - Is loose at the hall bath. ▪ THE TOILETS ARE NOT FLUSHING PROPRELY – At the hall bath & the shared bath. ▪ THE TOILET TANK BOLTS – Are rusting at the hall bath / the ½ bath. ▪ THE PIPES - Are not insulated at various locations in the garage & at the water heater.

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- THE TEMPERATURE & PRESSURE RELIEF VALVE – Was not tested / inspected to prevent possible water leakage should the valve not properly reset. Have a plumber test the valve.
- THE VENT PIPE – Does not have a 1 in. minimum clearance from combustible materials at the roof decking, which is a fire hazard.
- HIGH / LOW COMBUSTION AIR VENT PIPES - Are required in the closet (must be 12 in. from the ceiling & 12 in. from the floor). The high pipe is missing.
- THE GAS LINE – Is missing a drip leg / sediment trap.
- BOTH OF THE DISH TRAYS - Are rusting.
- ADD AN ANTISIPHON LOOP OR BACK FLOW PREVENTER - To the drain line.
- THE DISPOSAL – Has a frozen motor, replace or repair the unit.
- THE DISPOSAL – The electrical connection is required to have an outlet or have a disconnect under the sink (required as of the 2000 code).
- EACH BATH EXHAUST FAN - Did not observe a metal exhaust pipe terminating outside through a covered vent.
- THE DRYER VENT - Does not terminate to the exterior, through a metal pipe & covered vent. The vent terminates in the garage.
- STATION # 3: 1 Head is broken.
- ADJUST THE SPRINKLER HEADS – At various locations. The heads are spraying against the house at station # 10.
- THE BACKFLOW PREVENTER BOX – Did not observe cut off valves in the box.
- A RAIN SENSOR – Was not observed.
- THE MOTOR – The motor & other equipment are not bonded as required. Rather a ground wire was observed. Transfer the "ground wires" to the main breaker box to bond the equipment.
- THE POOL SURFACE – Was inaccessible.
- THERE ARE WATER LEAKS – At the pool equipment.
- THE DECK AROUND THE POOL – Is damaged / cracked at various locations.
- THE POOL LIGHT – Was inaccessible.
- THE SUCTION PORTALS - Newly designed safety covers are now required to prevent the risk of drowning.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool and the house with a self closing gate or alarms on all the exterior doors to the pool is required.
- ADD SMOKE ALARMS - No farther than 6 ft. maximum from the bedrooms & inside all the bedrooms. All the alarms must go off at the same time (series wired together). The alarms are missing inside the bedrooms. The existing alarms are not hard wired together. The existing alarm is not working at the downstairs hall.
- CARBON MONOXIDE ALARMS – Are not present outside each bedroom (required when gas appliances are present). I would suggest that a carbon monoxide alarm be installed near the garage.