



# Inspection Report

**Lior Azulay**

**Property Address:**  
5623 Dumfries Drive  
Houston TX 77096



**Sandstone Inspections**

**Mario Sandoval TREC # 22730**  
4742 Hidden Springs Drive  
Houston, TX 77084  
8329807690

# PROPERTY INSPECTION REPORT FORM

|                                        |                           |
|----------------------------------------|---------------------------|
| Lior Azulay                            | 12/13/2025                |
| <i>Name of Client</i>                  | <i>Date of Inspection</i> |
| 5623 Dumfries Drive, Houston, TX 77096 |                           |
| <i>Address of Inspected Property</i>   |                           |
| Mario Sandoval                         | TREC # 22730              |
| <i>Name of Inspector</i>               | <i>TREC License #</i>     |
| <i>Name of Sponsor (if applicable)</i> | <i>TREC License #</i>     |

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Type of building:**

Single Family (1 story)

**In Attendance:**

Client

**Year Built:**

1962 - 63 years old

**Garage:**

Two car detached

**House Faces:**

North

**Temperature:**

Over 65 °F

**Weather:**

Cloudy, Light Rain

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

Year Built: 1962

Square Footage: 2492

Rooms: 3 Bedrooms, 2 Bathrooms

Property is Vacant

Utilities On: Water, Electricity, Gas

People Present at Inspection: Inspector

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

I   NI   NP   D

I. Structural Systems

☒ ☐ ☐ ☐ A. Foundation

Type of Foundation(s): Slab

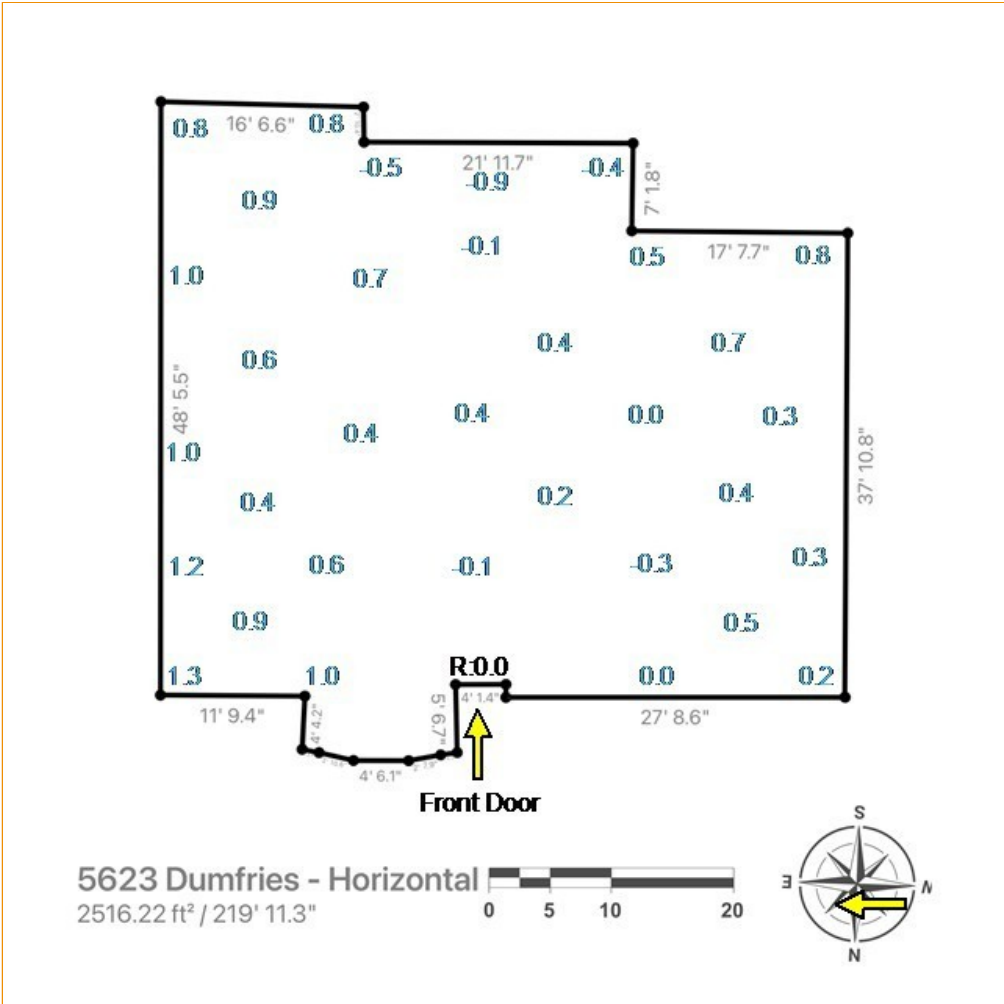
Comments:

Performing intended function

FOUNDATION ELEVATION SURVEY:

*The diagram on this foundation elevation survey is not made to scale, not meant to replace the original blueprint of the house. It represents a visual aid created by the inspector on the spot using a digital app for the client to better visualize and understand the condition of the foundation at the time of the inspection.*

Foundation elevation measurements were taken during the inspection using a PRO 2000 Zip Level and adjusting for floor covering differences between different types of floor covering material. The reference point was located at the front door.



Elevations are taken at a minimum of one elevation per one hundred square feet. However, the

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arrangement of the rooms and the location of the homeowner’s belongings may limit the location of individual measurements. Industry standards dictate that foundations are expected to remain reasonably flat and level to provide acceptable performance. Localized slopes of less than 1 inch in 10 feet are generally consistent with satisfactory foundation performance in this region.

The greatest variance from the point of reference was 1.3 inches (One inch plus 3/10s of an inch) at the east side of the house.

Hairline cracks observed on the foundation at west side of the house (driveway side).



Cracks observed on the garage slab.



Differential movement / settlement observed; indicated by elevation readings, cracks in brick veneer and/or foundation, uneven floors, roof rafters separated from the ridge board in the attic, windows that are difficult to open and close, etc.

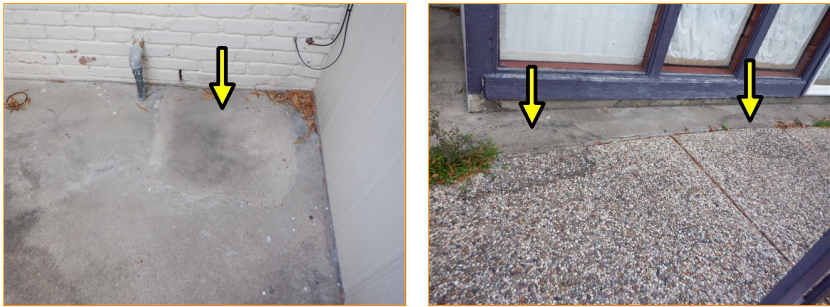
In my opinion the foundation is performing its intended function; the distress patterns observed at the time of inspection are/were not severe enough to recommend repair.

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Acceptance of present and future condition rests solely on the client.

Inspection Note:  
The inspector is required to render a written opinion as the performance of the foundation at the time of the inspection. If the client is concerned, I recommend consulting a structural engineer or foundation specialist to obtain a second opinion.

Evidence suggests that the foundation has been repaired. Recommend that buyer requests and reviews paperwork regarding scope of work done and steps necessary to transfer warranty.



"Honeycombs" are common to slab foundations and do not affect foundation integrity. Honeycombs is normally the result of air pockets in the concrete from when the form boards were removed. Recommend covering with mortar.



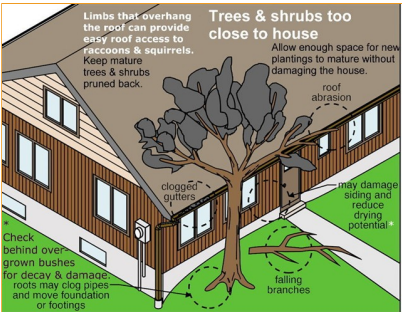
Room additions: Evidence indicates that there have been additions to the original building plan. Recommend consulting seller about any paperwork regarding the scope of the work done, materials used, and warranty.

In this inspector's opinion, no significant structural deficiencies were observed related to the room addition.

Observed large tree(s) near house foundation. This condition can have adverse conditions on foundation performance. It is recommended to install a root barrier or other preventive measure, and watering the tree away from the house periodically.

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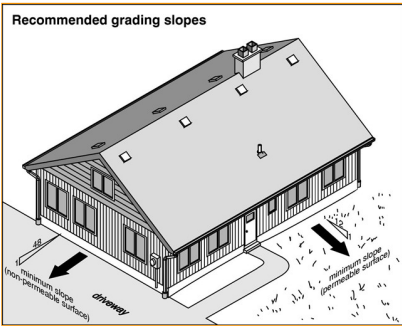
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☒ ☐ ☐ ☒ **B. Grading and Drainage**

**Comments:**

Soil grade and drainage patterns around some areas of the house and the garage do not appear to properly direct water away from the foundation to aid in controlling run off water. Water may pond/accumulate against the foundation. This condition may cause differential movement of the foundation and/or water penetration during heavy rains. Recommend filling in yard with soil to reach a grade slope away from the foundation of at least one inch per foot, and/or creating a drainage swale to help divert water away from the foundation.



Soil level too high around areas with brick and/or cement board siding. Common industry practice requires a clearance of at least 4 inches from bottom of brick/stone veneer to soil and at least 6 inches to siding. High soil level near brick/ siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.

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Observed high concrete/hard surface around areas with wood siding . Common industry practice requires a clearance of at least 2 inches from bottom of wood siding material to exterior paved areas. High soil level near brick siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



No drainage system observed around the swimming pool; rain water will pond against the house and garage foundation walls.



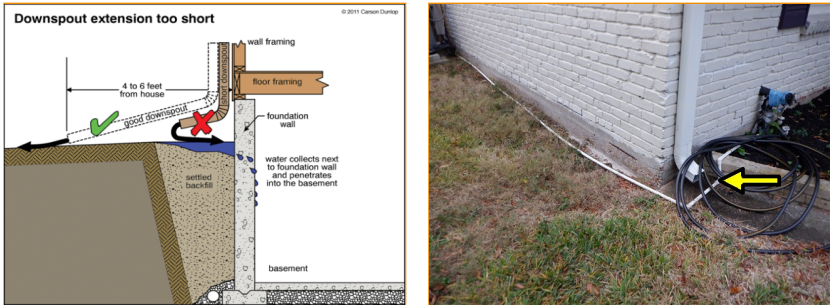
The underground yard drainage system was not inspected. We did not verify that yard drains operate properly and that there are not clogged or collapsed areas. The inspector is unable to induce sufficient amounts of water to determine if the system will operate properly when needed. We recommend observing the performance during heavy rains, and ensure that the system is maintained and cleaned regularly.

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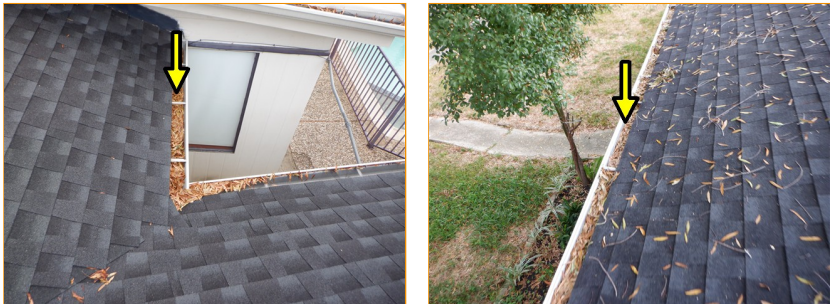
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Rain gutter downspouts need to be redirected to drain water at least 36 inches away from the foundation and minimize possible wood rot, water entry, and/or foundation distress at one or more locations. Recommend extending downspouts to within 4 inches of the soil, installing downspout elbows, and installing splasblocks.



Gutters are full of debris and/or holding standing water at one or more locations.



Damaged/leaking rain gutter observed at the front right side of the house.

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☒ ☐ ☐ ☒ C. Roof Covering Materials

**Types of Roof Covering:** Asphalt shingle, Polypropylene or polyethylene

**Viewed roof covering from:** Roof surface

**Comments:**

The inspector is not required to render an opinion as to the remaining useful life expectancy of the roof covering materials.

Proper inspection of the roof fasteners requires breaking the bonds of the adhesive strips, which is out of the scope of the inspection and will cause damage to the roof. If concerned, the client is encouraged to hire the services of a qualified roofing contractor.

**VIEW of ROOF SURFACE**

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Tree limbs/branches are in contact with and/or hanging over the roof. This condition brings moisture and damage the roof. Overhanging tree branches rubbing on the shingles can cause abrasion or tear damage. Recommend trimming trees to prevent further damage to the roof covering material.

Debris observed on roof, which brings excessive moisture to the roof, can damage/ puncture the membrane and prevents visual inspection. It is recommended to keep leaves from collecting on the roof, especially in valleys and keep tree limbs away from the roof to prevent damage to shingles and getting a roof clean up.



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Questionable terminations/joints between two different roofing materials observed at south side of the house. The roof shingle was not properly cut and sealed.



Observed previous tar repairs at carport. This type of repair is not permanent as tar dries and cracks allowing water penetration. Recommend a permanent repair by a qualified roofing contractor.



Deficient flashing detail observed at south side of the house (pool side).



Lower side of drain waste/exhaust vent flashing is not sealed down at one or more locations, wind driven rains can cause water penetration.

Observed roof flashing around the skylights old and rusted. Recommend applying protective coating with anti-corrosive paint to prevent further deterioration.

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☒ ☐ ☐ ☒ D. Roof Structures and Attics

**Method used to observe attic:** Safely accessible areas inside the attic

**Roof Structure Type:** 2 X 6 Rafters

**Type of attic insulation:** Fiberglass

**Approximate Average Depth of Insulation:** 4 to 6 inches

**Attic access:** Pull down stairway(s)

**Attic Ventilation:** Ridge, Soffit, Static Vent(s)

**Comments:**

**This section includes the attic access, roof framing and decking, attic insulation, and attic ventilation.**

*Sandstone inspections does not test for the presence of insulation containing asbestos fibers. We are not required and not qualified to render opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in the area to conduct further investigations.*

*R-value is the resistance of heat transfer. An inch of fiberglass insulation has an R-value of about 3.5. The amount of cooling required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. In southern states common industry practice requires an R-value of 30 to 38; which can be achieved with 10 to 12 inches of fiberglass insulation.*

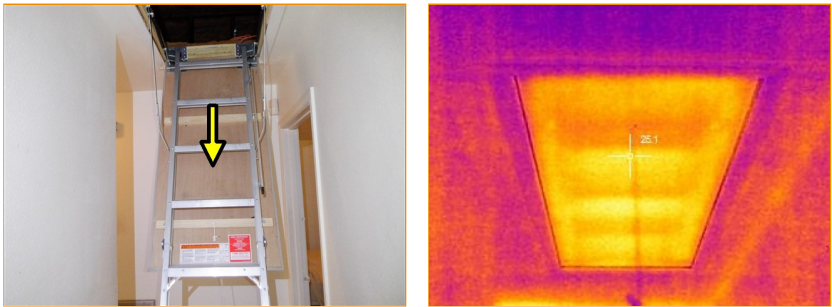
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VIEW of ROOF DECKING and INSULATION



No fire rated label observed at attic access door. Attic access doors from living areas should be fire rated to maintain code fire rated separation between the attic to the house.

The attic access stairway is not sealed with weather stripping to prevent loss of conditioned air to the attic and/or sucking attic air into the house and/or is missing insulation on stairway. The infrared image to the right reveals area of energy loss. Recommend repair to save on energy bills.



Observed ceiling joists on both sides of attic stairway are not doubled to compensate for cut / removed ceiling joist to allow installation of stairway. While specific double-wood framing is not explicitly mandated in the general Texas Building Code for every attic access, it is a standard and necessary practice when a ceiling joist is cut. Recommend consulting the builder/seller about this condition and repair as/if needed.

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Observed roof support member has been cut/modified probably to accommodate new HVAC equipment. Recommend evaluation by a structural engineer.



Roof support members (roof rafters) are pulled away/do not fit snugly against the ridge board at one or more locations.



Damaged roof decking observed at various locations in the attic.

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Evidence of prior repairs to the roof structure observed at one or more locations in the attic. Recommend consulting the seller about documentation about the scope of work and warranty and further evaluation and repair as needed by a qualified roofing contractor or a structural engineer.



Loose roof structural members observed near the HVAC equipment and in the garage attic.

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House

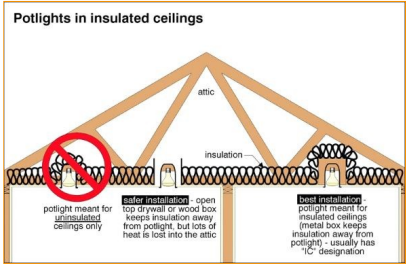


garage

Observed air flow at the gable vents is blocked by debris, recommend cleaning.



Observed insulation around ceiling light fixture not IC-rated. Only IC-rated recessed lights should be installed because they are airtight and can be covered with insulation. Ensure insulation is maintained a minimum of 3 inches and leave a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.



Attic insulation was moved or not properly positioned at various locations.

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Vertical sections of insulation were observed to be missing and/or displaced on interior walls in attic. The infrared image to the right reveals area of energy loss.



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

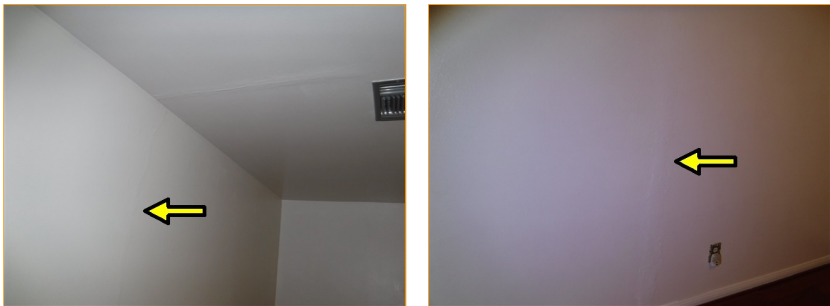
**Siding Material:** Brick, Cement board, Wood

**Comments:**

*No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified/ certified for such evaluations or studies. If concerned, the client is advised to contact a qualified IAQ professional for further evaluations of this property.*

*Houses built prior to 1978 may contain lead based paint. Sandstone Inspections does not inspect for lead, bio-hazards or any other pollutants.*

Cracks in sheetrock observed at various locations may have been caused by foundation settlement movement.



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Repairs to the interior wall covering material was observed at the bottom of garage walls. No excessive moisture was observed at the time of the inspection.



Cracks in brick veneer and loose bricks observed at various locations around the house. These cracks appear to be caused by foundation settlement movement, which is common to slab foundations. Recommend tracking movement of cracks if any by taking pictures and recording width.

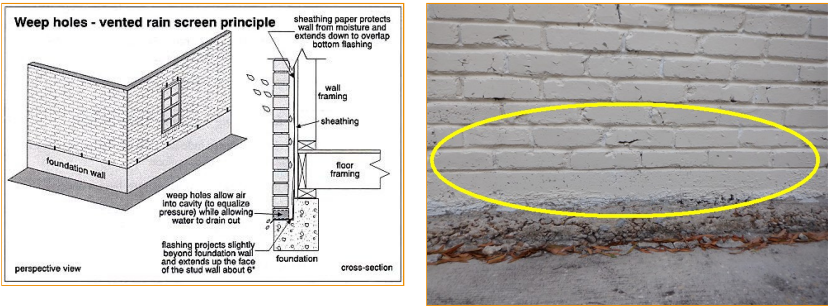


Observed various weep holes at bottom of brick wall are blocked and/or have been sealed over. Weep

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holes are needed to allow for proper drying of the wall cavity. Recommend clearing any blocked weep holes.



Wood damage observed around exterior fascia and/or soffit at various locations.



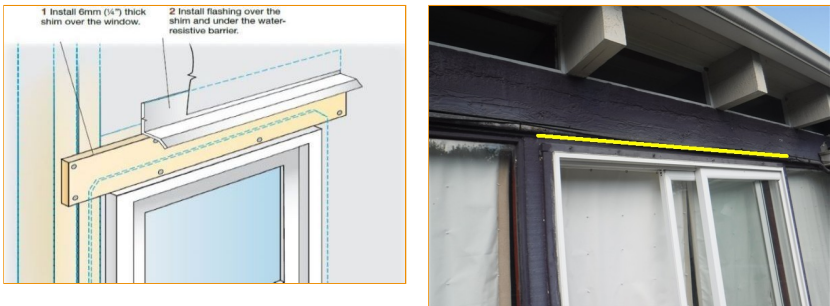
Damage/deterioration observed on exterior siding at various locations including around window frames. I recommend repair/maintenance to prevent water penetration.

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Head flashing missing over exterior sliding door. Head flashing helps prevent water penetration. Without head flashing windows/ sealing must be maintained as the only defense against water penetration.



Sealing/caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains. Recommend checking exterior windows to improve sealing.



Sealing/caulking needed around all holes and exterior siding penetrations on top and both sides. (leave

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bottom open) to prevent water entry. including but not limited to light fixtures, electrical outlets/disconnects, service panels, dryer, bath vents, etc.



Bushes / trees / foliage should not contact siding of house to prevent wood rot, insect access and excessive moisture. Recommend removing tree stumps/roots close to the house foundation as they represent a source of wood destroying insect activity .



No evidence of wood destroying insect activity observed. If the client is concerned, I recommend a WDI inspection by a licensed inspector.

ADIVSE on SUBTERRANEAN TERMITES

Subterranean termites are a type of invasive Wood Destroying Insects (WDI) that is prevalent along the Gulf Coast. These insects live in underground colonies and rise to the surface for food. As small as 1/8-inch-long, termites can enter through the smallest of cracks in the concrete slab, masonry, and mortar. While every effort is made to identify termite activity, severe damage can occur, or may have occurred, in areas hidden from view. While the most effective deterrent to infestation may be preventative treatment by a qualified, licensed Pest Control Operator/Applicator, you can minimize your risk by eliminating conducive conditions.

x Keep your foundation visible; do not store anything against the house that can hide termite activity.

x Keep soil and mulch levels down; allow at least 4 inches of your slab to be visible.

x Keep shrubs cut back so that there is access for inspection of the perimeter of your house.

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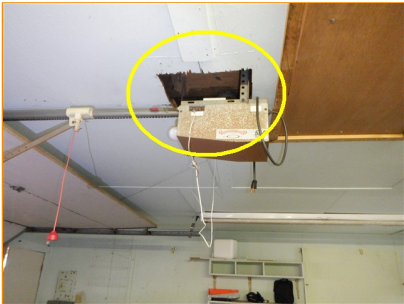
x Finally, look for evidence of activity such as mud-tubes against the house.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

**Floor Covering(s):** Tile, Engineered Wood

**Comments:**

A hole in ceiling plywood was observed in the garage.

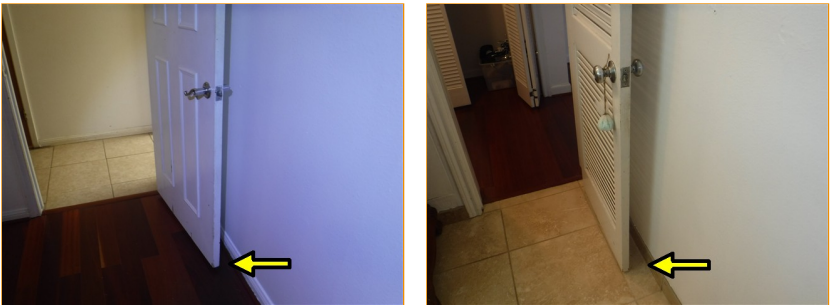


☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

**Garage Door Material:** Metal

**Comments:**

Observed missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.



Wood damage observed at bottom of the primary bedroom door.



The door from the breakfast nook to the room addition does not latch.

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The closet doors at the secondary bedrooms are missing.

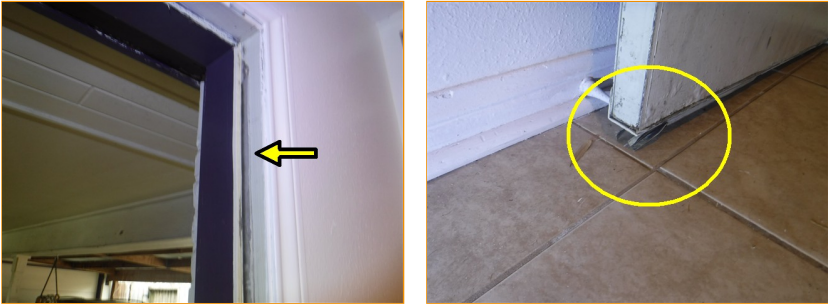


The backyard door from the laundry room is not plumb; door does not close properly.



Observed weather stripping torn/damaged at the backyard door.

The lower weather stripping is also damaged.



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The garage pedestrian door is missing the threshold and weather stripping around the door frame.



The backyard area storage room door sticks against the frame when closed.

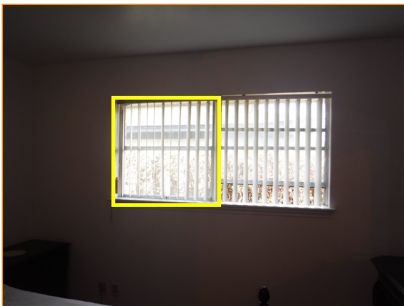


☒ ☐ ☐ ☒ H. Windows

**Window Types:** Single pane, Double pane

**Comments:**

The primary bedroom left side window does not slide up open when normal force is applied.



No markings observed on glass pane(s) of window at primary bathroom shower to indicate the presence of required tempered / safety glass. Per CODE IRC 308.4.5 enclosures for, or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge is less than 60" above any standing or walking surfaces must be safety glass. Each pane of glazing should be identified with the applicable safety glazing standard with acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. Recommend consulting

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seller or a window specialist. If it cannot be proven to be tempered glass, replacement should be considered.



Various window sills are damaged/not properly sealed against moisture absorption and potential wood rot. Recommend having all edges [top, bottom, and sides] of all windows sealed to prevent moisture intrusion and extend life of wood frames.



Observed window screens at east side of the house and in the garage are missing.



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

Comments:  
Not present

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Chimney (exterior): Brick  
Types of Fireplaces: Gas-wood burning  
Operable Fireplaces: One

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Comments:

The fireplace was tested during the inspection and appeared to be functioning as intended



Observed fireplace damper arm is not functional. Recommend repair to prevent dust, insects, critters from entering the house through the fireplace flue.



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

Driveway: Concrete

Comments:

Questionable framing of carport arbor. missing lag bolts to secure boards to the garage wall. Only nails and screws were observed. Deck ledger attachment with minimum 1/2 inch lag screws or bolts 09 IRC [502.2.2.1] If Joist span is <6 feet lag bolts should be every 30 inches.



No Gusset plate (metal support) observed at the left side joist.

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Observed wood support column at the covered garage walkway is loose from the ground.



Deficient sealing and evidence of water penetration observed in the carport.



Tripping hazard observed at front of the house; the walkways and/or driveways are uneven.



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

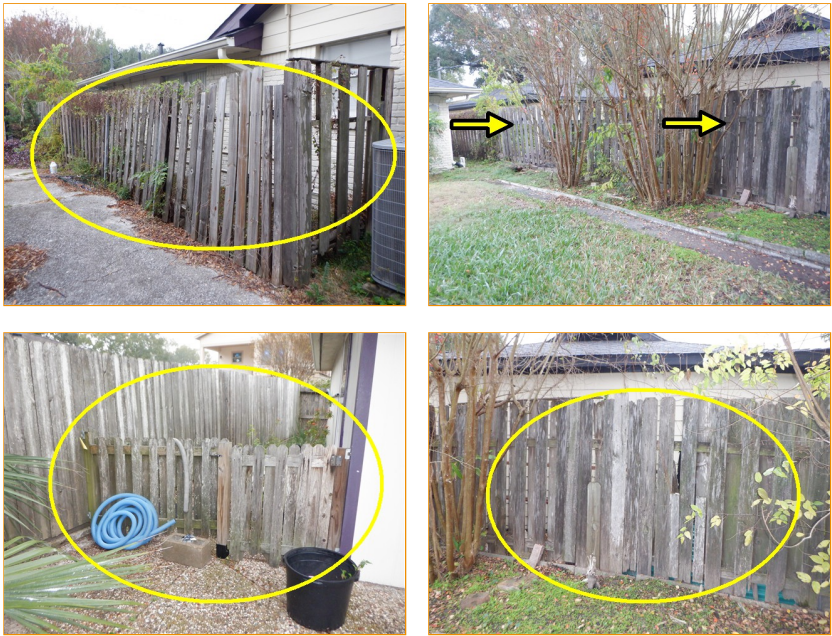
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☒ ☐ ☐ ☒ L. Other

Comments:

EXTERIOR FENCE

Significant wood damage observed at exterior fence. The fence boards are loose/broken/deteriorated/missing at various locations around the house.



The exterior fence is not properly secured/leaning over at the south side of the house.



The swimming pool area metal fence is damaged/rusted at various locations.



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II. Electrical Systems

☒ ☐ ☐ ☒ A. Service Entrance and Panels

- Type of Electrical Service: Overhead
- Electrical Service Conductors: Copper
- Electical Panel Location: At east side of the house
- Electrical Panel Capacity: 150 AMP
- Electrical Panel Type: Circuit breakers
- Electrical Panel Manufacturer: General Electric
- Electrical Sub-Panel Capacity: Unable to determine
- Electrical Sub-Panel Location: In the garage
- Electrical Sub-Panel Manufacturer: Federal Pacific
- Electrical Sub-Panel Type: Circuit breakers

Comments:

Observed electrical panel is not sealed on top and both sides. (leave bottom open) to prevent water/ moisture entry and rust on electrical connections.

The breakers at the electrical panel are not properly labeled.

Breakers of different brands observed at electrical panel. Recommend further investigation by a qualified electrician to determine compatibility.

Observed electrical panel front cover is missing the front screw.

Significant rust/corrosion was observed on electrical panel front cover.

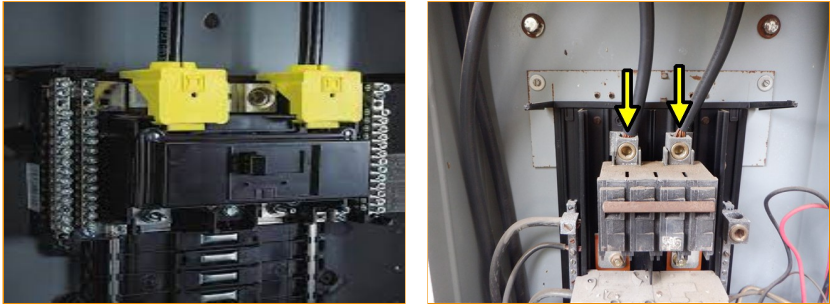


No insulated barrier observed at service entrance conductors. By current code (NEC 230.62C), any un-insulated, un-grounded conductor terminal or bus bar in the service disconnect must have a barrier covering it to protect service personnel.

The main lugs in a service entrance panel (where the power from the utility first enters the building) are required to have barriers or covers to protect against accidental contact with live wires. This is because the line-side lugs of the main breaker are always energized.

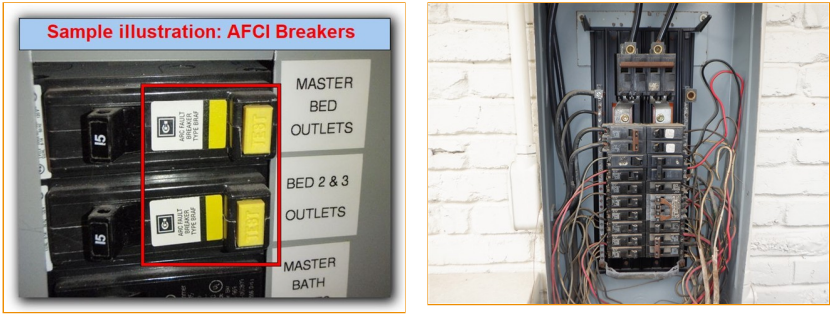
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

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Electrical panel is not bonded. The neutral and ground bus bar is not bonded to panel: No green screw, No copper bond strap, No #4 conductor bonded to panel.

No Arc Fault Circuit Interrupter (AFCI) device protection observed for all 15 and 20 amp receptacle outlets at family rooms, dinning rooms, living rooms, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms around the house. AFCI devices are intended to protect against fires caused by electrical arcing faults in the house wiring. Current TREC Standards of Practice requires inspectors to indicate that a hazardous or deficient condition exists regardless of the time the house was constructed.



Since November 2020, a surge protection device is required at the main electrical panel. Current code NEC 230.67-70 requires that all new and replaced services supplying dwelling units must be provided with a surge-protection device. The surge-protection device must be an integral part of the service disconnect or be located immediately adjacent to the service disconnect. If the client is concerned or wants to update, I recommend consulting a licensed electrician.



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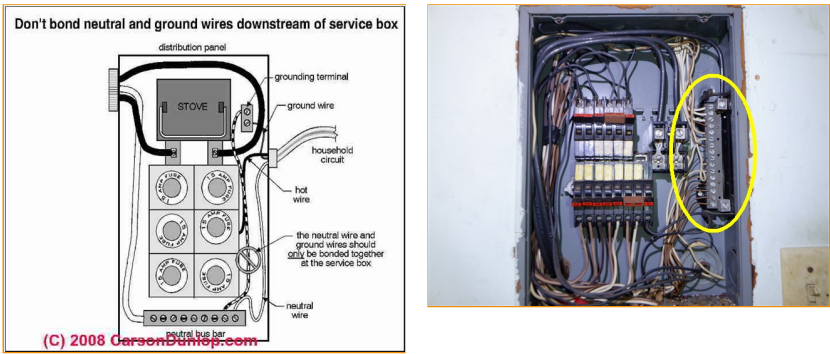
An Electrical Sub-Panel was observed in the garage.

Observed Federal Pacific brand electrical sub-panel. This brand is associated with higher number of incidents, failures and safety problems. Outdated breakers can fail to trip creating fire hazards. In addition it is more expensive to repair and find parts such as breakers for Federal Pacific electrical boxes. Acceptance of this condition rests solely with client. Recommend obtaining replacement quote from a licensed electrician.



Observed older electrical sub-panel is missing a single main electrical disconnect breaker to turn off power to house. By current industry standards, when there are more than 6 breakers at the electrical panel, a single main electrical disconnect should be present.

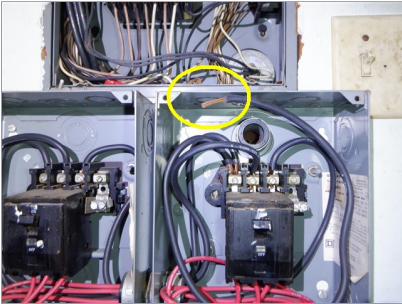
Improper wiring to sub-panel, the neutral and ground wires are not on separate bus bars as required on sub-panels. Does not comply with NEC 250-61b National Electric Code.



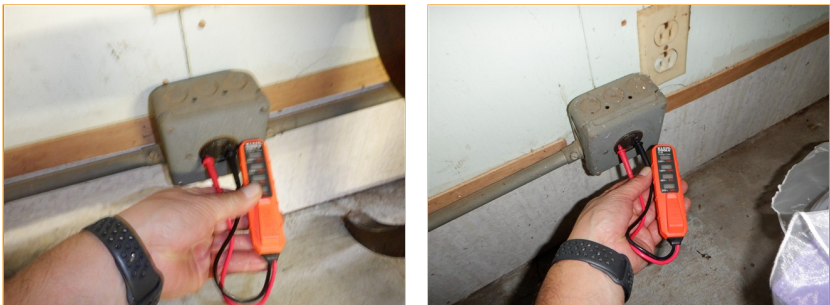
Loose wires were observed at electrical box running from the sub-panel. This condition represents a safety hazard. Recommend further evaluation and repair as needed by a licensed electrician.

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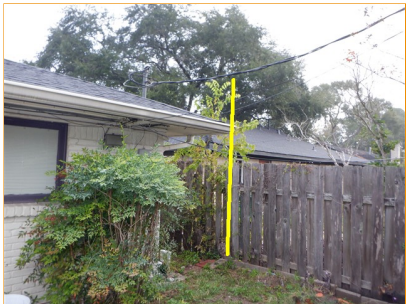
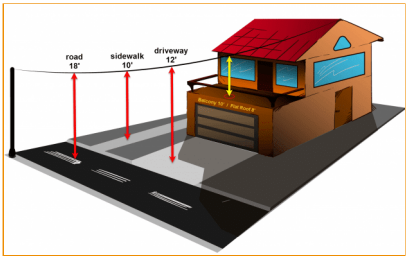
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The electrical outlets coming from the sub-panel are not working/with no power observed in the garage.



Improper vertical clearance of service drop observed. For service-drop cables the vertical clearance should be at least 10 feet at the electrical service entrance to buildings, at the lowest point of the drip loop of the building's electrical entrance, and above areas and sidewalks accessed only by pedestrians. Where there is no anticipated vehicle traffic, a 10-foot minimum vertical clearance is needed. The vertical clearance should be at least 12 feet above a residential property (yards and grounds) and driveways.



Clearance about 9 feet

According to current electrical code E3604.2.1, the service entrance conductors must have a clearance vertical clearance of at least 8 feet above the roof surface and at least 3 feet from the edge of the roof.

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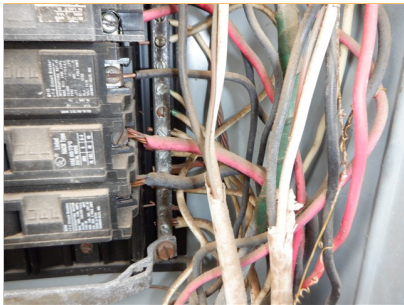
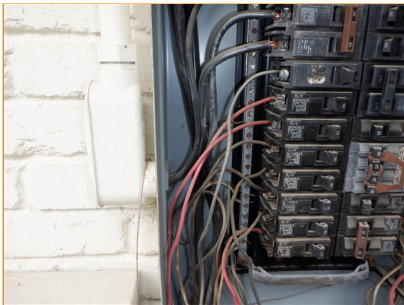
☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices and Fixtures

Type of Branch Circuit Wiring: Copper

Wiring Methods: Romex Cable

Comments:

Antiquated electrical system observed. The visible wiring is of the older Romex type with cloth insulation and without the grounding/bare wire.I recommend further evaluation of the electrical system by a licensed electrician.



OUTLETS

Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer (NEC requirement since 1996).

Electrical outlets not working/with no power observed in the living room area.

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

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Older two prong outlets with no grounding bare wire observed at various locations around the house.



3 prong outlet(s) with an open ground observed at various locations around the house.



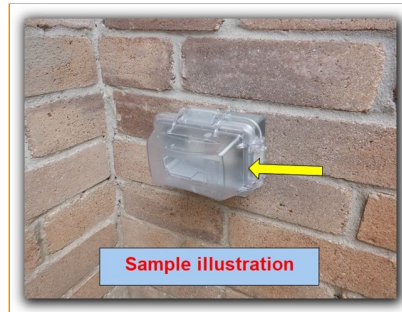
Electrical outlet not properly secured to the wall and/or missing the cover plate observed in the kitchen.



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Observed exterior outlets are missing a weather proof cover. All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change. This condition represents a fire hazard. Recommend installing rain proof cover plates on all exterior outlets.



While the NEC (National Electrical Code) doesn't mandate a strict minimum for all outdoor outlets, general practice and safety suggest 12-18 inches above ground level to prevent water intrusion.

**For safety, exterior electrical outlets near pools must be at least 6 feet (1.83 meters) away from the pool's inside wall and require Ground Fault Circuit Interrupter (GFCI) protection, typically located within 20 feet of the pool edge for general use, with specific rules for pumps/motors (6-10 ft) and strict separation from power lines.**

### GROUND FAULT CIRCUIT PROTECTION (GFCI)

A GFCI (Ground Fault Circuit Interrupter) is designed to prevent electrical shock and is typically located in damp or outdoor locations where a ground fault could occur.

As per NEC code 210.8(A)(1) through (11), GFCI protection is required in all 125-volt through 250-volt receptacles located in bathrooms, kitchens, sinks, garages, laundry rooms, outdoors (including accessory buildings), crawl spaces, basements, and boathouses, and all indoor damp or wet locations.

NEC code changes effective 09/01/2020 require GFCI protection of 240/250-volt circuits for electric ranges where the receptacle is within six feet of the outside edge of a sink, for 240/250-volt receptacles for electric clothes dryers, and for 240/250-volt service for A/C condensers. (Note that the State of Texas has delayed implementation of the requirement for protection of the A/C condenser circuit.) Authority Having Jurisdiction may require protection of additional circuits, including food waste disposer, microwave and refrigerators served by water supply line.

New NEC code changes effective September, 2023 removes the distance limitation between kitchen receptacle outlets and the sink, all receptacles in kitchen now need GFCI including wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens. GFCI protection is also expanded to include any cord- and plug-connected appliance in kitchens, not just on countertops.

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Existing Ground-Fault Circuit Interrupter (GFCI) Reset Locations:  
Primary Bathroom: 1



**No GFCI protection observed in the kitchen, the garage, the laundry room, or the exterior of the property.**

**Insufficient GFCI protection observed in the bathrooms.**

**SMOKE DETECTORS**

*Smoke detectors are required in all bedrooms, outside each sleeping area, and at each floor level.*

*Smoke detectors are tested using the manufacturer supplied test button only. Smoke detectors are required in each bedroom, outside each separate sleeping area, and on each story of the building.*

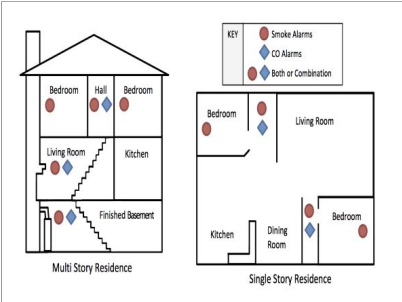
*The installation of carbon monoxide (CO) detectors is required in homes with fuel fired appliances at every floor elevation, outside each separate sleeping area, and in any areas where fuel fired equipment is located.*

*Test all alarms and detectors weekly or monthly as per manufacturer's instructions. The installation of type ABC fire extinguishers at the kitchen, laundry, and garage is also advised. Smoke alarms and detectors can save lives. Test all of these devices monthly; install new batteries semi-annually. Have escape and protection plans for all occupants of the house in case of an emergency. Failure to replace and/or properly maintain safety equipment represents an immediate serious safety hazard.*

*For more information you may consult the United States Product Safety Commission website at [www.cps.gov/CPSCPUB/PUBS/](http://www.cps.gov/CPSCPUB/PUBS/)*

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**Observed smoke detectors are missing in the secondary bedrooms.**

**No carbon monoxide alarms observed in the house.**

One or more smoke detectors do not beep when tested, which is an indication that detectors are damaged or needing new batteries.

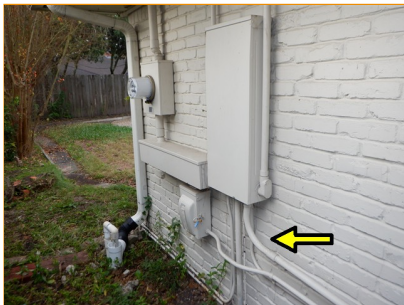
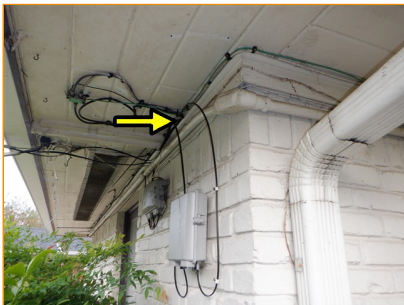
Recommend installing all required smoke detectors and carbon monoxide alarms upon taking possession of the property.

**FIXTURES and other ELECTRICAL OBSERVATIONS**

*Inspection of exterior lights equipped with dusk to dawn sensors, motion sensors or timer controls is out of the scope of this inspection.*

*Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.*

Observed electrical circuits coming form the electrical panel box were installed after the house was built. During a home inspection, the inspector can not fully evaluate the type of work and condition of the wiring. Recommend consulting the seller about the scope of work and warranty if available and/or further evaluation by a licensed electrician.



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Observed electrical conduit running attached to exterior walls is rusted, damaged, and loose at various locations. This condition represents a safety hazard, recommend further evaluation and repair as needed by a licensed electrician.



Observed 120 V wiring was cut and left exposed in the backyard area. This condition represents a safety hazard, recommend further evaluation and repair by a licensed electrician.



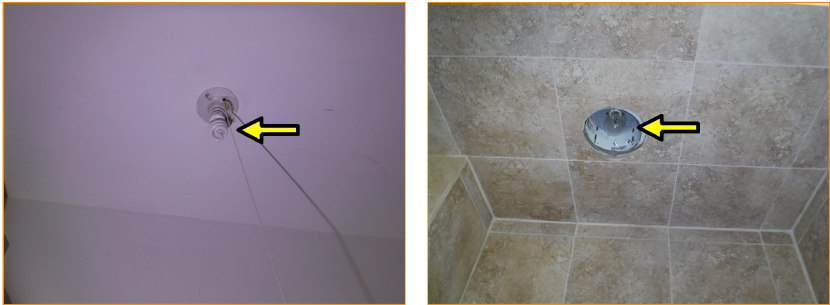
Light fixtures loose, not working or missing the light bulb were observed at various locations around the house including the front porch, the kitchen, the primary bedroom, etc.

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Observed open incandescent type light fixtures in the closets and the primary bathroom shower, which are considered a potential fire hazard by today's standards (CODE IRC 3903.11).



The doorbell switch was missing at the time of the inspection.



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III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems (Heating): Furnace  
Energy Sources: Gas  
Number of Heat Systems (excluding wood): One  
Heating unit(s) location: In the attic  
Comments:

This section includes the house air heating unit, the heating unit exhaust vent, and the blower motor.

HEATING UNIT: Rudd 2014

Age: 11 years  
  
Typical life expectancy: between 15 - 25 years  
  
Capacity: 100.000 BTUs

WHAT IS BTU?  
BTU stands for British thermal unit. According to the U.S. Energy Information Administration, a single BTU is the amount of energy it takes to heat 1 pound of water by 1 degree Fahrenheit. One BTU, for example, is about the same amount of energy that's released from burning a single match.  
The amount of heating required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc, While there is no specific formula for this, the general rule of thumb is 20 BTUs per square foot you are cooling. So, if your home is 1,500 square feet, you'll need an air conditioner with at least 30,000 BTUs



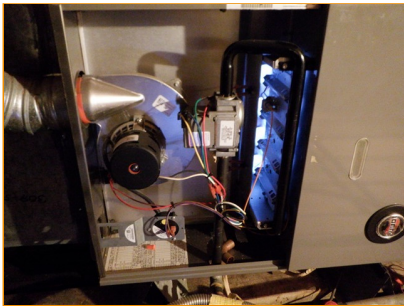
Although no excessive rust or scale was found at heat exchanger or burner areas, full evaluation of heat exchanger integrity requires dismantling of the furnace, which is beyond the scope of this visual inspection.

Dismantling unit for inspection of blower is out of the scope of this visual inspection. Recommend a licensed HVAC technician evaluate condition of unit upon taking possession of the property and at least once every year thereafter.

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The heating equipment appeared to be working as intended at the time of the inspection.



☒ ☐ ☐ ☒ **B. Cooling Equipment**

**Cooling Equipment Energy Source:** Electricity  
**Number of AC Only Units:** One  
**Type of Systems (Cooling):** Central AC  
**Consensing Unit(s) Location:** At east side of the house  
**Evaporator Coil(s) Location:** In the attic  
**Comments:**

**This section includes the condensing unit, the evaporator coil, the condensation drain lines, and the thermostat.**

To extend the life of the units and save energy, an HVAC system maintenance service is recommended upon taking possession of the property and at least once every year there after.

The inspector is not required to determine the sizing, efficiency or adequacy of the HVAC system. The amount of cooling required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. If the client is concerned, I recommend consulting builder/seller about any information concerning the design of the house and relation to the capacity of the air conditioning system or consulting a licensed HVAC technician.

**CONDENSING UNIT: Carrier 2023**

Age: 2 years

Capacity: 5 tons approximately

50 MAX Amp Breaker

Typical life expectancy: between 8 - 20 years

**EVAPORATOR COIL: Carrier 2024**

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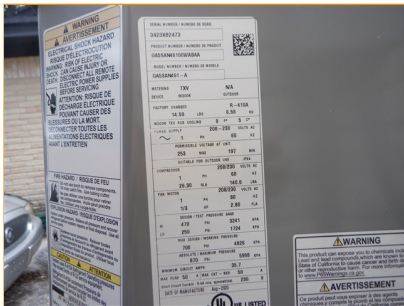
Age: 1 year

Capacity: 5 tons approximately

Typical life expectancy: between 15 - 20 years



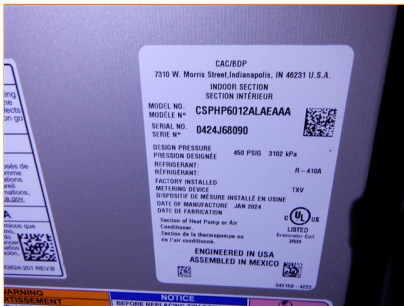
Condensing unit



Condensing unit



Evaporator coil



Evaporator coil

Temperature differential: 18.9 °F  
(Average temperature drop across the coil should be between 15°F and 22°F)

Return Temperature: 70.2 °F      Supply Temperature: 51.3 °F



The condensing unit needs to be re-leveled for the compressor to work properly

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Observed suction line insulation at condensing unit is old, burned, and cracked.

Section(s) of primary drain line insulation missing/damaged in attic near coil. The primary drain line should be insulated along its entire length in the attic to prevent warm attic air condensing on cool drain line and dripping condensation.



The primary drain line appears to have been installed to drain along the exterior wall, which may cause damage to the wall covering materials and causing soil depression next to the foundation. Recommend further evaluation/service by a licensed HVAC technician.



No overflow protection device/switch installed on the emergency drain pan. The overflow switch is not required by current code; however, it will shut your system down if it detects water in the pan to help prevent water damage to your ceiling.

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

**Ductwork:** Flexible insulated

**Filter Type:** Disposable

**Comments:**

*Sandstone inspections does not inspect the interior of the Heating, Ventilation, and Air Conditioning (HVAC) system. Home inspectors are not required and not qualified to render opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in the area to conduct further investigations.*

*The inspector is not required to determine balanced air flow of the conditioned air to the various parts of the building. If the client is concerned, we recommend an "Air Balancing" by a licensed HVAC technician.*

Observed flexible insulated air ducts

Recommend replacing/cleaning air conditioning filters once every month.

The recommendation for air duct cleaning is every three to five years, but it depends on various factors including location, climate, and HVAC use among others.

Observed older metal ducts still in use in the attic.



Observed air return vent located in the half bathroom. Code IRC M1602.2 does not allow air returns in bathrooms because bathrooms contain moisture (humidity) and odors that you don't want circulating back into your main air supply, which can cause mold or spread smells. Air conditioning air returns are typically located in central spots like hallways, living rooms, or near stairways.

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The return air chase needs to be cleaned and the air filter needs to be replaced to improve air quality.

The recommendation for air duct cleaning is every three to five years, but it depends on various factors including location, climate, and HVAC use among others.



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IV. Plumbing System

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

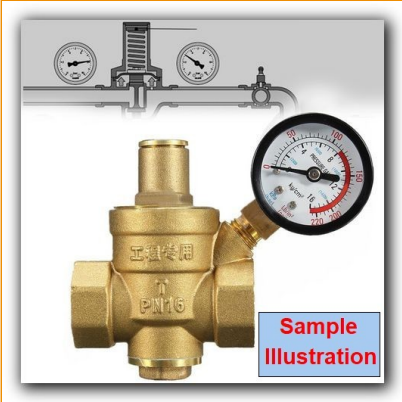
**Water Source:** Public  
**Plumbing Water Supply (into home):** Not visible  
**Plumbing Water Distribution (inside home):** Galvanized  
**Location of Water Meter:** Front of the house  
**Location of Main Water Supply Valve:** At front of the house  
**Static Water Pressure Reading:** 80 psi approximately  
**Comments:**

**This section includes plumbing lines, connections and valves, bathtubs, showers, sinks, lavatories, commodes, faucets, laundry connections, and exterior hose bibs.**

*A 24 hour shower pan test has been excluded as it can not be performed during a home inspection. If the client is concerned, recommend a licensed plumber conduct a 24 hour shower pan test to determine serviceability of shower pan and repair as/if needed.*

Water supply for the refrigerator ice maker is taken from the kitchen sink water supply lines.

Observed static pressure is about 80 psi  
(Static water pressure by the district should range between 40 psi and 80 psi)  
When the static pressure exceeds 80 psi, an approved pressure reducing valve (conforming to the Federal Housing Administration, the regional plumbing codes such as IPC and UPC, and numerous city and state codes including CODE ASSE 1003) should be installed as a safety measure.  
Recommend consulting builder/seller or a licensed plumber about issue and repair as necessary.



Observed newer PVC plastic replaced older galvanized pipe at various locations (not all locations) around the house. Most of the house piping is hidden behind walls and the inspector can not locate all areas where galvanized/cast iron piping is still in use. Rusting of galvanized pipe can greatly reduce water pressure an various parts of the house, and may eventually leak due to the rust creating holes in pipe walls. I recommend further evaluation of house piping by a licensed plumber.

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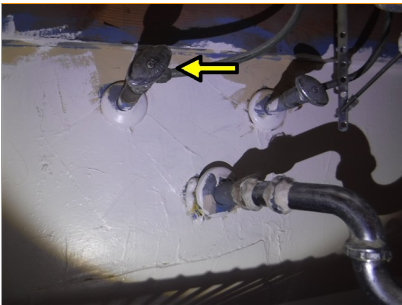
Water pressure goes significantly down when two plumbing fixtures are used at the same time; as seen in the secondary bathroom. Recommend further evaluation and repair as needed by a licensed plumber.



Low water pressure observed at the half bathroom sink . Recommend further evaluation and/or repair as needed by a licensed plumber.



The hot water valve under the half bathroom sink is leaking.



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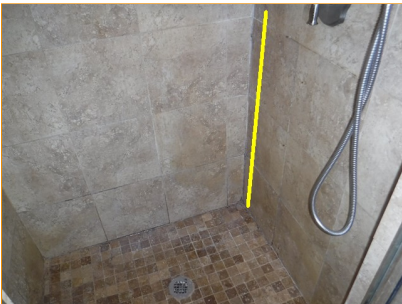
The shower diverter valve at the secondary bathroom is damaged. Water can not be directed all to shower head during operation.



Cracked tiles observed in the secondary bathroom shower enclosure. Recommend repair to prevent water damage behind the wall.



Observed grout / caulking needed in primary bathroom shower enclosure at vertical tile corners to prevent water entry behind wall.



Observed lower weather stripping at primary bathroom shower glass door is damaged; possible water leaking from base of door, needs repair / replacement.

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Observed reversed hot/cold water supply at the primary bathroom sink. Hot water should always be installed on the left side as per standard plumbing code



The drain stopper or pop-up lever assembly of the bathtub is missing.



The secondary bathroom commode is loose/not properly secured to the floor.

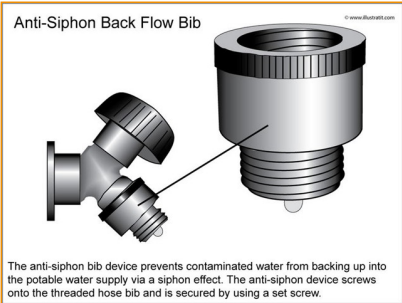


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The exterior hose spigot(s) do not have code approved anti-back flow devices installed.

The main water shut off valve and all exterior exposed piping and hose bibs need to be properly insulated to prevent freezing during the winter.

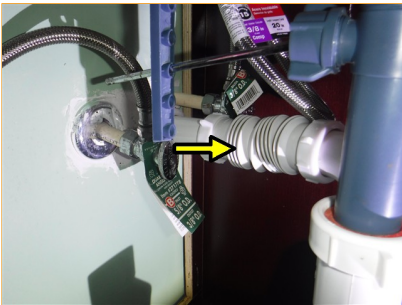
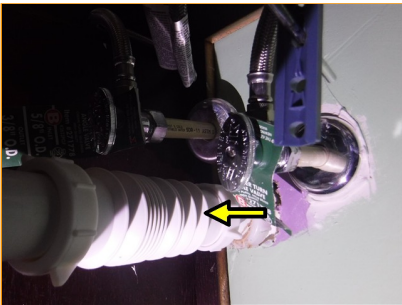


☒ ☐ ☐ ☒ B. Drains, Waste and Vents

**Visible Plumbing Waste:** Cast Iron  
**Type of Visible Drain Piping Material:** Cast iron  
**Comments:**

No plumbing access panel observed behind the bathtub. Overflow gaskets and drains were not inspected.

Improper drain material observed at the secondary bathroom sinks. Flexible material at sink P-traps is not allowed by current plumbing standards.



Observed plumbing cleanout located at east side of the house is missing the cover/cap. Cleanout is probably in use by pool equipment. Recommend further evaluation by a licensed plumber.



|               |                    |                  |               |
|---------------|--------------------|------------------|---------------|
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| I             | NI                 | NP               | D             |

The inspector conducted a standard test to check the functionality of the drainage system, which appeared to be working properly at the time of the inspection; however only a hydrostatic test or a video scan of the interior of the drain pipes and drain lines can fully confirm their actual condition. Future condition, performance, and maintenance can not be determined.

*A hydrostatic test is a separate inspection consisting of simulating/creating a stoppage of the house sewer lines using a code approved stoppage ball and filling all the underground pipes with water to see if there is any leakage of the sewer lines. A video scan uses a special "snake" camera to observe the condition of the sewer lines.*

Acceptance of present and future condition rests solely on the client



☒ ☐ ☐ ☒ C. Water Heating Equipment

**Water Heater(s) Energy Source:** Gas  
**Water Heater(s) Capacity:** 40 Gallons  
**Water Heater(s) Location:** Storage room  
**Comments:**

**WATER HEATING UNIT: Bradford White 2020**

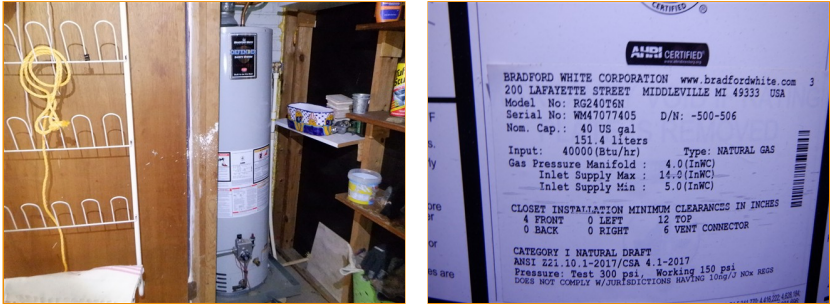
Age: 5 years

Typical life expectancy: Between 8 and 12 years

The temperature and pressure relief valve was not tested for safety reasons. Most manufactures recommend replacement of T&P relief valve every three years.

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| I | NI | NP | D |
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Observed water heater draft hood is not properly connected to the exhaust vent. Combustion gases escape into living/storage space. This condition represents a safety hazard; recommend repair.



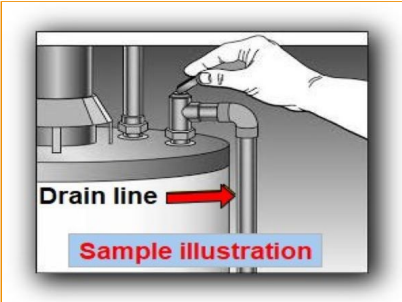
The gas line and hot/cold water lines are not properly bonded near the water heater. The inspector was unable to verify proper bonding of metal water pipe lines.



Water heater temperature and pressure relief valves should be installed in a way that flows by gravity (IRC CODE P2804).

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| I | NI | NP | D |
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☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Not present

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter:

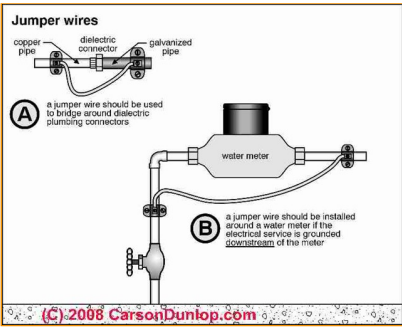
Type of Gas Distribution Piping Material: Galvanized and/or black iron

Gas Appliance Connections: CSST Flexible Corrugated Pipe

Comments:

Pressure test of gas lines has been specifically excluded.

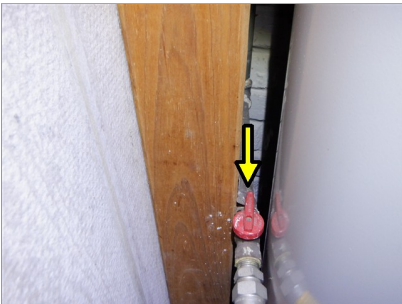
The ground rod/wire is missing at the metal gas pipe entering the house. The inspector did not see/could not verify proper bonding of gas lines CSST (corrugated stainless steel tubing). Current standards require CSST to be bonded to minimize the risk of damage to the building materials from a nearby lightning strike.



The installation of the water heater in the storage closet has rendered the gas valve inoperable. This condition represents a safety hazard. I recommend repair.

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V. Appliances

☒ ☐ ☐ ☒ A. Dishwasher

Dishwasher Brand: Kenmore

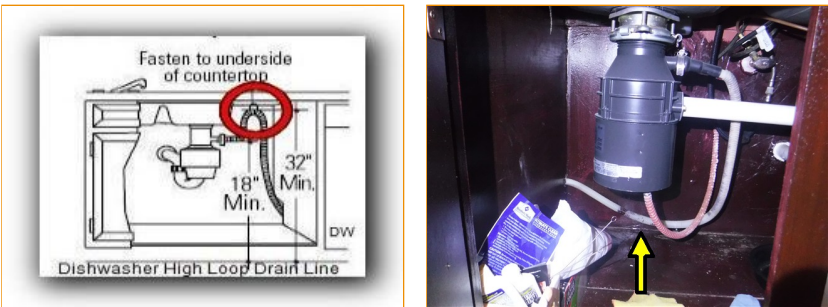
Comments:

The dishwasher is not in working; the unit does not start operation in any cycle.

The dishwasher is loose/ not properly anchored to the kitchen cabinet; the screws are loose.



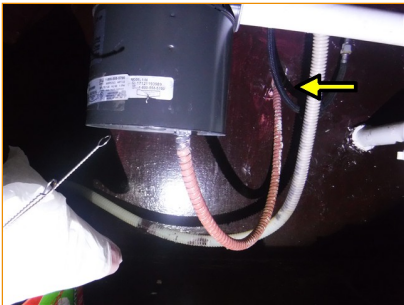
The drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



☒ ☐ ☐ ☒ B. Food Waste Disposers

Comments:

Observed garbage disposal unit is hardwired/ can not be plugged or unplugged from an outlet for easy access by service personnel.



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| I | NI | NP | D |
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☒ ☐ ☐ ☐ C. Range Hood and Exhaust System

**Exhaust/Range hood:** Vented to exterior

**Comments:**

The vent hood appeared to be in serviceable condition at the time of the inspection.

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

**Range/Oven:** General Electric

**Comments:**

The gas range and oven were operated using normal controls and typical settings and appeared to be in serviceable condition at the time of the inspection.

Oven timer and cleaning cycles not checked

The middle burner has a weak flame.



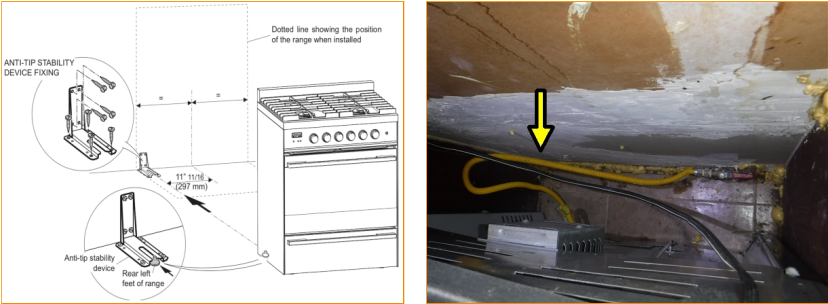
The oven does not reach the temperature at which it was set. Oven set to warm up to 350 °F , only only reached 300 °F.



Observed cooking range is missing an anti-tip device, which is recommended as a safety measure to prevent the appliance from tipping over when being used.

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☒ ☐ ☐ ☒ E. Microwave Ovens

**Built in Microwave:** General Electric

**Comments:**

The microwave oven cabinet is damaged at the top.



☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and bathroom Heaters

**Comments:**

No mechanical exhaust vents observed in the half bathroom or the secondary bathroom. When the house was built bathrooms equipped with an operable window were probably not required to have a mechanical exhaust vent installed.

☒ ☐ ☐ ☒ G. Garage Door Operator(s)

**Comments:**

Observed older garage door operator does not appear to be in serviceable condition. Operator was not connected to power at the time of the inspection. No electrical outlet observed in the garage ceiling; motor not tested. The door was opened manually.



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The garage door opener sensors are not installed/not present.

The equipped safety sticker / decal next to operator button is missing.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

**Comments:**

As a safety measure to reduce the risk of fire, I recommend cleaning the dryer exhaust vent system upon taking possession of the property.

The recommendation for dryer vent duct cleaning is every year, but it depends on how much the appliance is used based on the number of adults and children living in the household.

The dryer exhaust vent appeared to be in serviceable condition at the time of the inspection.