



# Inspection Report

**CHANCE ROSEWELL**

**Property Address:**

7529 FM 2446  
FRANKLIN TX 77856



**Tucker Inspections**

**Tom Rike TREC 20478  
P.O. Box 10623  
College Station, TX 77842  
979.690.7211**

# PROPERTY INSPECTION REPORT

**Prepared For:** CHANCE ROSEWELL

(Name of Client)

**Concerning:** 7529 FM 2446, FRANKLIN, TX 77856

(Address or Other Identification of Inspected Property)

**By:** Tom Rike TREC 20478 / Tucker Inspections 11/30/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

TREC Texas Real Estate Commission

**Type of building:**

Single Family (2 story)

**In Attendance:**

Vacant (inspector only)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

**Type of Foundation (s):** Slab on Grade

**Comments:**

This foundation was performing as intended at the time of this inspection. Only shows signs of typical movement due to the soil in our area. Maintaining constant moisture levels around the foundation can help keep some types of movement to a minimum.

**B. Grading and Drainage**

**Comments:**

No problems were noted with the soil height or drainage around the base of the foundation. It is recommended that three to four inches of slab are visible around the foundation to help ensure proper drainage. Lack of slab exposure can lead to water and insect problems.

Note: Recommend splash pads below the gutter downspouts to avoid erosion.



B. Item 1(Picture)

**C. Roof Covering Materials**

**Types of Roof Covering:** Metal

**Viewed from:** Ground

**Roof Ventilation:** Ridge vents, Soffit Vents

**Comments:**

This is a metal roof that was found in good condition at the time of this inspection.

Note: The foliage on the roof needs to be removed to allow proper drainage.

*NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.*

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I   NI   NP   D



C. Item 1(Picture)



C. Item 2(Picture)

**D. Roof Structures & Attics**

**Comments:**

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.

There was adequate ventilation present.



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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)

E. Walls (Interior and Exterior)

[Comments:](#)

All components were in acceptable condition at the time of this inspection.

Note: There was a small gap between the living room unit wall/stone.

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I	NI	NP	D
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E. Item 1(Picture)

**F. Ceilings and Floors**

**Comments:**

The floors were found in acceptable condition at the time of this inspection.

note: There were cosmetic cracks in multiple tiles throughout the unit.

The ceilings were found in acceptable condition at the time of this inspection.



F. Item 1(Picture)

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

**Comments:**

The left attic door was not fire rated doors. The doors were hallow core.

The rear french door knob lock was not operating.

The upstairs left bedroom door rubs the jamb when opening/closing.

The upstairs right attic door jamb was split.



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I   NI   NP   D



G. Item 1(Picture)

H. Stairways (Interior and Exterior)

Comments:

All components were found in satisfactory condition at the time of this inspection.

The handrail for the main stairwell steps was not continuous. *This would not meet current building standards.*



H. Item 1(Picture)

I. Windows

Comments:

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens:(3) Torn

Windows with broken seals:(2) Window panes - The entry upper center window.

The upstairs left bedroom window - right lock would not latch 100%.

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

I   NI   NP   D

TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.**



I. Item 1(Picture)

J. Fireplaces and Chimneys

**Chimney (exterior):** N/A, Rock

**Operable Fireplaces:** Two

**Types of Fireplaces:** Conventional, Pre-Fabricated Electric Fireplace

**Comments:**

LIVING ROOM: This is a conventional unit that was found in acceptable condition at the time of this inspection.

The fireplace and chimney need to be cleaned.

MASTER BEDROM: This is a metal pre-fabricated electric unit that was not operating at the time of this inspection.

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I   NI   NP   D



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

All components were in acceptable condition at the time of this inspection.

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I   NI   NP   D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground

**Panel Type:** Circuit breakers

**Panel Capacity:** 200 AMP

**Electric Panel Manufacturer:** General Electric

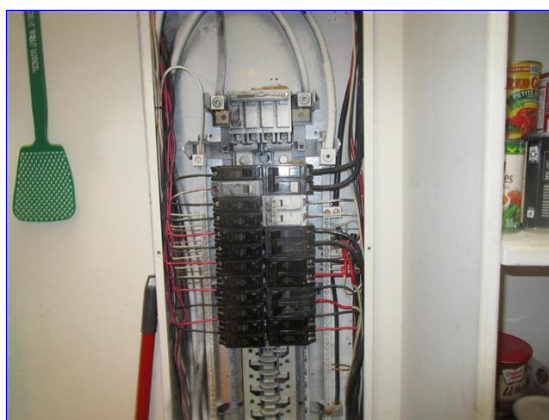
**Comments:**

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the pantry. There was a sub panel on the right exterior wall.

The sub panel was missing knock out covers.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

**Type of Wiring:** Romex

**Branch wire 15 and 20 amperage:** Copper

**Comments:**

The smoke detector outside the downstairs sleeping areas does not have a battery.

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I   NI   NP   D

There was not a labeled carbon monoxide detector outside of the downstairs sleeping areas.

*Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.*

The rear porch switches were not protected by weather covers.

The carport outlet was not ground fault protected.

The right rear flood light was not operating.

The left rear flood light was not operating.

The doorbell button was loose from the wall.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The recessed light above the upstairs right bedroom-bathroom shower was not operating.

The upstairs left bedroom fan was not balanced. This means the fan wobbles when operating.

The utility room outlets were not ground fault protected.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

The master bedroom fan light was not operating.

The master bathroom tub motor GFCI outlet would not trip when tested and needs to be replaced.

The master bathroom GFCI outlet would not trip when tested and needs to be replaced.

The kitchen GFCI outlet would not trip when tested and needs to be replaced.

Not all of the kitchen outlets were ground fault protected. *This would not meet current building standards.*

The living room floor plug trim was damaged.

There were split wires in the attic not protected in a junction box.



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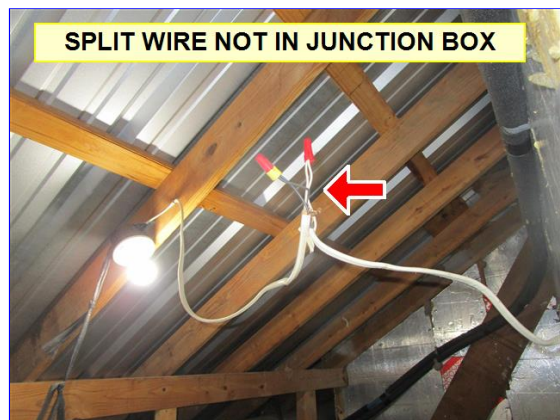
B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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I   NI   NP   D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

**B. Cooling Equipment**

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

**C. Duct Systems, Chases, and Vents**

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

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I   NI   NP   D

## IV. PLUMBING SYSTEM

**A. Plumbing Supply Distribution Systems and Fixtures**

**Location of water meter:** Could not locate

**Location of main water supply valve:** At the meter

**Static water pressure reading:** 50 pounds/square inch

**Water Source:** Public

**Plumbing Water Distribution (inside home):** POLY

**Comments:**

There were missing back flow preventer on the exterior hose bibs.

*Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.*

The outdoor sink water lines were not insulated.

The utility room sink spray handle holder was detached from sink.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

I	NI	NP	D
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**B. Drains, Waste, and Vents**

**Plumbing Waste:** PVC

**Comments:**

No leaks were visible and all drains were operational.

**C. Water Heating Equipment**

**Energy Sources:** Electric

**Capacity (Water Heater):** 55 Gallon

**Water Heater Manufacturer:** Bradford-White

**Water Heater Location:** Attic

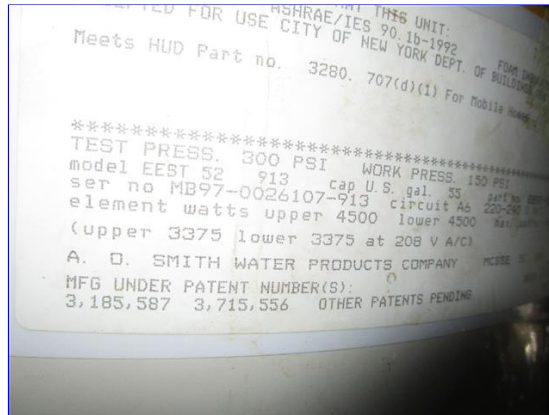
**Comments:**

This unit was operational at the time of this inspection. This unit was located in the attic and meets current building standards.

There was rust along the base of the tank. The unit appears to be a 1997 model. Most professional plumbers give a water heater a 10-15 year life span. Recommend replacement.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

**D. Hydro-Massage Therapy Equipment**

**Comments:**

The tub motor was operating at the time of this inspection.

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

I   NI   NP   D

The motor was plugged into a ground fault protected outlet. The GFCI outlet would not trip when tested and needs to be replaced.



D. Item 1(Picture)



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

I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

[Comments:](#)

This unit was operating at the time of this inspection.

**B. Food Waste Disposers**

[Comments:](#)

The disposal was operating at the time of this inspection.

**C. Range Hood and Exhaust Systems**

[Comments:](#)

The venthood was operating at the time of this inspection.

**D. Ranges, Cooktops and Ovens**

[Comments:](#)

The unit was operating at the time of this inspection.



D. Item 1(Picture)

**E. Microwave Ovens**

[Comments:](#)

The unit was operating at the time of this inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

[Comments:](#)

The upstairs left, downstairs hall, and master bathroom units were operating and vent to the outside.

The upstairs right bedroom-bathroom unit was not operating.

The downstairs hall bathroom vent light was not operating.

**G. Garage Door Operator(s)**

[Comments:](#)

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I	NI	NP	D
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H. Dryer Exhaust Systems

[Comments:](#)

The dryer vents through the exterior wall and needs to be cleaned out.

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I   NI   NP   D

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

**Comments:**

The control panel was located on the right exterior wall. The system was operating at the time of this inspection.

Not all of the zones were operating at the time of this inspection. There were multiple leaks present. Recommend complete further review of the system by a professional irrigation company.

There was not a rain delay sensor present. *This would not meet current building standards.*

*This is a visual of the system. We do not inspect the buried water supply lines for leaks. Irrigation to yard coverage is not in the scope of this inspection.*



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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

**Comments:**

**C. Outbuildings**

**Comments:**

Our company did not inspect the barn or stables.

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

I	NI	NP	D
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**D. Private Water Wells (A coliform analysis is recommended)**

Comments:

There was a well at appears to be dedicated for the pond. This unit was not inspected.

It appears that the home is serviced by a public water company. Recommend confirming with seller.

**E. Private Sewage Disposal (Septic) System**

**Type of System (septic):** Conventional

**Location of Drain Field:** Unable to determine

**Septic Tank:** Not Inspected (Below ground)

Comments:

**F. Other**

Comments:

**G. Outdoor Cooking Equipment**

Comments:

**H. Gas Supply System**

Comments:

**I. Whole-House Vacuum Systems**

Comments:

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<b>Date:</b> 11/30/2020	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 7529 FM 2446 FRANKLIN TX 77856	<b>Customer:</b> CHANCE ROSEWELL	<b>Real Estate Professional:</b> Abbie Walsh TM5

**Comment Key or Definitions**

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

TREC Texas Real Estate Commission

**Type of building:**

Single Family (2 story)

**In Attendance:**

Vacant (inspector only)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## General Summary



**Tucker Inspections**

**P.O. Box 10623  
College Station, TX 77842  
979.690.7211**

**Customer  
CHANCE ROSEWELL**

**Address  
7529 FM 2446  
FRANKLIN TX 77856**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### C. Roof Covering Materials

##### **Inspected**

This is a metal roof that was found in good condition at the time of this inspection.

Note: The foliage on the roof needs to be removed to allow proper drainage.

*NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.*

#### D. Roof Structures & Attics

##### **Deficient**

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.

There was adequate ventilation present.

**E. Walls (Interior and Exterior)**

**Inspected**

All components were in acceptable condition at the time of this inspection.

Note: There was a small gap between the living room unit wall/stone.

**F. Ceilings and Floors**

**Inspected**

The floors were found in acceptable condition at the time of this inspection.

note: There were cosmetic cracks in multiple tiles throughout the unit.

The ceilings were found in acceptable condition at the time of this inspection.

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

**Deficient**

The left attic door was not fire rated doors. The doors were hollow core.

The rear french door knob lock was not operating.

The upstairs left bedroom door rubs the jamb when opening/closing.

The upstairs right attic door jamb was split.

**H. Stairways (Interior and Exterior)**

**Deficient**

All components were found in satisfactory condition at the time of this inspection.

The handrail for the main stairwell steps was not continuous. *This would not meet current building standards.*

**I. Windows**

**Deficient**

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens:(3) Torn

Windows with broken seals:(2) Window panes - The entry upper center window.

The upstairs left bedroom window - right lock would not latch 100%.

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficient

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the pantry. There was a sub panel on the right exterior wall.

The sub panel was missing knock out covers.

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

#### Deficient

The smoke detector outside the downstairs sleeping areas does not have a battery.

There was not a labeled carbon monoxide detector outside of the downstairs sleeping areas.

*Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.*

The rear porch switches were not protected by weather covers.

The carport outlet was not ground fault protected.

The right rear flood light was not operating.

The left rear flood light was not operating.

The doorbell button was loose from the wall.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The recessed light above the upstairs right bedroom-bathroom shower was not operating.

The upstairs left bedroom fan was not balanced. This means the fan wobbles when operating.

The utility room outlets were not ground fault protected.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

The master bedroom fan light was not operating.

The master bathroom tub motor GFCI outlet would not trip when tested and needs to be replaced.

The master bathroom GFCI outlet would not trip when tested and needs to be replaced.

The kitchen GFCI outlet would not trip when tested and needs to be replaced.

Not all of the kitchen outlets were ground fault protected. *This would not meet current building standards.*

The living room floor plug trim was damaged.

There were split wires in the attic not protected in a junction box.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply Distribution Systems and Fixtures

**Deficient**

There were missing back flow preventer on the exterior hose bibs.

*Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.*

The outdoor sink water lines were not insulated.

The utility room sink spray handle holder was detached from sink.

**C. Water Heating Equipment**

**Inspected, Deficient**

This unit was operational at the time of this inspection. This unit was located in the attic and meets current building standards.

There was rust along the base of the tank. The unit appears to be a 1997 model. Most professional plumbers give a water heater a 10-15 year life span. Recommend replacement.

**D. Hydro-Massage Therapy Equipment**

**Inspected, Deficient**

The tub motor was operating at the time of this inspection.

The motor was plugged into a ground fault protected outlet. The GFCI outlet would not trip when tested and needs to be replaced.

**V. APPLIANCES**

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Inspected, Deficient**

The upstairs left, downstairs hall, and master bathroom units were operating and vent to the outside.

The upstairs right bedroom-bathroom unit was not operating.

The downstairs hall bathroom vent light was not operating.

**H. Dryer Exhaust Systems**

**Deficient**

The dryer vents through the exterior wall and needs to be cleaned out.

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

**Deficient**

The control panel was located on the right exterior wall. The system was operating at the time of this inspection.

Not all of the zones were operating at the time of this inspection. There were multiple leaks present. Recommend complete further review of the system by a professional irrigation company.

There was not a rain delay sensor present. *This would not meet current building standards.*



*This is a visual of the system. We do not inspect the buried water supply lines for leaks. Irrigation to yard coverage is not in the scope of this inspection.*

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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