



Property Inspection Report

1523 Ainsdale Dr., Houston, TX 77077

INSPECTION PREPARED FOR: Tony Incledon

INSPECTOR: Gary Stefaniak LIC: TX #23079

Date of Inspection: 10/17/2024



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, TX



12817709925



PROPERTY INSPECTION REPORT FORM

<u>Tony Incledon</u> <i>Name of Client</i>	<u>10/17/2024</u> <i>Date of Inspection</i>
<u>1523 Ainsdale Dr., Houston, TX 77077</u> <i>Address of Inspected Property</i>	
<u>Gary Stefaniak</u> <i>Name of Inspector</i>	<u>TX #23079</u> <i>TREC License #</i>
<u></u> <i>Name of Sponsor (if applicable)</i>	<u></u> <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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS**A. Foundations**

Type of Foundation(s):

- Slab foundation

Comments:

• NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

- Slab not visible due to floor coverings

• There are large cracks in the brickwork on the left side. Some doors are out of level and there are stress cracks in the interior walls. The chimney is detached from the house. The floor is out of level in many areas. Visible cracks are present in the garage floor and ceiling. Recommend further evaluation



Cracks in the garage floor



Cracks in the brickwork in the left wall

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Uneven crack in the left wall



Stress in the wallpaper from the foundation shifts

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

- Proper drainage and moisture maintenance are very important for performance of the foundation due to the expansive nature of load bearing soils in this area. Drainage must be directed away from all sides of the foundation
- Drainage appears to be away from the foundation in the front and sides of the house. The back yard appears to drain to the sides and front.
- No drains and/or drainage system observed

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted; one layer

Viewed From:

- Roof

Comments:

- Asphalt or composition shingles have a service life from 15-30 years depending upon the shingle quality, installation and maintenance. If shingles begin to lose the granular covering and curling; the roof should typically be considered for replacement. No more than 2 layers of asphalt shingles should be installed at one time.
- Ridge vents were noted at the time of the inspection
- Galvanized steel gutters and downspouts were noted
- Trees too close to structure. The tree branches are touching the roof and need to be trimmed >3' away to prevent rodent access
- The gutter system was partially blocked with debris and should be cleaned to prevent water backup and moisture entry into the house

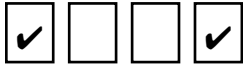
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*Asphalt shingles**Tree branches are <3' from the structure***D. Roof Structure and Attics**

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Fiberglass batt insulation was noted at 6"

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- Non IC-rated recessed lights in the attic need to be >3" from insulation
- There is a lack of ventilation in the attic. Ridge vents are present but there are no significant soffit vents present to let air in. Attic ventilation needs to be >1:150

*non IC-rated lights are <3" away from insulation*

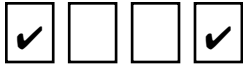
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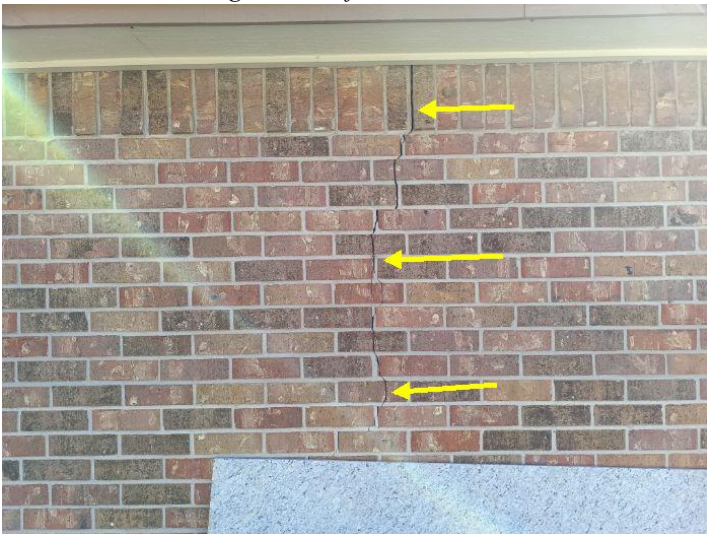
I	NI	NP	D

**E. Walls (Interior and Exterior)****Wall Materials:**

- Exterior brick walls noted
- Exterior wood fiber board was noted
- Drywall walls noted on interior

Comments:

- Foliage growing near the exterior walls of the structure should be trimmed back at least 18". The plant material may allow wood destroying insects into the structure.
- There are tree branches <3' from the structure and need to be trimmed back to prevent rodent access
- The wood trim was observed to be detached in some locations (garage and chimney)
- Interior wall stress / joint cracks were observed
- Due to foundation movement there are cracks to the interior and exterior walls

*Foliage is <18" from the structure**Stress crack**Cracks in the brickwork in the left wall**Stress crack in the dining room wall*

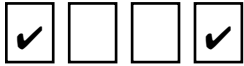
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*Detached trim by the garage***F. Ceilings and Floors****Ceiling and Floor Materials:**

- Ceiling is made of drywall with a texture finish
- Floors had carpet covering in various locations
- Floors were tile

Comments:

- Slab not visible due to floor coverings
- Patches were made to the ceiling finish in various areas
- The garage ceiling is detached and damaged by the water heater. Recommend repairs
- The floors were observed to be out-of-level, primarily in the living room

*Garage ceiling is not secure**Garage ceiling is detached*

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G. Doors (Interior and Exterior)

Comments:

- As per R302.5.1 of the Residential Building Code; doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self-closing device
- The garage entry door is not equipped with a self-closing device
- Some doors were observed to be out-of-level and not aligned properly (double doors to study, laundry room door)

☒ ☐ ☐ ☒
H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- Some of the windows were observed to be difficult to operate

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I. Stairways (Interior and Exterior)

Comments:

☒ ☐ ☐ ☒
J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is wood burning
- Fireplace is a natural gas operated chamber

Comments:

- A damper clamp is required to permanently block the damper in the open position to prohibit accidental spillage of natural gas into the living space
- It was noted that excessive tree branches are in close proximity of the chimney and need to be trimmed to a minimum of 10' from the chimney opening
- The chimney is detached from the house. Recommend further evaluation
- There is no diverter to divert leaves away from the chimney to prevent leaf buildup. Recommend cleaning

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Chimney has separated from the house, leaf buildup



Tree branches are <10' from the chimney

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K. Porches, Balconies, Decks, and Carports

Comments:

- Concrete driveway was noted
- Concrete sidewalks were noted
- Cracks were visible in the driveway that appear larger than normal settlement cracking and should be monitored
- The driveway was settled by the garage 4"



Cracked driveway



Driveway has settled 4"

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L. Other

Materials:

- 6' wood stockade fence noted

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Panel Locations:

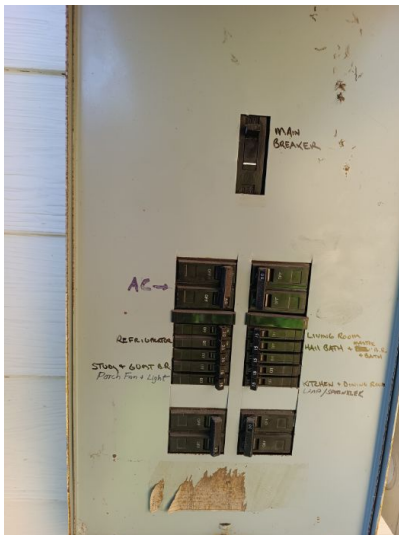
- Electrical panel is located at the rear of the structure

Materials and Amp Rating:

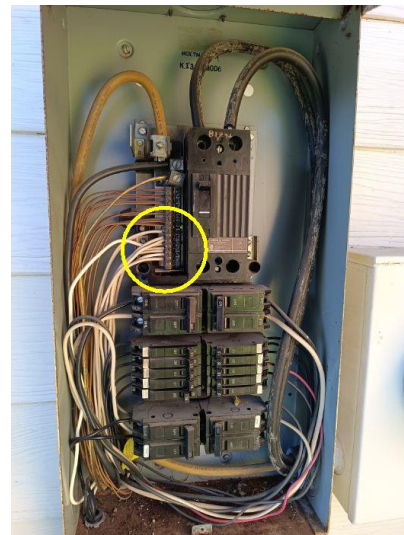
- Aluminum wiring
- 150 amp

Comments:

- Service entrance wiring is underground
- The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles served
- The aluminum wiring in the service panel was not treated with anti-oxidant sealant
- Double tapped breaker was observed in the service panel. One wire per screw set is the recommended installation requirement
- Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement
- There are white wires in the panel that should be labeled/marked as hot wires
- The AC compressor manufacturer recommends a max breaker of 35 amps. The Service panel lists the AC on a 60 amp breaker
- Not all breakers were arc fault (AFCI) or ground fault (GFCI) protected. Although this may not have been a requirement when the home was built. Beginning in 2021 all receptacles must be GFCI or AFCI protected. AFCI breakers provide fire protection by opening the circuit when an arcing fault is detected. GFCI breakers provide protection by opening the circuit due to the redirection of current from moisture



Electrical panel is not fully labeled



Electrical panel - double tapped neutral wires

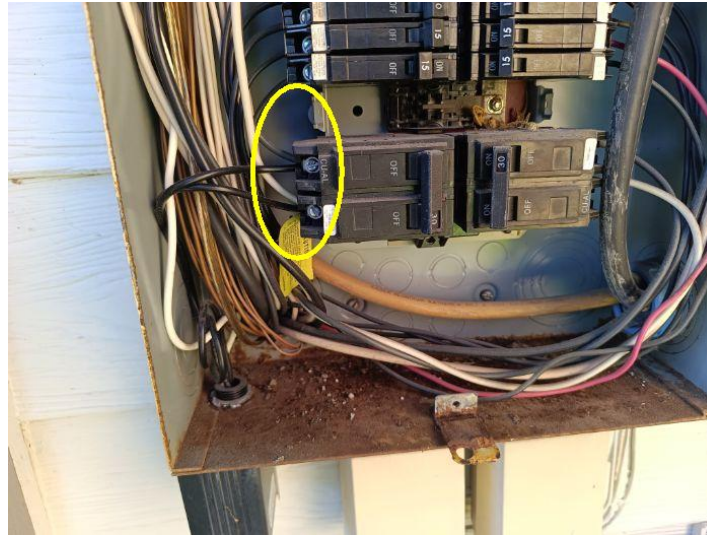
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*Double tapped breaker*

✓			✓
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, attics, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within 6' of the sink, on all kitchen countertops and located in bathrooms within 3' of the sink edge.

- The **NFPA** (National Fire and Protection Agency) recommends one smoke alarm on each level, in every bedroom and adjoining hallway, above stairwells and a CO detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>

- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO detectors be installed in accordance with current building standards.
- The garage receptacle by the workbench and the receptacle by the bar are not GFCI protected
- There is no power to the receptacle to the left of the fireplace
- In the attic there is an open junction box

		✓	
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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited
- Supply air temp: 118 Return air temp: 75 Temp rise: 43 degrees
- Temp. rise for a gas heating system is normally between 35 - 55 degrees
- No Carbon Monoxide was detected while the heating system was in operation
- The unit appeared to be functioning as intended at the time of the inspection
- The heating vent pipe was separated in the attic space which may allow carbon monoxide gases back into the living space and is considered a Safety Hazard. I re-attached the pipe, but recommend permanent repairs
- The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards



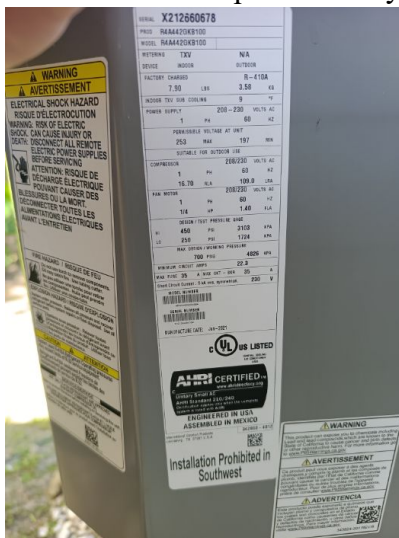
118.2 degree heat, 0 ppm carbon monoxide

D=Deficient

✓			
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Type of Systems:

- Split system air conditioning system
- Condensing unit freon type: R - 410A Manufactured: Jun 2021 Max amperage: 35 amps Tonnage: 3.5 tons
- Evaporator coil freon type: R - 410A Manufacture date: Jun 2020
- Supply air temp: 53 Return air temp: 79 Temp drop: 26 degrees
Temperature drop is normally between 15 - 20 degrees
- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards



AC compressor label



53.1 degree AC air



AC evaporator coil label

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

Comments:

- Flex type ductwork was observed
- Metal ductwork was observed
- Register and duct are dirty in the kitchen hallway. Recommend cleaning

☐ ☐ ☒ ☐
D. Other

Observations:

IV. PLUMBING SYSTEMS
☒ ☐ ☐ ☒
A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water meter & Main supply shutoff co-located in common underground utility box

Location of Main Water Supply Valve:

- Front of house
- Water lines are CPVC

Comments:

- This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes.
- Water was run in all commodes, sinks and tubs and visually checked for leaks
- The measured water pressure from the outside hose bib was 61 psi which is between the normal operating range of 40 - 80 psi
- Water supply pipes in the attic should be insulated to avoid freeze damage
- The exterior piping and spigots should be insulated to prevent freeze damage
- Some exterior water faucets were not equipped with a back flow device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
- The right primary bathroom sink is slow to drain
- The primary bathroom tub is missing an overflow drain cover and the shower has low flow
- The hall bathroom tub faucet is difficult to turn on
- There is no water to the living room bar sink

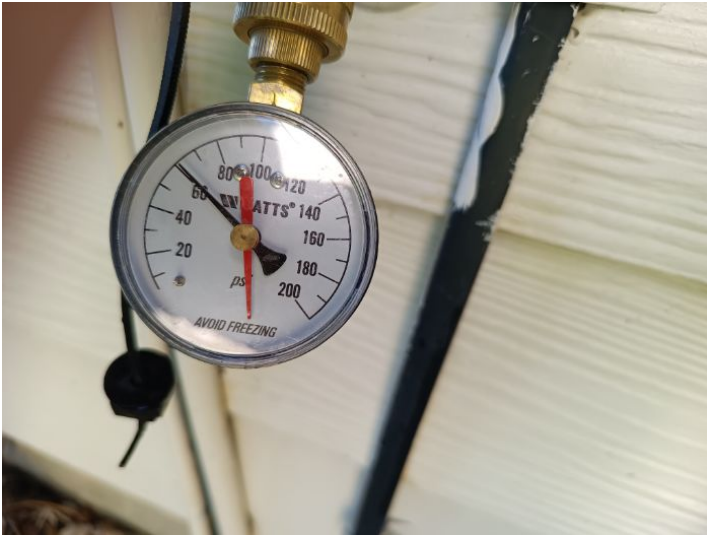
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*Water pressure = 61 psi**Right sink in the primary bathroom is slow to drain**uninsulated pipes in the attic***B. Drains, Wastes, and Vents**

Comments:

- Vent pipes are noted as **PVC**
- The garbage disposal is non-functional and the drain is plugged

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I NI NP D

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Source:

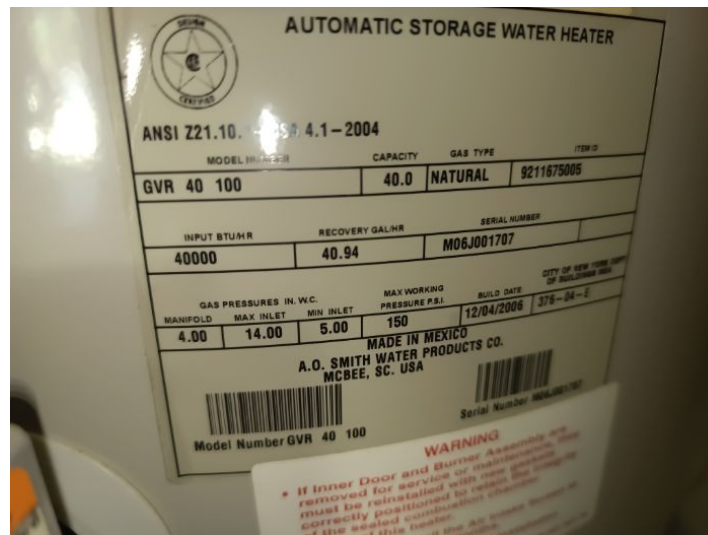
- Water heater is natural gas
- Water heater is located in the garage

Capacity:

- Unit is 40 gallons

Comments:

- Date of manufacture - Dec 2006
- There is no sediment trap on the gas line
- It was noted that the water heater drain pan discharges to the garage



Water heater label

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

Comments:

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

Location of Gas Meter:

- Rear of house

Type of Gas Distribution Piping Material:

- Galvanized steel

Comments:

☐ ☐ ☒ ☐ **F. Other**

Materials:

Comments:

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I NI NP D

V. APPLIANCES**A. Dishwashers**

Comments:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.

- The soap dispensing door is missing

- The dishwasher appeared unusually noisy and should be further evaluated

**B. Food Waste Disposers**

Comments:

- Disposal was inoperable at time of inspection.



Garbage disposal is non functional and the drain is plugged

**C. Range Hood and Exhaust Systems**

Comments:

- The range hood was functional at the time of the inspection

- Self filtering unit with fan

**D. Ranges, Cooktops, and Ovens**

Comments:

- Oven: Electric

- Cooktop: Electric

- Oven was functional at the time of the inspection

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I	NI	NP	D
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*Cooktop*
☒ ☐ ☐ ☐
E. Microwave Ovens**Comments:**

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.
- The microwave was a built-in unit within the cabinetry

☒ ☐ ☐ ☐
F. Mechanical Exhaust Vents and Bathroom Heaters**Comments:**

- Current guidelines state that either a bath fan or window be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.
- The bath fans were functioning as intended at the time of inspection

☒ ☐ ☐ ☐
G. Garage Door Operators**Door Type:**

- One 16' upgraded insulated steel door

Comments:

- The overhead garage door was functional at the time of the inspection

☒ ☐ ☐ ☐
H. Dryer Exhaust Systems**Comments:**

- Could not fully inspect the dryer vent as it is enclosed within the wall cavity

☒ ☐ ☐ ☐
I. Other**Observations:**

- Washing machine piping and drain line appears functional

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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

- A sprinkler system was noted and only visually inspected.

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

Type of Construction:

Comments: VGB

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C. Outbuildings

Materials:

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CPVC	Chlorinated Polyvinyl Chloride
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
NFPA	National Fire Protection Association - https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

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

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	• There are large cracks in the brickwork on the left side. Some doors are out of level and there are stress cracks in the interior walls. The chimney is detached from the house. The floor is out of level in many areas. Visible cracks are present in the garage floor and ceiling. Recommend further evaluation
Page 5 Item: C	Roof Covering Materials	• Trees too close to structure. The tree branches are touching the roof and need to be trimmed >3' away to prevent rodent access • The gutter system was partially blocked with debris and should be cleaned to prevent water backup and moisture entry into the house
Page 6 Item: D	Roof Structure and Attics	• Non IC-rated recessed lights in the attic need to be >3" from insulation • There is a lack of ventilation in the attic. Ridge vents are present but there are no significant soffit vents present to let air in. Attic ventilation needs to be >1:150
Page 7 Item: E	Walls (Interior and Exterior)	• Foliage growing near the exterior walls of the structure should be trimmed back at least 18". The plant material may allow wood destroying insects into the structure. • There are tree branches <3' from the structure and need to be trimmed back to prevent rodent access • The wood trim was observed to be detached in some locations (garage and chimney) • Interior wall stress / joint cracks were observed • Due to foundation movement there are cracks to the interior and exterior walls
Page 8 Item: F	Ceilings and Floors	• Patches were made to the ceiling finish in various areas • The garage ceiling is detached and damaged by the water heater. Recommend repairs • The floors were observed to be out-of-level, primarily in the living room
Page 9 Item: G	Doors (Interior and Exterior)	• The garage entry door is not equipped with a self-closing device • Some doors were observed to be out-of-level and not aligned properly (double doors to study, laundry room door)
Page 9 Item: H	Windows	• Some of the windows were observed to be difficult to operate
Page 9 Item: J	Fireplaces and Chimneys	• A damper clamp is required to permanently block the damper in the open position to prohibit accidental spillage of natural gas into the living space • It was noted that excessive tree branches are in close proximity of the chimney and need to be trimmed to a minimum of 10' from the chimney opening • The chimney is detached from the house. Recommend further evaluation • There is no diverter to divert leaves away from the chimney to prevent leaf buildup. Recommend cleaning

Page 10 Item: K	Porches, Balconies, Decks, and Carports	• Cracks were visible in the driveway that appear larger than normal settlement cracking and should be monitored • The driveway was settled by the garage 4"
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ELECTRICAL SYSTEMS

Page 11 Item: A	Service Entrance and Panels	• The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles served • The aluminum wiring in the service panel was not treated with anti-oxidant sealant • Double tapped breaker was observed in the service panel. One wire per screw set is the recommended installation requirement • Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement • There are white wires in the panel that should be labeled/marked as hot wires • The AC compressor manufacturer recommends a max breaker of 35 amps. The Service panel lists the AC on a 60 amp breaker • Not all breakers were arc fault (AFCI) or ground fault (GFCI) protected. Although this may not have been a requirement when the home was built. Beginning in 2021 all receptacles must be GFCI or AFCI protected. AFCI breakers provide fire protection by opening the circuit when an arcing fault is detected. GFCI breakers provide protection by opening the circuit due to the redirection of current from moisture
Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO detectors be installed in accordance with current building standards. • The garage receptacle by the workbench and the receptacle by the bar are not GFCI protected • There is no power to the receptacle to the left of the fireplace • In the attic there is an open junction box

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 13 Item: A	Heating Equipment	• The heating vent pipe was separated in the attic space which may allow carbon monoxide gases back into the living space and is considered a Safety Hazard. I re-attached the pipe, but recommend permanent repairs • The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards
Page 15 Item: C	Duct Systems, Chases, and Vents	• Register and duct are dirty in the kitchen hallway. Recommend cleaning

PLUMBING SYSTEMS

Page 15 Item: A	Plumbing Supply, Distribution System and Fixtures	• Water supply pipes in the attic should be insulated to avoid freeze damage • The exterior piping and spigots should be insulated to prevent freeze damage • Some exterior water faucets were not equipped with a back flow device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system • The right primary bathroom sink is slow to drain • The primary bathroom tub is missing an overflow drain cover and the shower has low flow • The hall bathroom tub faucet is difficult to turn on • There is no water to the living room bar sink
Page 16 Item: B	Drains, Wastes, and Vents	• The garbage disposal is non-functional and the drain is plugged
Page 17 Item: C	Water Heating Equipment	• There is no sediment trap on the gas line • It was noted that the water heater drain pan discharges to the garage

APPLIANCES

Page 18 Item: A	Dishwashers	• The soap dispensing door is missing • The dishwasher appeared unusually noisy and should be further evaluated
Page 18 Item: B	Food Waste Disposers	• Disposal was inoperable at time of inspection.