Blue Star Real Estate Inspection Services

Property Inspection Report

123 Blue Star Street, Any city in, Tx 78888
Inspection prepared for: Jon Sample
Date of Inspection: 8/3/2019
Home was partially occupied during the inspection with some personal belongings. Personal belongings may prevent the inspection of some items.

Inspector: James Matthew Lynch
License #22959

Email: bluestarrealestateinspection@gmail.com
www.blue-starinspections.com

BLUE STAR
REAL ESTATE
INSPECTION SERVICES

PROPERTY INSPECTION REPORT

Prepared For: Jon Sample
(Name of Client)

Concerning: 123 Blue Star Street, Any city in Tx, 78888
(Address or Other Identification of Inspected Property)

By: James Matthew Lynch, License #22959 8/3/2019
(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 (512) 936-3000 (http://www.trec.texas.gov).

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

BLUE STAR REAL ESTATE INSPECTION’S ADDITIONAL INFORMATION PAGE

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The following inspectors were present during the inspection:

James Matthew Lynch TREC #22959

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.

This firm is licensed and regulated by the Texas Real Estate Commission (TREC). TREC administers two recovery funds which may be used to satisfy judgements against Inspectors and Real Estate licensees involving a violation of the law. Complaints or inquiries should be directed to: Texas Real Estate Commission P.O Box 12188 Austin, Texas 78711-2188 (512) 465-3960.

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It Is Important That the Client carefully review the entire report and following notes:

Client: The Client should understand that only those deficiencies which are visibleand accessible at the time of the inspection will be included in this report.

Foundation: Weather conditions, drainage, leakage, and other adverse factors affect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.
Attic Inspection: Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make every attempt to access your attic space. However,insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.
Insulation: Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.
Attic Framing: The Texas Real Estate Commission requires attics be inspected for "proper" framing. Original blueprints, specifications and span table in effect at the time of construction are necessary to accomplish this. These items were not available for this limited inspection. Any visible defects of the attic and framing will be noted.

Roof Inspection: Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make every attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

Exterior Doors: Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

Windows: *Failed thermal paned seals in insulated glass windows are not always detectable. Windows are reported(below if applicable)as they are observed at the time of the inspection. If you have concerns regarding the integrity of the thermal pane window seals, it is strongly recommended that you consult a Window Specialist. Alarm contacts may have been installed in the lower window frame. Holes drilled in the frame may void the window warranty. Alarm contacts should be sealed with silicone sealant. If the contacts are not properly sealed, moisture may enter the lower window frame and allow water intrusion into the wall cavity.*
Walls:

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers,flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.

- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures

(decking, etc.) and may not have been visible or accessible.

- All exterior wall penetrations/openings (light fixtures,plumbing pipes, gas line wall penetration, electrical fixtures,etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

Plumbing:

- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and

cabinet flooring may not be completely observed.

- Clogged sink faucet aerators(clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

Electrical, Mechanical, Roofing, or Plumbing items that are checked **"Deficient"** should be further evaluated/repaired by a licensed professional in that field.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ A. Foundations

Type of Foundation(s):
• Slab foundation
Comments:
• NOTE: This inspection is a visual review of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience and training. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. Minor settlement or "hairline" cracks in foundations, if present, are normal to properties of any age. They should however be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating or cooling ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement, settlement, or condition.
• In my opinion, all components were found to be performing and in satisfactory condition at the time of the inspection

☑ ☐ ☐ ☑ B. Grading and Drainage

Comments:
• Grade was observed to be too high in areas around the perimeter of the foundation. A minimum of 4 inches should be maintained between grade and bottom of stucco in all areas.
• Visible minor erosion and grade depressions observed around perimeter. Grade should slope away from the foundation at a minimum of 6" in a 10' span.

High grading

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt composition shingles noted
Viewed From:
• Roof
Comments:
• Roof appears to be fairly new
• Some exposed nail heads were observed at various locations creating possible water penetration locations. Nail heads should be sealed with roofing tar when covering with shingles is not possible.

Exposed nail heads

☑ ☐ ☐ ☑ D. Roof Structure and Attics

Viewed From:
• Attic
• Roof
• Ground
Approximate Average Depth of Insulation:
• Blown-in insulation was noted at [{8"-12"}
Comments:
• Roof trusses have been cut or altered, this may compromise the integrity of the structure. We recommend review by a licensed structural engineer for evaluation and repair or replacement, as necessary, prior to close.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Excessively notched truss in attic at AC unit

☑ ☐ ☐ ☑ E. Walls (Interior and Exterior)

Wall Materials:
• Exterior walls noted as stucco
• Drywall walls noted on interior
Comments:
• NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. The heavy plant material may limit the Inspectors visual observation of the existing surfaces
• One or more areas of the walls revealed an unknown organic substance.

Vegetation in contact with structure

Unknown organic substance

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling is drywall with smooth finish
Comments:
• Minor ceiling stress and/or joint cracks were observed in various locations.
• Water stains were observed on the ceiling of the hallway bathroom. Most likely caused by condensation dripping off the nearby air register. The cause and remedy should be further evaluated and corrected as necessary.

Small crack in master bed ceiling

Small crack in 2nd bedroom ceiling

Small crack in hallway ceiling

Water spot in hallway bath ceiling

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ G. Doors (Interior and Exterior)

Comments:
• Double cylinder locks were observed in one or more locations at the egress doors. ALL exterior egress doors should be readily operable from the interior side without the use of a key or special effort and/or knowledge as per current fire safety standards
• Screen door at back porch was damaged.

Interior keyed dead bolt on egress door

Interior keyed dead bolt on egress door

Damaged screen on rear porch door

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ H. Windows

Window Types:
• Windows are single hung type
Comments:
• Cracked and/or broken glass was observed in one or more locations including the front den area window.
• One or more of the window screens were observed to be damaged and/or missing
• The paint on the window sills was observed to be peeling from the bottom at one or more locations.

Crack in window

Damaged window screen

Paint peeling on window sills

☐ ☐ ☑ ☐ I. Stairways (Interior and Exterior)

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
☐	☐	☑	☐	**J. Fireplaces and Chimneys**

Locations:
Types:
Comments:

I	NI	NP	D	
☑	☐	☐	☐	**K. Porches, Balconies, Decks, and Carports**

Comments:
• All components were found to be performing and in satisfactory condition at the time of the inspection

I	NI	NP	D	
☐	☑	☐	☐	**L. Other**

Materials:
Comments:

II. ELECTRICAL SYSTEMS

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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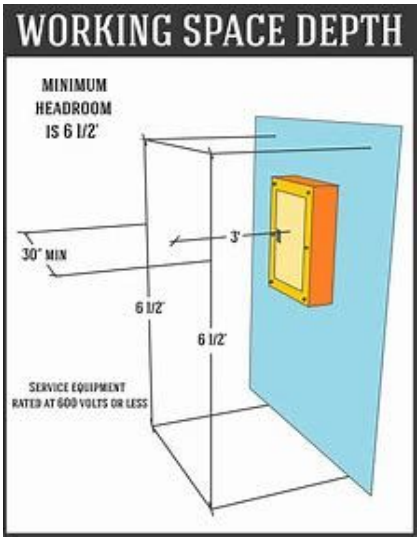
A. Service Entrance and Panels

Panel Locations:
• Electrical panel is located in the rear of the structure
Materials and Amp Rating:
• Copper wiring
• 200 amp
Comments:
• No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected
• Improper to access the electrical panel due to heavy vegetation. Ready access to the panels should be maintained in case of an emergency need to shut off the electricity.
• The main service panel is not properly equipped with a main shut off breaker to shut off power to the entire house.
• The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles
• There is an open knockout hole in the bottom of the panel that needs to be sealed to prevent rodent entry.
• The locking tab on the bottom of the panel is damaged and not functioning properly
• There is wiring within the service panel that has been taped off and APPEARS to be out of service. Old abandoned wires should be removed from panel by a licensed electrician.
• Panel box cover plate (dead front) is missing one or more screws.
• Screws located in the electrical panels should have a blunt end, rather than a sharp point, to prevent accidental damage to wiring within the panel.
• The neutral lug at the service entrance panel is improperly "jumped" to the second panel next to it. This is indicative of a do-it-yourself type repair. I recommend having a licensed electrical contractor review the electrical system and fix any safety issues.
• The overhead electrical service entrance wires are in direct contact with tree limbs in the back yard and trimming is recommended

Panels are not accesible



Panel clearance requirements

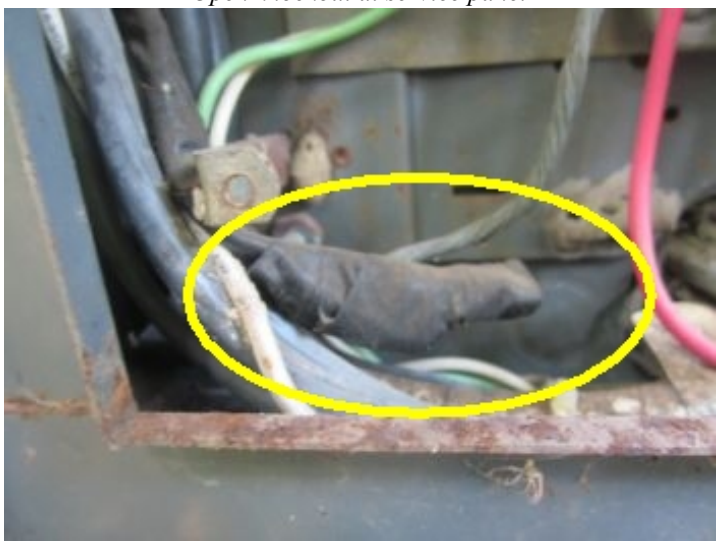
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Breakers not completely and properly labeled

Open knockout at service panel

Broken door latch at service panel



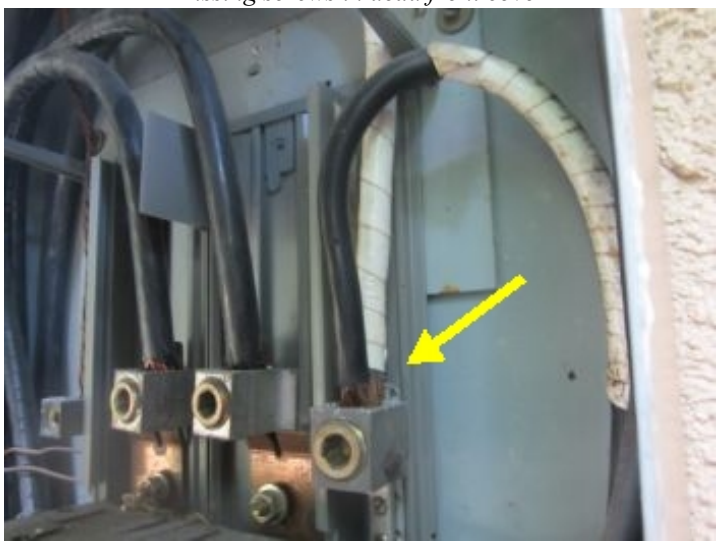
Taped off wiring inside service panel

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Missing screws in dead front cover

Improper screw type in panel



Nuetral to second panel is double lugged at main lug connection

Tree branches in contact with service entrance conductors

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
Comments:
• GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge
• Doorbell was not present at the time of inspection.
• 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.
• One or more of the receptacles were noted as an "open ground" and should be corrected
• One or more of the receptacles were noted as "reverse polarity" and should be corrected
• One or more of the receptacles were noted as "non functional," including the outlets located 3-4ft above the floor in all bedrooms, and should be corrected
• Damaged/cracked outlets were observed. This situation creates a Safety Hazard and should be corrected.
• Exposed romex type wiring was noted and should be encased in steel pipe or PVC conduit raceway
• Unprotected light fixture was observed in the master bathroom closet.
• Some exposed, open ended wiring was observed in the attic area near the A/C unit, and should be repaired. Extreme caution should be taken when making repairs.
• A loose light fixture was observed in the hallway bathroom above the shower, and should be corrected.
• Uncovered junction boxes were observed in the master bedroom closet and the attic area.
• All wire splices should be located within an approved junction box.
• Inadequate number of wall receptacles in the fourth bedroom. The maximum spacing between wall receptacles is 12ft.

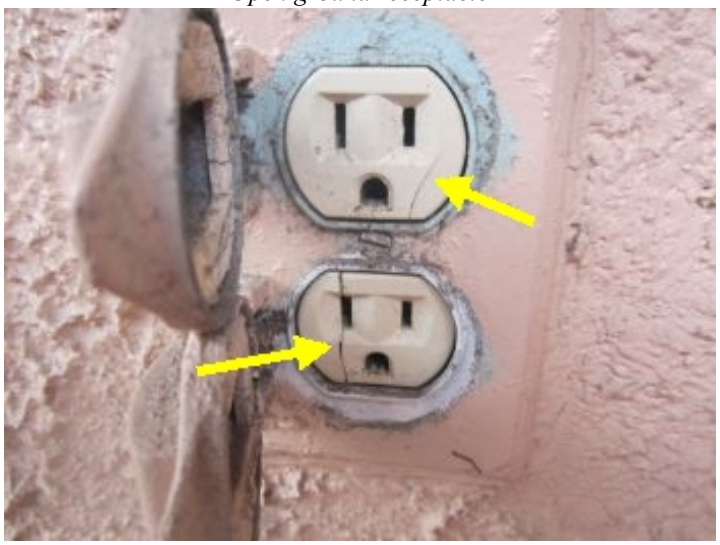
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Hot and nuetral reversed on exterior outlet

Open ground receptacle

Non-functioning outlet



Damaged receptacle

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Romex wiring not located inside conduit

Romex wiring not located inside conduit

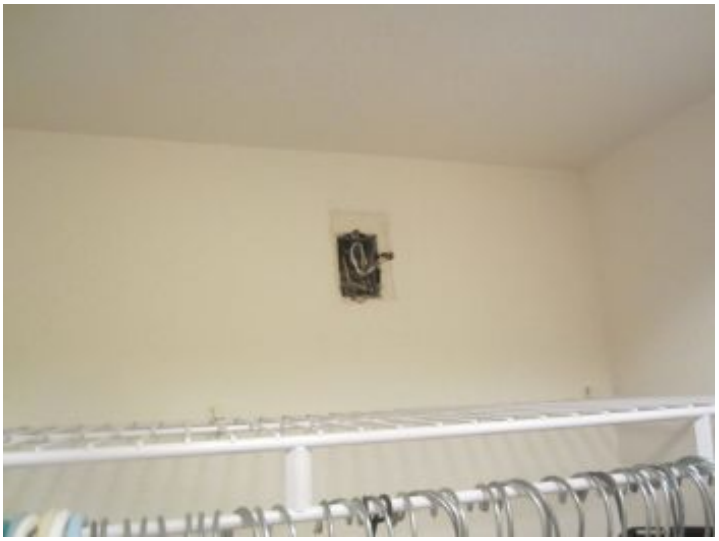
Unprotected light fixture

Exposed open-ended conductors in attic

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Loose lighting fixture in hallway bath



Open junction box in master closet.

Open junction boxes in attic

Wire splices not located in J-box

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Inadequate outlet quantity in 4th bedroom

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems:
• Gas fired forced hot air
Energy Sources:
• The furnace is gas powered
Comments:
• Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited
• The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ B. Cooling Equipment

Type of Systems:
• Central Air Conditioning was observed.
Comments:
• The north (bedroom side) unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards.
The south (kitchen side) unit is not cooling as it should in my opinion. The measured temperature split was 10 degrees (65-75). Common acceptable temperature split is in the range of 14-21 degrees. The temperature split is determined by measuring the temperature of the air entering the air handler at the main return air duct (75 degrees), and comparing that to the temperature of the air coming from the supply registers (65 degrees).
• The north side condenser unit had dirty and/or damaged fins
• The north side condenser unit had rusted fan guard.
• A secondary condensate drain was not visible on the north side A/C unit.

Damaged condenser fins

Rusted fan guard on condenser

No secondary condensate drain

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ C. Duct Systems, Chases, and Vents

Comments:
• Visually inspected the accessible areas of the HVAC ductwork only. Recommend replacing air filters upon moving in.
• Metal ductwork was observed
• The ductwork in the attic was observed to have extensively damaged insulation, and was crushed in one or more locations in the attic.

Damaged vent insulation

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• SE corner of the property
Location of Main Water Supply Valve:
• South side
Comments:
• The anti static water pressure was observed at 50 PSI (acceptable)
• 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
• Sprayer head in the kitchen sink did not self retract. This creates the possibility to siphon water from the sink and contaminate the household water supply.
• Wet bar sink soap dispenser was damaged/broken.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Location of main water suply shut off

Water pressure at 50 PSI (acceptable)

Missing anti-siphon device

Anti-siphon device example

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Sprayer is not self-retracting

Broken soap dispensor on wet bar sink

☑ ☐ ☐ ☑ B. Drains, Wastes, and Vents

Comments:
• An "S-Trap" was observed in the drain piping of the wet bar in the dining room area. By today's building standards, "P-Traps" are preferred.

Outdated S-Trap at wet bar sink

☑ ☐ ☐ ☑ C. Water Heating Equipment

Energy Source:
• Water heater is natural gas
Capacity:
• Unit is 40 gallons
Comments:
• The vent pipe was disconnected and service is recommended

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Disconnected B-Vent

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

Comments:

☐ ☑ ☐ ☐ **E. Other**

Materials:
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:
• The dishwasher was found to be performing and satisfactory condition at the time of the inspection

☑ ☐ ☐ ☐ **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

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☑ D. Ranges, Cooktops, and Ovens

Comments:
• Oven(s): Electric
• Oven: Natural gas
• Oven(s) was functional at the time of the inspection
• All heating elements were functional at the time of the inspection
• 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 devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.

☐ ☑ ☐ ☐ E. Microwave Ovens

Comments:

☑ ☐ ☐ ☑ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• The bath fan{s} were functioning as intended at the time of inspection
• The light co-installed with the bath fan in the hallway bathroom did not function at the time of the inspection.

Non-fucntioning light at vent in hallway bath

☑ ☐ ☐ ☑ G. Garage Door Operators

Door Type:
• One {16'} steel door
Comments:
• The garage door did NOT automatically reverse under reasonable resistance and adjustments are recommended. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
✔				**H. Dryer Exhaust Systems**

Comments:
• No issues

I	NI	NP	D	
	✔			**I. Other**

Observations:

VI. OPTIONAL SYSTEMS

I	NI	NP	D	
		✔		**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

I	NI	NP	D	
		✔		**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:

I	NI	NP	D	
✔			✔	**C. Outbuildings**

Materials:
Comments:
• Wood rot was observed on some of the wood paneling of the detached garage.
• A common occurrence in the Corpus Christi area with slab on grade foundations whether they are with rebar or post tension reinforcement is ‘Corner Popping’ also called a Corner Wedge Crack. Corner Popping of a foundation is considered a cosmetic, non structural issue until either the concrete of the slab corner starts to deteriorate extensively or the bottom of the corner brick or stone is exposed excessively and/or if there is cracking in the above brick, stone and/or mortar joints above the brick lug of the foundation.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Wood rot on wood paneling of detached garage

Foundation corner pop on detached garage

☐ ☐ ☑ ☐ **D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:
Location of Drain Field:
Comments:

☐ ☑ ☐ ☐ **F. Other**

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.