

American Property Inspections of Texas

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PROPERTY INSPECTION REPORT

Prepared For: Mr. & Mrs. Client

Concerning: 1234 Sample Rd. Anytown, USA

By: **Rod Scarborough** TREC License # 7189

July 22, 2010

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

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

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

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

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

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that property 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 for 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 in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Seller
Building Status: Occupied
Weather Conditions: Sunny Approx. Outside Temperature 85 Degrees
Utilities On: Yes

Note: All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection.

Note: This report has been paid for and prepared for by the client named above. The report is not valid without the signed service agreement and is non transferable.

The home was occupied at the time of the inspection and there were stored items at various locations throughout the structure which limits the accessibility of items to be inspected.

Inspection Type: Single Family residence
Year built: 1965
Stories: 1
Living Area: Approx. 1,359 SF
Bed / Bath: 3/2
Start Time: 10:00 End Time: 1:30

Information provided by customer/MLS
Mold/Mildew investigations are NOT included in this report. It is beyond the scope of this inspection.

For the purpose of this report and any references within, the direction of the structure faces north. All references to direction will be based upon this information.

How to read and interpret this report:

All commented items should be addressed to client's satisfaction PRIOR TO CLOSING.

Items that are marked with a should be addressed. These may be a priority item and may possibly indicate non-compliance with current building standards and should continue to be monitored.

Comments in bold lettering are generally FYI (for your information) and don't require any action.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)



Front of home

Report Identification:, 1234 Sample Rd. Anytown, USA

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I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Type(s): Slab On Grade/Post Tension

Comments:

Note: The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.

The inspection of the foundation is limited to the visual observation of accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include, but are not limited to, landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, ect.

How do engineers identify damage caused by foundation movement?

Foundation movement usually tends to produce a few large cracks, usually at least 1/16th inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.

The cracking usually will be tapered if caused by foundation movement. By tapered I mean that crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.

Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.

Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors. Cracks that show up after a long period of dry weather and tend to close

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when the weather turns wetter are usually due to foundation movement.

Foundation movement can distort door openings causing doors and windows to stick and bind. Wallpaper can exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.

In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the engineering judgment of the inspecting engineer; that judgment is always subjective and interpretative.

Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors

Foundation problems can result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.

- 1. Provide good drainage away from the foundation.**
- 2. Water the soils surrounding the foundation on an as needed basis.**
- 3. Be aware of the potential for adverse affects caused by trees and shrubbery.**

Should there be future issues concerning foundation condition, it is recommended that you consult with your builder or a licensed professional structural engineer.

It is the opinion of the inspector that the foundation appears to be functioning as intended however there were signs of differential settlement as indicated below. Although no damage was observed at the time of the inspection, no warranty against future movement can be made.

A level was placed at various locations throughout the structure and the amount of deflection was minimal.

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Separation of rafters at ridge beam in attic.



Cracked rafters in attic.



There were areas around the structure that were not accessible due to improper grade clearances/stored items around structure.



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B. Grading and Drainage

Comments:

Note: Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.

Underground yard drainage systems are not checked/inspected. Inspector does not verify that yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained/ leaned.

Grade appeared to be functioning as intended.

Some areas around the foundation showed signs of erosion and possible locations for ponding.

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

Type(s) of Roof Covering: Composition

Viewed From: Walked roof

Comments

Note: Roof inspections are limited to visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely, as determined by the inspector, and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, ect.) may not be apparent at the time of the inspection. Therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof. This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is recommended to keep roof and rain gutters clear of all debris, and monitor roof on a regular basis to prevent possible future water penetration.

Roof appeared to be functioning as intended.

The type and installation of roof fasteners were not inspected because lifting shingles may cause damage to the roof covering.

Damaged/missing shingles, nails popping out, drip edge missing and exposed nail heads.

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

Comments:

Note: The inspection of the roof structure and attic is performed via visual observation of the areas and components, which are safely

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accessible at the time of the inspection.

Attics containing appliances shall have an opening not less than 22in x 30in, a clear unobstructed passageway with solid flooring at least 24in wide and not more than 20ft long; a work area not less than 30in wide by 30in deep in front of all sides of appliances where access is required.

Light fixture with a switch at the required passageway opening and a receptacle outlet will be provided near the appliance.

In the Houston area, some of the most important factors effecting energy efficiency are conduction (direct gain or loss through ceiling and walls), radiant solar heat gain and infiltration gains and losses (drafts or air leaks). Conduction is primarily controlled by insulation, infiltration loss or gain is controlled by caulking or weather stripping. Solar heat gain is controlled by external shading of windows and doors exposed to the sun.

Attic space in a Houston area home is the most important area for insulation. Attic floor insulation should be at least R-19, however for increased efficiency R-30 is preferred. The following illustrates typical R-values per inch for commonly used insulations.

<u>Insulation Type:</u>	<u>R-Value per inch:</u>
Fiberglass Blanket or Batt	2.9 to 3.8 (Use 3.2)
Expanded Polystyrene Board	3.6 to 4 (Use 3.8)
High Performance Fiberglass Blanket	3.7 to 4.3 (Use 3.8)
Loose-fill Cellulose	3.4 to 3.7 (Use 3.5)
Loose-fill Fiberglass	2.3 to 2.7 (Use 2.5)
Loose-fill Rock Wool	2.7 to 3.0 (Use 2.8)

Viewed From: Entered attic space

Approx. Average Thickness of Vertical Insulation: Unknown, not accessible.

Insulation type: Blown

Approx. depth on insulation: Approx. 4"

Attic ventilation: Ridge vent/soffit vents

Attic structure consisted of: Rafters, Joists & Purlins

Attic access location: Garage

Roof structure/attic appeared to be stable and functioning as intended.

Some areas obstructed by duct work/stored items and not accessible.

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There were some signs of differential movement as noted by separation of rafters at the ridge beam at cracked rafters at various location.

Splice in ridge beam not properly supported.



No fire wall installed in the attic between the garage and living space.

No insulation installed over the dining area in the attic.

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Pull down ladder is not properly cut for the opening.

E. Walls (Interior and Exterior)

Comments:

Note: The condition of the framing or other components hidden behind the exterior/interior wall finishes are unknown to the inspector, therefore no opinion is given as to their current condition. The condition of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.

Exterior Walls:

Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

Type: Brick facade/wood siding/trim

Exterior walls appeared to be functioning as intended.

Caulk needs to be applied at various locations.

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Minor damage to siding/trim at various locations around structure.



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Brick cracks/repairs at various locations around structure.



Brick damaged and loose to the left side of the garage doors.



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Exterior walls should be cut back a minimum of 2" where the wall meets the roof line.



Interior Walls:

Houses built prior to 1978 may contain lead based paint, this inspector does not inspect for lead or any other bio-hazards.

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations/studies. he client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Interior walls appeared to be functioning as intended.

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 F. Ceilings and Floors

Comments:

Note: The condition of the framing or other components hidden behind the interior ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The condition of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, and other personal items, ect. may limit the assessment of existing conditions.

Ceiling appeared to be functioning as intended.

Floors appeared to be functioning as intended.

 G. Doors (Interior and Exterior)

Comments:

Note: Interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches. Garage doors, including automatic openers and safety devices, are inspected to determine if they are functioning properly.

Garage Doors:

Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inch (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

If/when a garage door operator is installed ensure door manufacture's required additional bracing at top of door is installed to prevent damage to door from automatic opener.

Garage door appeared to be functioning as intended.

Electronic eye was installed and appeared to be functioning as intended. This is a safety device designed to reverse the door in the event of objects passing under the door while closing.

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Exterior Doors:

Exit door required. Not less than one exit door shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

Type of lock or latch. All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.

Prudent buyers replace/rekey exterior locks upon taking possession of property.

Exterior doors appeared to be functioning as intended.

A pet access door has been cut into the door leading from the garage into the kitchen area, this eliminates the 20 minute fire rating required between the garage and living space.

Interior Doors:

Appeared to be functioning as intended.

Door in the master bedroom leading to the master closet and the linen closet door in the hall bathroom would not latch when closed.

Door to the hall closet would not close, is hitting the door trim.



 H. Windows

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Comments:

Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions it may not be able to detect this condition, particularly if the windows are dirty or it's raining during the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.

Type: Single pane aluminum

Exterior:

Exterior windows appeared to be functioning as intended.

Missing/damaged screens at various locations around structure.

Interior:

Interior windows appeared to be functioning as intended.

 I. Stairways (Interior and Exterior)

Comments:

 J. Fireplace/Chimney

Comments:

Note: The inspection of the fireplace and chimney is a visual inspection of the accessible components of the firebox, hearth, damper, doors, attic penetration, chimney crown and cricket. It is recommended that the chimney, flue and firebox be inspected/cleaned prior to initial lighting and on an annual basis by a professional chimney sweep.

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

Comments:

Appeared to be functioning as intended.

 L. Other

Comments:

Diveway: Appeared to be functioning as intended.

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Walk Way: Appeared to be functioning as intended.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note: The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given. When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts Per TREC Standards of Practice, §535.230 (a) (6), any panel installed in a hazardous location, such as a clothes closet, must be reported as a "Deficiency". In addition, National Electric Code (NEC) 240-24(d)(e) prohibits electrical panels in clothes closets and bathrooms.

Service Entrance:

- Service provided from above.
- Weather mast did not appear to be properly secured to the structure.
- Service drop did not appear to have the required 10' clearance from grade.

Main disconnect panel/Sub Panels:

Type of supply wire: Copper

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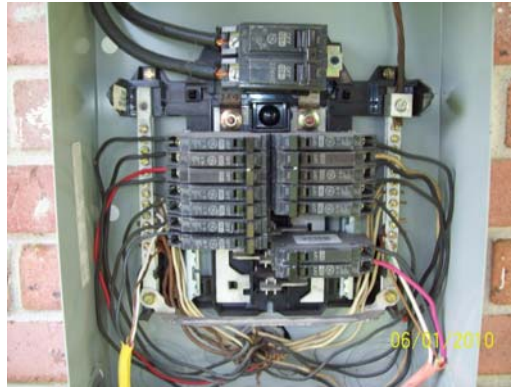
Amps: 125

Brand: General Electric

Panel Location: Southeast side exterior

Panel appeared to be functioning as intended.

The dead front was removed and the interior of the panel was inspected.



Panel appeared to be functioning as intended.

Panel not properly labeled and knockouts are missing.



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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.

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Type of Wiring: Copper

Comments:

Note: The inspection of the branch circuits is limited the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

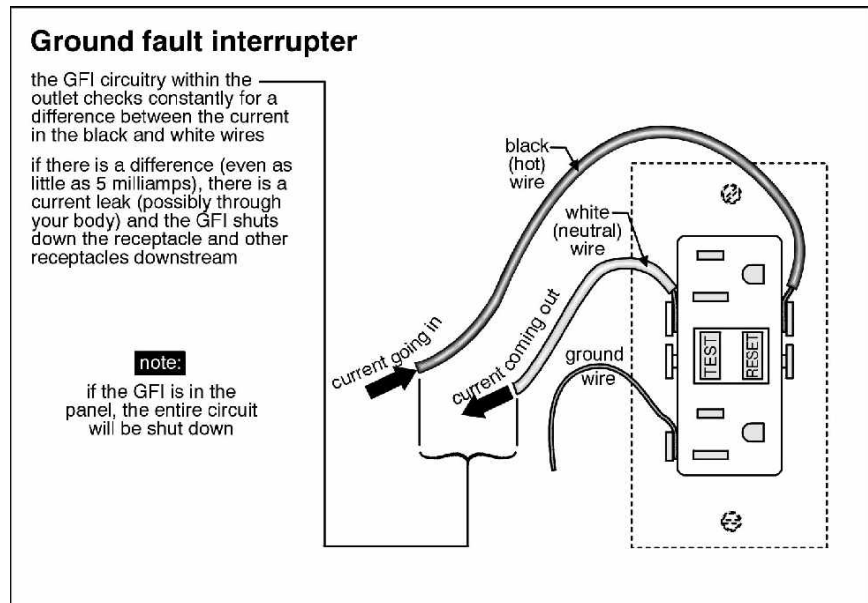
GFCI Protection: (Safety Protection)

Kitchen: No

Exterior: No

Bathrooms: No (hall bath does have GFCI protection)

Garage: No



AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living

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rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

No AFCI present.

Electrical Fixtures:

Appeared to be functioning as intended however there were some receptacles that had open grounds in the garage, living room and master bedroom.



The receptacle on the south side exterior did not function.

The receptacle in the kitchen to the left of the sink is loose and the receptacle under the kitchen sink does not have the proper cover plate.

Report Identification: 1234 Sample Rd. Anytown, USA

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- Some of the light fixtures did not function.
- Receptacle in the master bedroom on the east wall has reverse polarity.



- GFCI receptacle in the master bathroom does not trip when tested.

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Smoke Alarms:

Appeared to be functioning as intended.

No smoke alarms in the bedrooms or adjacent hallway.

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

**The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links:
www.epsc.gov/CPSCPUB/PUBS/464.pdf,
www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and
www.usfa.dhs.gov/downloads/pyfff/inhome.html.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

Note: It is recommended that the heating system/air handler be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis.

Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large

Report Identification: 1234 Sample Rd. Anytown, USA

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enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762mm)deep and 30 inches (762mm)wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.

Unit was operated and appeared to be functioning as intended. A thermal reading was performed and ranged from 980degrees to 109 degrees.



Heater flue vent to close to combustibles, should be a minimum of 2" clearance.

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B. Cooling Equipment

Type of System: Central

Size: Unknown

Brand: Ruud MFG: 3/97

Comments:

Note: It is recommended that the cooling system be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis

Supply air temp: 58 - 60 Degrees Return air temp: 77 degrees

The unit was operated and appeared to be functioning as intended.

The unit did not have the required 3" clearance from grade.

Condensing unit rated for a maximum 35 Amp. breaker however the panel is labeled with a 50 Amp. breaker.

The insulation on the refrigeration line is damaged/missing.

Report Identification: 1234 Sample Rd. Anytown, USA

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C. Ducts System, Chases and Vents:

Comments:

Duct Type: Metal

Appeared to be functioning as intended.

Insulation on the metal ducts was damaged and showed signs of aging and was damaged at various location.



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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of Water Meter: Front yard

Location of Main Water Supply Valve: Inside garage (behind washer and dryer)

Static Water Pressure Reading: 50 PSI

Comments:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order function properly.

Sinks:

Appeared to be functioning as intended.

- Pedestal sink in the master bath is not properly secured to the wall.

Bathtubs/showers:

Appeared to be functioning as intended.

- Faucet in the master bath tub sprayed water on the back side of the tub

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which resulted in water being sprayed onto the floor and walls.



Commodes:

Appeared to be functioning as intended.

Commode in the master bath is not properly secured to the floor.

Outside Hose Bibs:

Appeared to be functioning as intended.

No back flow preventers installed.

 B. Drains, Wastes, Vents

Comments:

Drains appeared to be functioning as intended.

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

Energy Source: Gas

Capacity: 40 Gal.

Location: Garage

Mfg: GE

Comments:

Note: Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of

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---	----	----	---	-----------------

the tank.

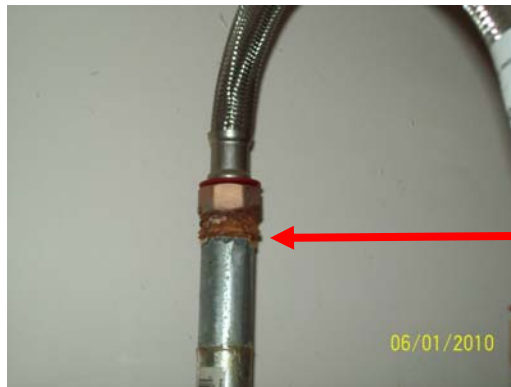
A water heater is equipped with a temperature & pressure relief (TPR) valve, (Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water) This valve was visually inspected for proper installation. However, due to the likelihood that the valve would not reseat if discharged, these valves are not tested. This is an important safety device that is required by most codes.

The unit appeared to be functioning as intended.

TPR Valve did not terminate in a safe location and did not terminate within 6" to grade.



Oxidation of the two differing metal on the hot water supply side.



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 D. Hydro- Massage Therapy Equipment

Comments:
The unit appeared to be functioning as intended.

V. APPLIANCES

 A. Dishwasher

Comments:
The unit was operated and allowed to run a complete wash cycle. The unit appeared to be functioning as intended

Minor rust in the water box.

 B. Food Waste Disposer

Comments:
The unit was operated and appeared to be functioning as intended.

Minor surface rust in disposer.

 C. Range Exhaust Vent

Comments:
 Not installed.



 D. Ranges, Cooktops and Ovens

Comments:

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Range: Gas

The unit was operated and appeared to be functioning as intended.

Oven: Gas

The unit was turned on to 350 degrees and allowed to cycle through the preheat function, a thermal reading was performed and read 373 degrees, a variance of 25 degrees is considered acceptable.

E. Microwave Oven

Comments:

The unit was operated and appeared to be functioning as intended.

Trash Compactor *Comments:*

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Door Bell and Chimes

Comments:

The unit was operated and appeared to be functioning as intended.

I. Dryer Vents

Comments:

Appeared to be functioning as intended.

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

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 B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

 C. Outbuildings

Comments:

 D. Outdoor Cooking Equipment

Energy Source:

Comments:

 E. Gas Supply Systems

Comments:

 F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

 G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

 H. Whole-House Vacuum Systems

Comments:

 I. Other Built in Appliances

Comments: