WISER PROPERTY INSPECTIONS
RESIDENTIAL - COMMERCIAL

Inspection Report

SAMPLE

Property Address:

WISER PROPERTY INSPECTIONS

DAVID WISER TREC License No. 10223
1902 Fawn Way Court
Richmond, Tx. 77406-1370
713.444.2502

PROPERTY INSPECTION REPORT

Prepared For:	Client Name
	(Name of Client)
Concerning:	Inspected address
	(Address or Other Identification of Inspected Property)
By:	DAVID WISER TREC License No. 10223 / WISER PROPERTY INSPECTIONS "Date"
	(Name and License Number of Inspector) (Date)
	(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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 warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

ITEMS IDENTIFIED IN TH3E 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**
Type of Foundation: Poured concrete
Comments:

Functioning as designed - Yes

See slab topographical details at end of report.

☐ ☐ ☐ ☒ **B. Grading & Drainage -** *Comments:*

(1) The gutter is holding water due to incorrect slope towards downspout at several locations of the home. Gutters that drain poorly can lead to costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

B. Picture 1

B. Picture 2

B. Picture 3

B. Picture 4

(2) There is very little ground slope away from the back of the garage. Recommendations call for a minimum of 6" drop in the first 10' in order to control the detrimental effects of water. One solution might be to install an area

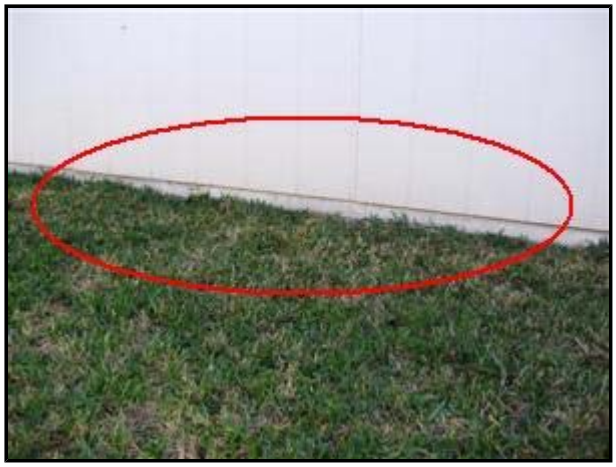
I NI NP D

drain or French drain and connect it into the patio drain system.

B. Picture 5

(3) Ground clearance at the back of the home and back of the garage is much less than the recommended 4" for brick facades & 6" for siding. This should be corrected as soon as possible.
Until repairs are undertaken, be aware of the possibility of vegetation growing into the weep holes or between siding and slab.

B. Picture 6



B. Picture 7

(4) A short extension could be added to the downspout at the left corner of the home which would reduce the amount of water that is seeping between the driveway and slab at the expansion joint.

B. Picture 8

(5) The flexible extension added to the downspout at the right front corner of the home needs to be adjusted so

I NI NP D

that water doesn't escape at the corner of the home.

B. Picture 9

(6) The downspout is missing an extension at the rear of the garage. Downspout extensions are needed or erosion or water intrusion can occur.

B. Picture 10

(7) A wire assumed to be coax (cable) was noted above ground behind the garage. This is for your information.

B. Picture 11

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Type (s) of Roof Covering: 3-Tab fiberglass, Metal
Viewed roof covering from: Walked roof
Roof Ventilation: Ridge vents, Soffit Vents

I NI NP D

Extra Info : Air Hawk
Comments:

(1) Roof was inspected from rooftop (walked). No deficiencies to shingles identified and no evidence of leaking noted in attic or living areas.

(2) Shingles are secured with nails.

(3) The flashing is caulked along the top edge instead of being inserted into the mortar between the bricks. This is a common but non-standard practice. Monitoring is recommended. Repair with roofing caulk.

C. Picture 1

☒ ☐ ☐ ☐ **D. Roof Structure & Attic**
Method used to observe attic: Walked
Viewed roof structure from: Attic
Roof Structure: 2 X 6 Rafters, 2 X 8 Rafters, 2 X 10 Rafters, 2 X 12 Rafters
Extra Info : Techshield Radiant Barrier
Attic Insulation: Blown, Approximate
Extra Info : (R30-R38)
Approximate Average Depth of Insulation: 12 inches
Extra Info : 11"-14" range
Approximate Average Thickness of Vertical Insulation: less than 6 inches
Extra Info : Not visible
Attic info: Pull Down stairs, Light in attic
Comments:

☒ ☐ ☐ ☐ **E. Walls (Interior & Exterior)**
Wall Structure: Wood
Extra Info : (Not visible)
Comments:

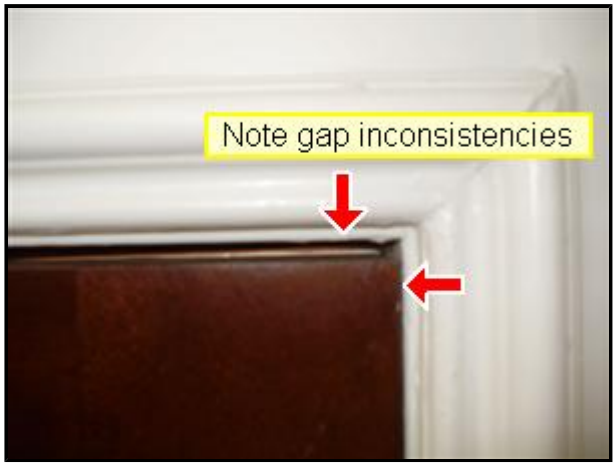
☒ ☐ ☐ ☐ **F. Ceilings & Floors**
Floor Structure: Slab
Ceiling Structure: Not visible
Extra Info : Wood I-Joist in garage
Comments:

I NI NP D

☐ ☐ ☐ ☒ **G. Doors (Interior & Exterior) -** *Comments:*

(1) The main entry door needs strike and latch adjustment to shut tight. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

G. Picture 1



G. Picture 2

(2) The entry door at rear of home reveals daylight at threshold when latched. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

G. Picture 3

(3) The dead bolt for the entry door at rear of home does not lock. This is a maintenance issue and probably due to an improperly cut key. A qualified person confirm this assumption with another key and correct or replace.

(4) Several interior doors did not latch.

I NI NP D


G. Picture 4

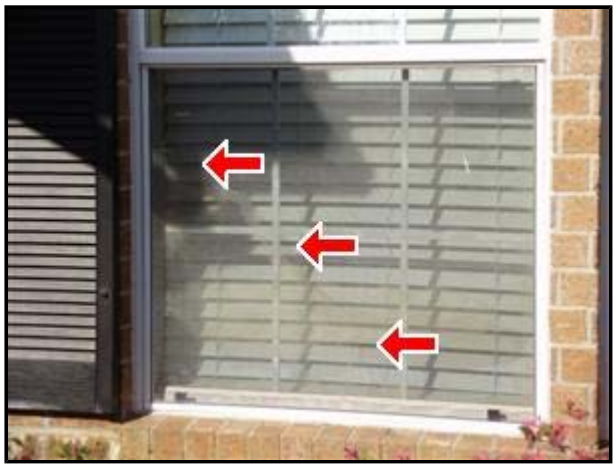

G. Picture 5


G. Picture 6


G. Picture 7

☐ ☐ ☐ ☒ **H. Windows -** *Comments:*

(1) One window in the study (right of main entry) has a broken pane. Since it is a double-pane style, removal is necessary to properly complete the repairs. A qualified contractor should be engaged to perform this task.


H. Picture 1


H. Picture 2

(2) One screen in the living room was identified to have a small hole. This is a minor issue but provided for your information.

I	NI	NP	D	
☒	☐	☐	☐	**I. Stairways (Interior & Exterior) -** *Comments:*
☐	☒	☐	☐	**J. Fireplace / Chimney** **Operable Fireplaces:** One **Types of Fireplaces:** Vented gas logs *Comments:*
☒	☐	☐	☐	**K. Porches, Balconies, Decks and Carports -** *Comments:*
☒	☐	☐	☐	**L. Other -** *Comments:* The stones beside the pool equipment and AC condensers are uneven and could cause someone to trip and fall. This is for your information.

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

I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground, Aluminum, 220 volts
Panel Capacity: 200 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: Square D
Comments:

(1) The main panel box is located at the garage. The branch circuits are clearly labeled but accuracy should be verified.

A. Picture 1

(2) The main panel and smaller sub-panel to the right have several "White" insulated branch wires which originate at a circuit breaker and supply voltage to locations throughout the property. Only "Red" and "Black" insulation is allowed for this purpose. Correction can be initiated by installing (colored electrical) phase tape at each end of the wire.

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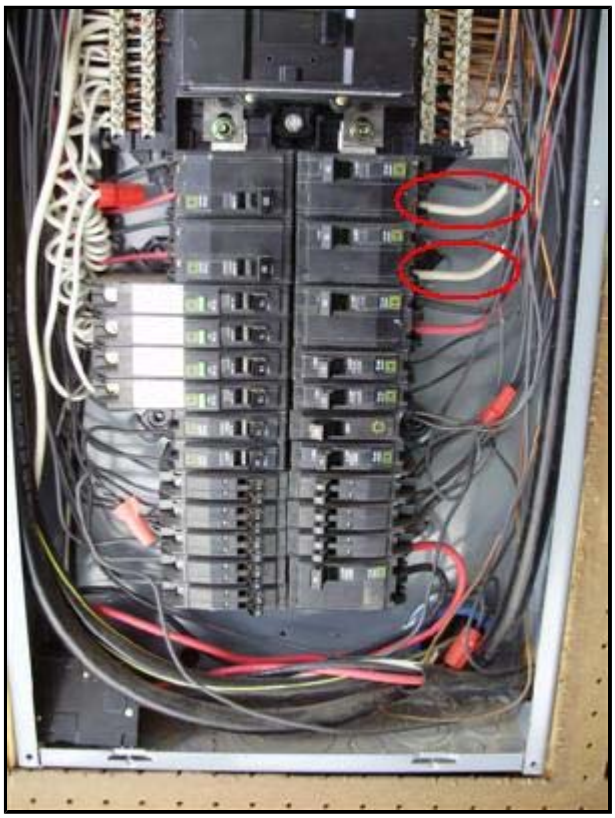
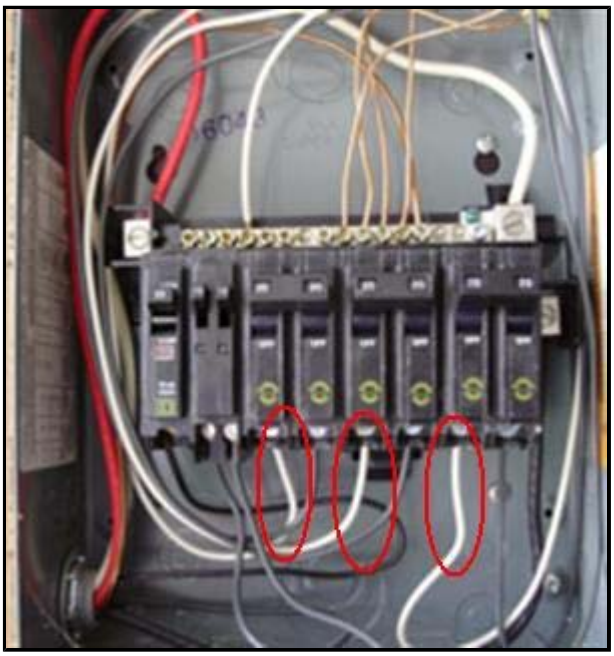


A. Picture 2



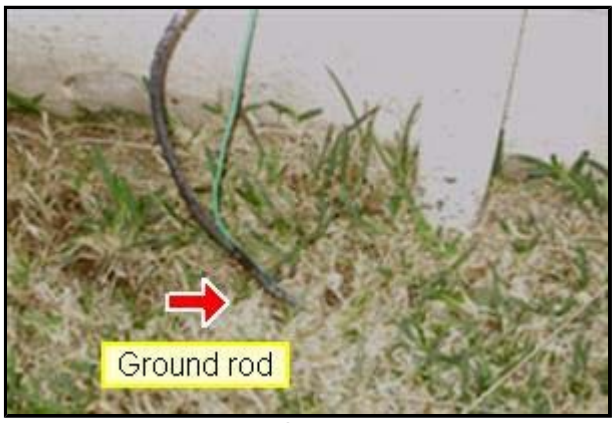
A. Picture 3

(3) One of the screws holding the cover on the main service panel has a stripped hole. This is for your information.

A. Picture 4

(4) A ground wire to ground rod is present below the meter but appears to have been hit by a weed trimmer or lawn mower. If the ground connection is loosened or wire damaged, a safety hazard would exist. It's recommended you periodically monitor this item and tighten or repair as necessary.

I NI NP D



A. Picture 5

☒ ☐ ☐ ☒ **B. Branch Circuits - Connected Devices, and Fixtures**
Branch wire 15 and 20 AMP: Copper
Type of Wiring: Romex
Comments:

(1) All garage receptacles which are readily accessible and not dedicated for freezer, washing machine etc are required to be GFCI protected [per NEC 210.8A2,5]. Most receptacles in the garage are not properly protected. Correction by a licensed electrical contractor is recommended.

B. Picture 1

(2) One garage receptacle on the south wall was identified as being out of phase (hot & neutral wires are reversed). Correction by a licensed electrical contractor is recommended.

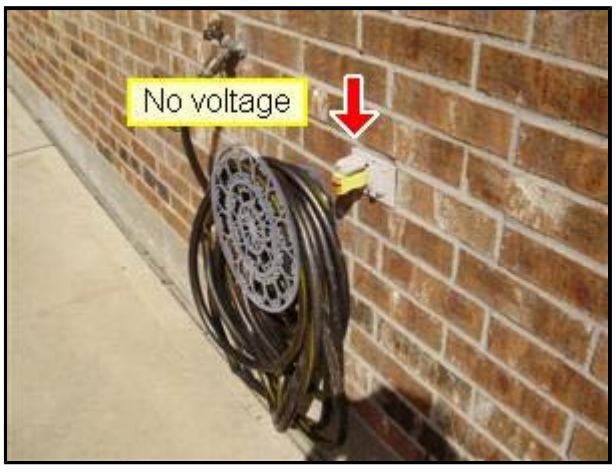
I NI NP D

B. Picture 3

B. Picture 2

B. Picture 4

(3) No power (voltage) was identified at the external duplex outlet beside the hose bib adjacent to the driveway. This outside location requires GFCI protection and during the process of testing the other outside receptacles it was determined that the reset is located in the garage. Resetting did not restore power to this receptacle. It's possible this is a switched outlet and if true, I was unable to locate the switch which controls it. Further investigation and discussion with the present homeowners is suggested.



I NI NP D

B. Picture 5

(4) One light on the far left side of the front porch did not light. This is for your information and it's presumed that the bulb is either loose in the socket or need replacing.

B. Picture 6

(5) The pipe & elbow covering the cable which enters the back wall of the garage from ground level is broken. The only purpose for this covering is to protect the cable from physical damage. The utilized CI-200 pipe with a very thin wall could be replaced with the same materials but a better solution would be to install plastic gray electrical conduit or Sch-40 pipe. Both recommendations have significantly thicker walls which would be less apt to break if bumped with a weed trimmer or lawn mower.

B. Picture 7

(6) Extension cords are not to be used as permanent wiring. This cord was not plugged in and the circuit controlled by it was not tested. If required for lighting or other permanent service, it needs to be properly wired.

I NI NP D

B. Picture 8

(7) Electrical disconnect switches should not be installed directly behind air conditioner condensers [2005 NEC 110.26] . This is an often compromised regulation and is provide for you information.

B. Picture 9

(8) Due to the overall appearance & condition of the blades, the ceiling fan was not tested for rotation. Light does operate properly.

B. Picture 10

(9) There is a lack of arc-fault circuit interrupting devices (AFCI) for family rooms, living rooms, recreation rooms, closets & hallways. These devices were only required in bedrooms when the home was built but the requirement has since been upgraded to include all non-appliance 120VAC circuits. Unless a home is a recent build, it's doubtful this requirement has been met.

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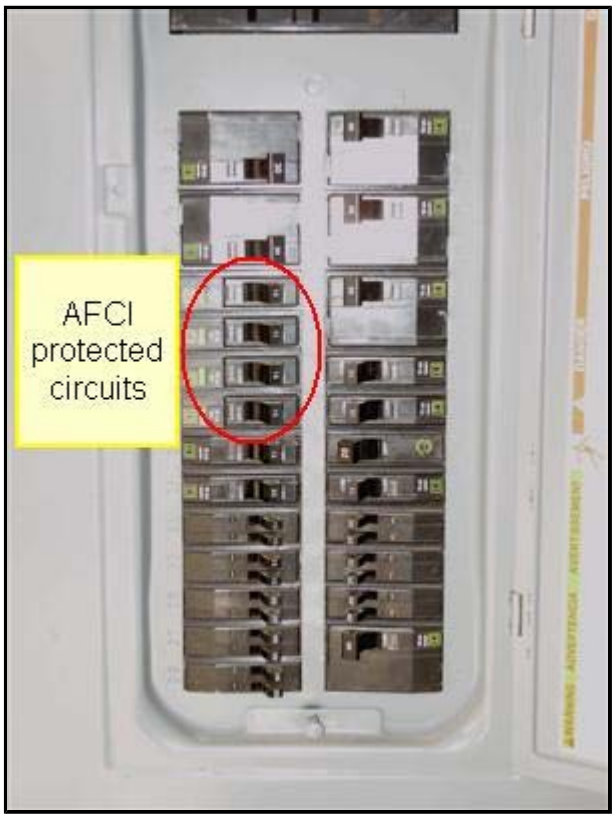


B. Picture 11

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ **A. Heating Equipment**

Type of System (Heating): Forced Air
Energy Source: Natural gas
Heat System Brand: Aquatherm, Rheem
Serial # : Downstairs: RGPP-07EAMGR; GH5D302F480511868
Number of Heat Systems (excluding wood): Two
Extra Info : Upstairs: RGPP05-EAUER; GHSD302F480510601
Comments:

(1) The upstairs gas furnace flue vent is separated. This is a safety issue and should be repaired by a licensed HVAC contractor.

A. Picture 1

(2) Both heating units were operated for a short time and performed properly.

☒ ☐ ☐ ☐ **B. Cooling Equipment**

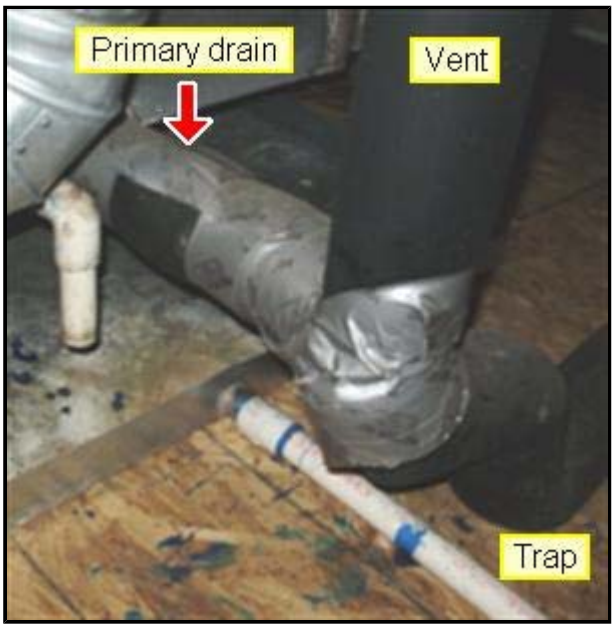
Central Air Manufacturer: Rheem
Serial # : RAPC-048JAZ; 6994F470506430; HD14448D210B2603AP evap. coil
Comments:

(1) The ambient air test was performed on the downstairs unit by measuring the differential air temperature between the return (filter grill) and supply (grill in the master bedroom). This was done to determine if the difference is within the acceptable range of 16-21 degrees. The return air temperature was 69 degrees and the supply air temperature was 52 degrees (difference 17 deg F) which indicates the unit is cooling properly.

The same test was performed on the upstairs unit (return filter & front bedroom over dining room grill) with similar results. The return air temperature was 69 degrees and the supply air temperature was 52 degrees (difference 17 deg F) which indicates the unit is cooling properly.

(2) Both primary drains do not have a water trap before the siphon break which results in conditioned air being discharged in the attic. To correct this situation, it's recommended that the existing vent be capped but left unglued and a new vent be added downstream of the trap. The unglued cap could then be removed when the line needs bleach added for cleaning.

I NI NP D



B. Picture 1

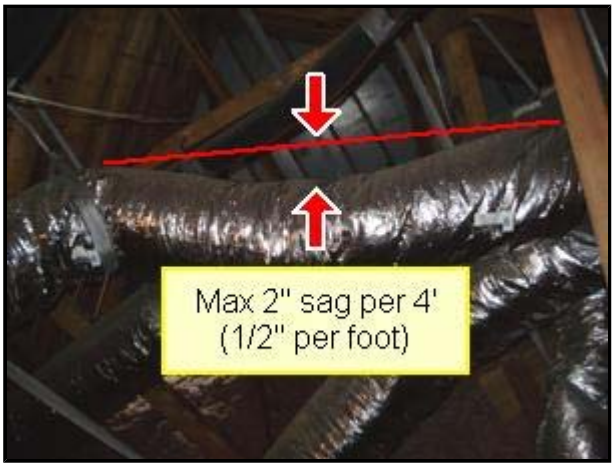
(3) Both AC condensing units (outside) were checked for unusual noises or vibration; each appeared to be operating properly.

☐ ☐ ☐ ☒ **C. Duct System, Chases, and Vents**

Ductwork: Insulated
Filter Type: Cartridge
Filter Size: 12x12, 20x25
Extra Info : Media air filter in attic: 20 x 25 x 5
Comments:

(1) A joint between sections of flex duct has partially separated in the attic. Energy loss is occurring because this area is un-insulated. Repairs are recommended by a licensed HVAC contractor. (No picture taken)

(2) Numerous portions of flex duct are sagging greater than the allowable 1/2" per foot (max 2" sag between 48" straps). Correction is recommended by a licensed HVAC contractor.



C. Picture 1

(3) Numerous portions of flex duct are kinked which will restrict air flow. Ducts should be stretched so they are as straight as possible and changes of direction should be made with large radius turns that avoid kinking the product. Correction is recommended by a licensed HVAC contractor.

(4) Note that each unit has a large Media Air Filter located in the attic.

I NI NP D

C. Picture 2

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

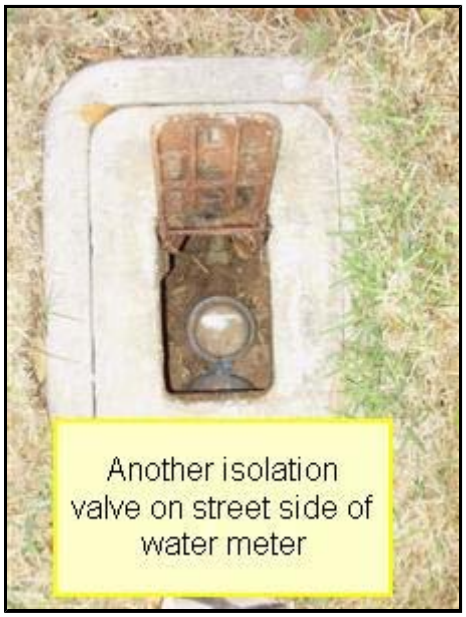
I NI NP D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ **A. Water Supply System and Fixtures**
Water Source: Public
Location of water meter: Front, Right Side
Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): CPVC
Location of main water supply valve: Right Side
Extra Info : Behind AC condensors
Static water pressure reading: 58 pounds/square inch
Comments:

(1) The water shutoff is assumed to be the ball valve located behind the AC condensers (please ask the current owners to confirm). While ball valves are acceptable for this function, sunlight does degrade plastics and it's possible the handle could break if/when the valve needs to be closed. Because of their much slower closing rate, gate, globe and diaphragm valves don't put as much stress on the handle therefore are better served for this application. If a plumber is solicited for another task, you might consider upgrading this valve to one of the 3 mentioned. In the event the valve isn't upgraded and it breaks, another valve is located on line feeding the water meter.

A. Picture 1



A. Picture 2

(2) Both upstairs shower heads were noted to have calcium buildup. Improved flow can be accomplished by soaking them in a vinegar-water solution.

☐ ☐ ☐ ☒ **B. Drains, Waste, and Vents**
Washer Drain Size: Not visible
Plumbing Waste: PVC
Comments:

The sink waste line in the back lavatory of the Hollywood Bath drains very slowly. One possible cause might be the AC primary condensate building up in the line and a lack of sink use. It's recommended a plumber or HVAC technician correct this condition.

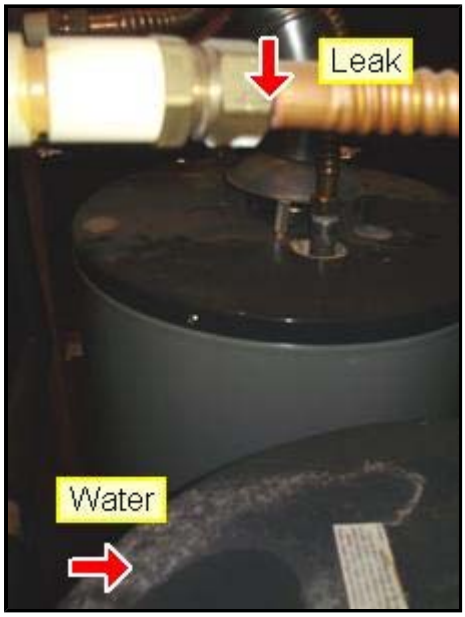
☐ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source (Water Heater): Gas (quick recovery)
Capacity (Water Heater): 50 Gallon (2-3 people)

I NI NP D

Water Heater Manufacturer: American
Water Heater Location: Attic
Comments:

(1) Both water heaters have leaks at the plumbing connections. Leaks can cause damage to unit or home. If galvanized pipe and copper flex line is joined, a dielectric union should be used. A qualified licensed plumber should repair this deficiency.

C. Picture 1



C. Picture 2

(2) Evidence of a past leak was seen at the TPRV (temp & press relief valve). This is for your information.

C. Picture 3

I NI NP D

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

(1) The tub was filled above return jets and pump was attempted to be energized. Only a humming sound was heard and water didn't circulate. It's recommended that a licensed plumber correct this deficiency.

(2) One water valve handle needs the set screw tightened.

D. Picture 1

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

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwasher**
Dishwasher Brand: General Electric
Serial # : PDW7880J10SS; AL900803B
Comments:

(1) No "air gap" or "high loop" was identified in the dishwasher drain line to garbage disposal. The lack of either can result in contaminated water being drawn back into the municipal water supply. If neither exists, it's recommended that a licensed plumber correct this deficiency.

(2) Similar comment for RO water system under kitchen sink: No "air gap" was identified in the reject water line to drain. If it doesn't exist, it's recommended that a licensed plumber correct this deficiency.

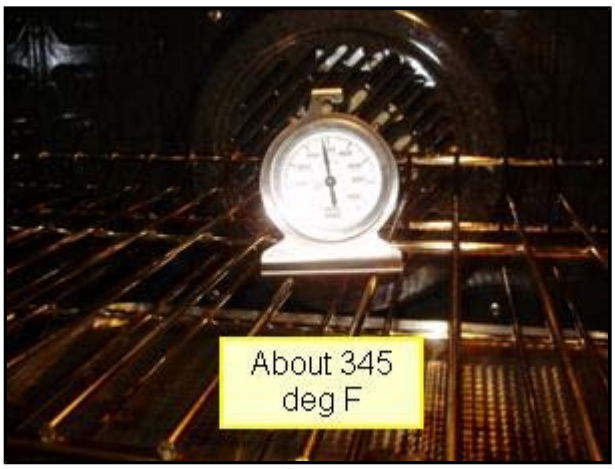
(3) The dishwasher is unusually noisy and may need service or repair. It's recommended that a service person investigate and correct

☒ ☐ ☐ ☐ **B. Food Waste Disposer**
Disposer Brand: Badger
Serial # : Mod 5, s/n not visible
Comments:

☒ ☐ ☐ ☐ **C. Range Exhaust Vent**
Exhaust/Range hood: General Electric
Serial # : JV536H1SS, TH832687Z
Comments:

☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**
Range/Oven: General Electric
Serial # : JT912S0K3SS, DL619415O
Comments:

Oven tested at 350 deg F and found to be within +/- 25 deg.



D. Picture 1

☒ ☐ ☐ ☐ **E. Microwave Oven**
Built in Microwave: General Electric
Serial # : JE2160SF03, ZH903517M

I NI NP D

Comments:

☐ ☐ ☒ ☐ **F. Trash Compactor -** *Comments:*

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

☒ ☐ ☐ ☐ **H. Garage Door Operator(s) -** *Comments:*

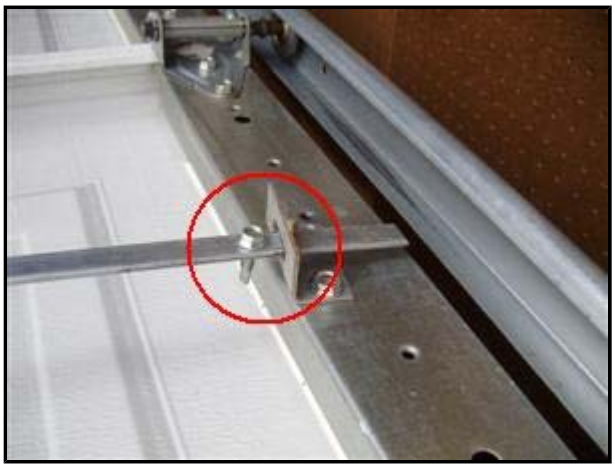
(1) The garage door operator was tested and confirmed to reverse when photo cell is interrupted and when the door is met with resistance.

(2) Automatic garage door wall-mounted control button does not have Red, Black, Orange & White SAFETY DECAL located near the control button.

H. Picture 1

(3) Please review DASMA Safety brochure included with this report.

(4) Garage lock properly disabled.



H. Picture 2

☒ ☐ ☐ ☐ **I. Doorbell and Chimes -** *Comments:*

☐ ☒ ☐ ☐ **J.**

I	NI	NP	D

Dryer Vents - *Comments:*

Internal dryer vent connection was not visible therefore not inspected.

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

I NI NP D

VI. OPTIONAL SYSTEMS

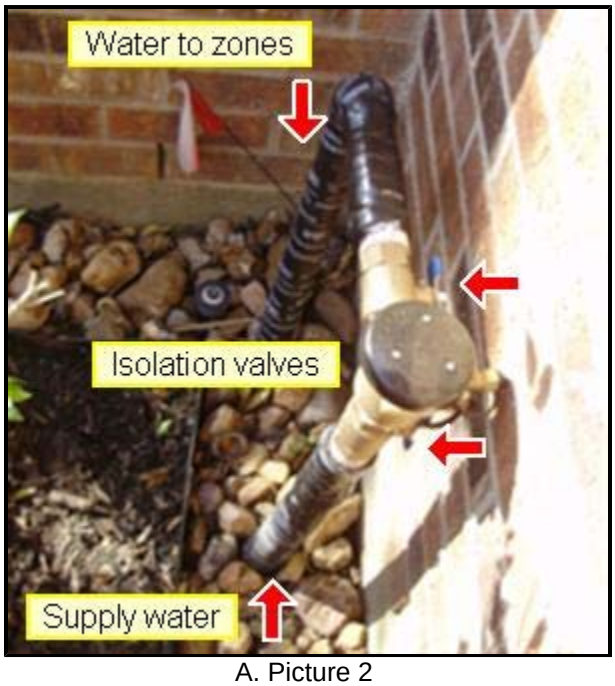
☒ ☐ ☐ ☐ **A. Lawn and Garden Sprinkler System -** *Comments:*

(1) One zone operates where stones have been placed beside the pool equipment and AC condensers. When tested, some stones kept a sprinkler head from returning to the down position. This could result in it being hit and broken when someone walks by.

(2) Rain sensor installed to back side of garage.

A. Picture 1

(3) Anti-siphon valve is located in the front and on the right side of the home. In freezing temperatures, a plastic component under the lid may break when the water expands and turns to ice. It is the weakest component of the valve and by failing, keeps the housing from cracking. To minimize the possibility of the plastic part failing, the water supply valve can be closed and the valve housing drained.



A. Picture 2

☒ ☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Gunite (concrete)
Style: In ground, Heated
Shape: Freeform

I NI NP D

Comments:

(1) An audible alarm is required for back door exiting to pool area. None was heard but I suggest you check with present homeowner as this may be incorporated into alarm system.

(2) The gate limiting access to the pool area from the driveway is not self-closing.

(3) The gate should have no opening greater than 1/2" within 18" of gate latch & latch must be pool side if less that 54" tall.

(4) Pumps (3), blower, heater, chlorinator, cleaner and auto valves confirmed to operate correctly.

(5) **Cartridge filter details**: Lower initial cost when compared to Sand filters and Diatomaceous Earth (DE) filters. More maintenance time than DE or Sand filters but only need to open 1-2X per swimming season. Higher replacement cost than Sand or DE filters. Expect to replace once every 5 years. Cartridge filters clean at a rate of about 10-15 micron, sand filters are worse and initially filter at about 50 micron but improve to 25 micron about the time they need to be backwashed. DE filters the best at about 1-2 micron. My opinion having owned and operated all three is that DE (though most expensive) is the best choice for this area, cartridge is second and sand a distant third.

(6) Some manual valve handles are difficult to reposition because of the added stones.

(7) Pool remote control unit was not available for testing.

☒ ☐ ☐ ☐ **E. Gas Supply System -** *Comments:*

Gas meter is located on the right side of the home. Isolation valve is circled.

E. Picture 1

☐ ☒ ☐ ☐ **I. Other Built-in Appliances -** *Comments:*

(1) Proper operation and temperature inside wine cooler were not confirmed.

(2) Low-voltage lighting was not tested.

I NI NP D

I. Picture 1

General Summary

WISER PROPERTY INSPECTIONS

1902 Fawn Way Court
Richmond, Tx. 77406-1370
713.444.2502

Customer
Client Name

Address

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

B. Grading & Drainage

Deficiency

(1) The gutter is holding water due to incorrect slope towards downspout at several locations of the home. Gutters that drain poorly can lead to costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

G. Doors (Interior & Exterior)

Deficiency

(1) The main entry door needs strike and latch adjustment to shut tight. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

(2) The entry door at rear of home reveals daylight at threshold when latched. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

(3) The dead bolt for the entry door at rear of home does not lock. This is a maintenance issue and probably due to an improperly cut key. A qualified person confirm this assumption with another key and correct or replace.

(4) Several interior doors did not latch.

H. Windows

Deficiency

(1) One window in the study (right of main entry) has a broken pane. Since it is a double-pane style, removal is necessary to properly complete the repairs. A qualified contractor should be engaged to perform this task.

(2) One screen in the living room was identified to have a small hole. This is a minor issue but provided for your

I. STRUCTURAL SYSTEMS

information.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected

(2) The main panel and smaller sub-panel to the right have several "White" insulated branch wires which originate at a circuit breaker and supply voltage to locations throughout the property. Only "Red" and "Black" insulation is allowed for this purpose. Correction can be initiated by installing (colored electrical) phase tape at each end of the wire.

B. Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficiency

(1) All garage receptacles which are readily accessible and not dedicated for freezer, washing machine etc are required to be GFCI protected [per NEC 210.8A2,5]. Most receptacles in the garage are not properly protected. Correction by a licensed electrical contractor is recommended.

(2) One garage receptacle on the south wall was identified as being out of phase (hot & neutral wires are reversed). Correction by a licensed electrical contractor is recommended.

(3) No power (voltage) was identified at the external duplex outlet beside the hose bib adjacent to the driveway. This outside location requires GFCI protection and during the process of testing the other outside receptacles it was determined that the reset is located in the garage. Resetting did not restore power to this receptacle. It's possible this is a switched outlet and if true, I was unable to locate the switch which controls it. Further investigation and discussion with the present homeowners is suggested.

(6) Extension cords are not to be used as permanent wiring. This cord was not plugged in and the circuit controlled by it was not tested. If required for lighting or other permanent service, it needs to be properly wired.

(9) There is a lack of arc-fault circuit interrupting devices (AFCI) for family rooms, living rooms, recreation rooms, closets & hallways. These devices were only required in bedrooms when the home was built but the requirement has since been upgraded to include all non-appliance 120VAC circuits. Unless a home is a recent build, it's doubtful this requirement has been met.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Deficiency

(1) The upstairs gas furnace flue vent is separated. This is a safety issue and should be repaired by a licensed HVAC contractor.

C. Duct System, Chases, and Vents

Deficiency

(1) A joint between sections of flex duct has partially separated in the attic. Energy loss is occurring because this area is un-insulated. Repairs are recommended by a licensed HVAC contractor. (No picture taken)

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Deficiency

The sink waste line in the back lavatory of the Hollywood Bath drains very slowly. One possible cause might be the AC primary condensate building up in the line and a lack of sink use. It's recommended a plumber or HVAC technician correct this condition.

C. Water Heating Equipment

Deficiency

(1) Both water heaters have leaks at the plumbing connections. Leaks can cause damage to unit or home. If galvanized

IV. PLUMBING SYSTEM

pipe and copper flex line is joined, a dielectric union should be used. A qualified licensed plumber should repair this deficiency.

D. Hydro-Massage Therapy Equipment

Deficiency

(1) The tub was filled above return jets and pump was attempted to be energized. Only a humming sound was heard and water didn't circulate. It's recommended that a licensed plumber correct this deficiency.

V. APPLIANCES

A. Dishwasher

Inspected, Deficiency

(1) No "air gap" or "high loop" was identified in the dishwasher drain line to garbage disposal. The lack of either can result in contaminated water being drawn back into the municipal water supply. If neither exists, it's recommended that a licensed plumber correct this deficiency.

(2) Similar comment for RO water system under kitchen sink: No "air gap" was identified in the reject water line to drain. If it doesn't exist, it's recommended that a licensed plumber correct this deficiency.

(3) The dishwasher is unusually noisy and may need service or repair. It's recommended that a service person investigate and correct

VI. OPTIONAL SYSTEMS

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

Inspected

(1) An audible alarm is required for back door exiting to pool area. None was heard but I suggest you check with present homeowner as this may be incorporated into alarm system.

(2) The gate limiting access to the pool area from the driveway is not self-closing.

(3) The gate should have no opening greater than 1/2" within 18" of gate latch & latch must be pool side if less that 54" tall.

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.

Additional Safety Devices
Many garage door openers can be equipped with additional safety devices. Consider adding a photo eye or edge sensor as an extra measure of safety to protect against entrapment. Keep in mind that adding more safety devices will not make an old opener meet the current UL standards.

Make sure the additional safety devices, such as photo eyes or edge sensors, are properly installed and adjusted (see owner's manual). Photo eyes should be installed no more than 6" above the floor. To test photo eyes, standing inside the garage, safely away from the path of the door, use the remote control or wall button to close the door. As the door is closing, wave an object in the path of the photoelectric eye beam. The door should reverse and return to the fully open position.

Testing and Maintaining The Garage Door

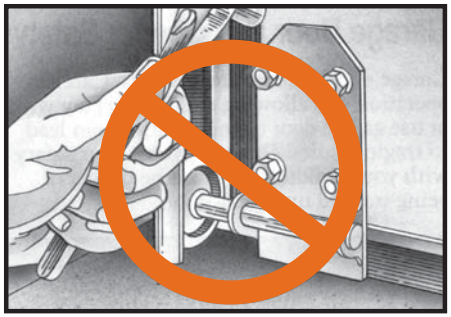
Perform routine maintenance steps once a month. Review your owner's manual for the garage door. If you don't have a manual, look for the model number on the back of the door, or check the lock handle, hinges or other hardware for the manufacturer's name and request a manual from the manufacturer.

Visual Inspection
Look at the garage door springs, cables, rollers, pulleys and other door hardware for signs of wear. If you suspect problems, have a qualified person make repairs.

WARNING – Springs are under high tension. Only qualified persons should adjust them.

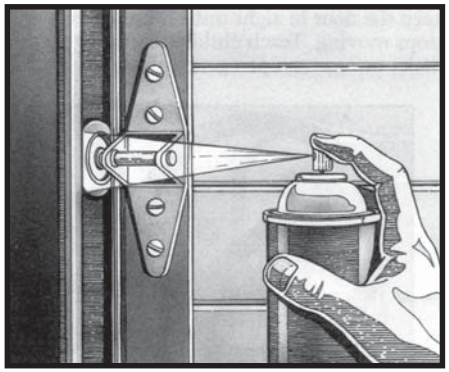
Garage door springs, cables, brackets and other hardware attached to the springs, are under very high tension and, if handled improperly, can cause serious injury. Only a qualified professional or a mechanically experienced person carefully following the manufacturer's instructions should adjust them. The torsion springs (the springs above the door) should only be adjusted by a professional. Do not attempt to repair or adjust torsion springs yourself.

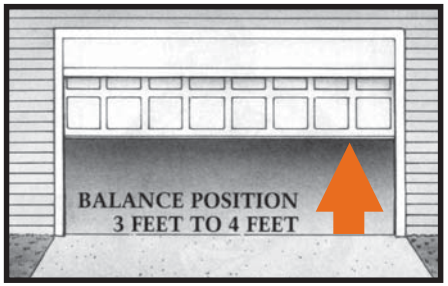
A restraining cable or other device should be installed on the extension spring (the spring along the side of the door) to help contain the spring if it breaks.



Never remove, adjust or loosen the screws on the bottom brackets of the door. These brackets are connected to the spring by the lift cable and are under extreme tension.

Lubrication
Regularly lubricate the moving parts of the door. However, do not lubricate plastic parts such as plastic rollers and plastic idler bearings. Consult the door owner's manual for the manufacturer's recommendation.





Door Balance
Periodically test the balance of your door.

- Start with the door closed.
- If you have a garage door opener, use the release mechanism so you can operate the door by hand when doing this test.
- You should be able to lift the door smoothly and with little resistance. It should stay open around three or four feet above the floor. If it does not, it is out of adjustment. Have it adjusted by a qualified service person.

DASMA
Door & Access Systems Manufacturers Association International

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IMPORTANT INFORMATION

Automatic Garage Door Opener and Garage Door Safety and Maintenance Guide

Garage Door System Safety – An Automatic Decision

A garage door is the largest moving object in the home. They are often operated by electric door openers. Proper installation, operation and maintenance and testing of the garage door and automatic opener are necessary to provide safe, trouble-free operation. An improperly adjusted garage door or automatic opener can exert deadly force when the door closes. This could lead to serious injury or death from being hit by a closing garage door or from being trapped under the door.

Safety is Everyone's Business

A few simple precautions can protect your family and friends from potential harm. Please take a few minutes to read the following safety and maintenance tips. Refer to your garage door and opener owner's manual for details specific to the model you own. Then check the operation of your garage door and automatic opener.

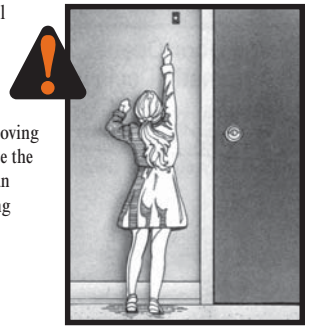
Some of the following precautions and warnings are identified with this "Safety Alert Symbol". This symbol indicates a potential personal safety hazard that can result in injury or death.

Garage Door Openers Are Not Toys

Do not stand or walk under a moving door! Do not let children or adults play "beat the door." It is dangerous and can result in serious injury or death. Adults should set a good example. Know how to use the emergency release, in case someone is pinned by the door.

Do not let children play with or use the transmitters or remote controls. Always place and store them out of the reach of children.

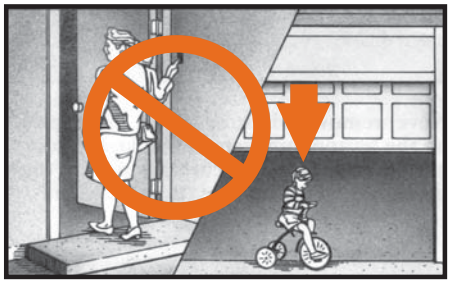
The pushbutton wall control should be out of reach of children (at least 5 feet from the floor) and away from all moving parts. Mount and use the button where you can clearly see the moving garage door.



Teach Your Children About Garage Door and Opener Safety

Garage door openers are not toys. Careless operation and allowing children to play with or use garage door opener controls can lead to tragic results. Discuss garage door safety with your children. Explain the danger of being trapped under the door.

When using the pushbutton or transmitter, keep the door in sight until it completely stops moving. Teach children never to play under or near an open garage door.



Teach children to keep their hands and fingers clear of section joints, hinges, track, springs, and other door parts. Contact with a moving door or its hardware could cause serious injury. These injuries can also happen with garage doors that don't have automatic openers.

Routine Maintenance Can Prevent Tragedies

Take a few minutes to inspect and test your complete garage door system. Make monthly inspection and testing a part of your regular routine. Safety is everyone's business. Make garage door and garage door opener safety automatic in your home.

Monthly Maintenance Checklist

Garage Door Opener
- Force Setting Test
- Additional Safety Devices

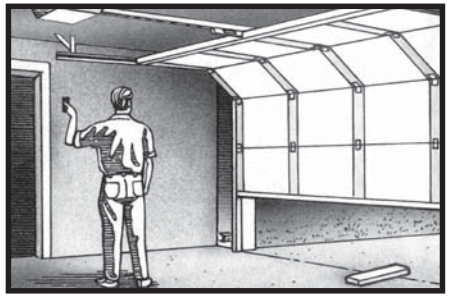
Garage Door
- Visual Inspection – Springs, Rollers, Pulleys, Cables and Track
- Lubrication
- Door Balance

Consult owner's manuals for additional recommended maintenance for your models of door and opener.

Testing and Maintaining the Garage Door Opener

There are routine safety and maintenance steps that you should follow once a month. Review your owner's manual for the door opener. If you don't have the owner's manual, look for the opener model number on the back of the power unit and request a manual from the manufacturer.

Reversal Test
Make sure your opener has a reversing feature. If a reversing feature is not present, it should be replaced. Garage door openers manufactured after January 1, 1993 are required by federal law to have advanced safety features which comply with the latest UL 325 standards: Contact your manufacturer or installer for additional information.

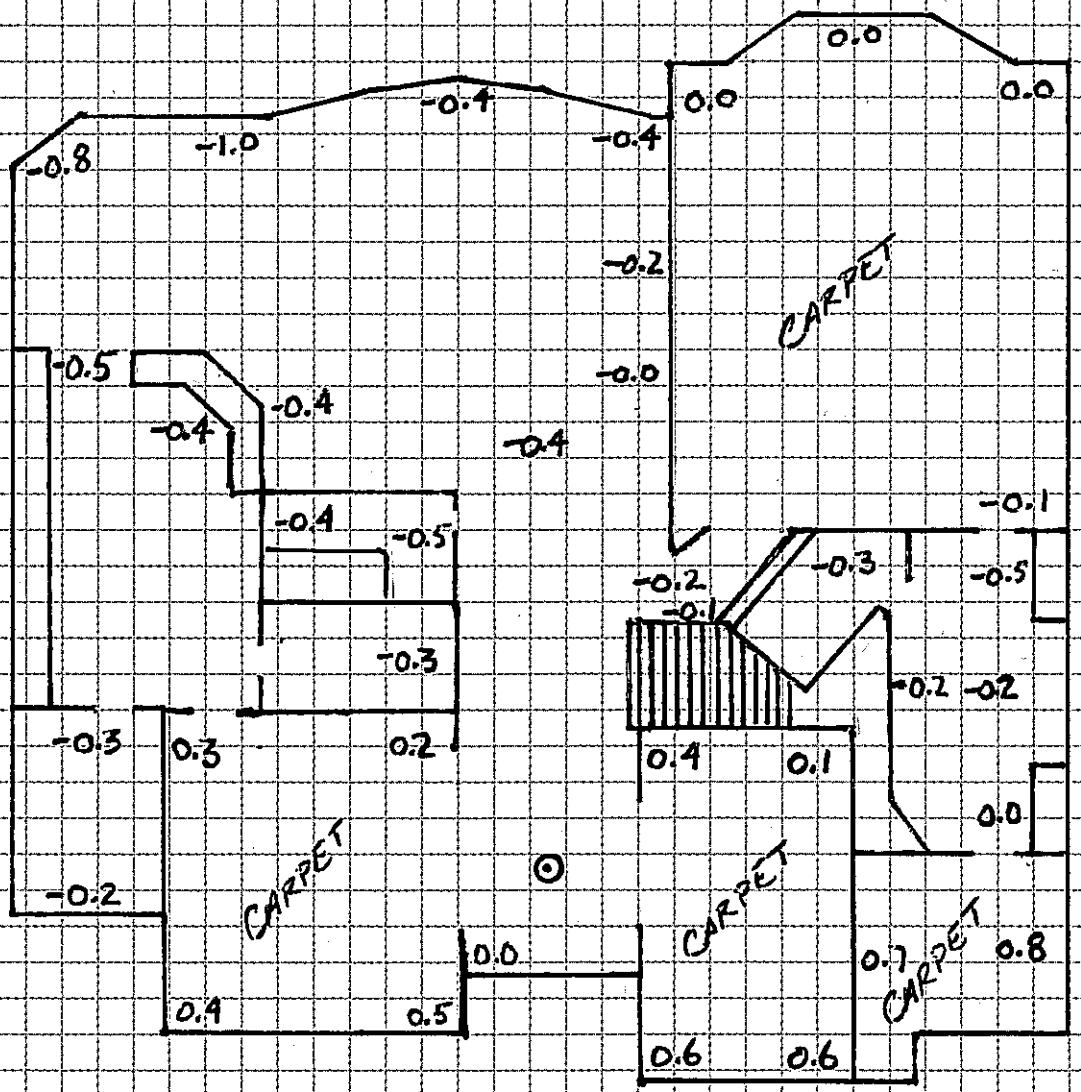


Test the reversing feature every month.

- First, test the balance of the door (see "Testing and Maintaining The Garage Door"). If the door is properly balanced, then proceed.
- With the door fully open, place a 1-1/2" thick piece of wood (a 2" x 4" laid flat) on the floor in the center of the door.
- Standing inside the garage, safely away from the path of the door, push the transmitter or wall button to close the door. The door must reverse when it strikes the wood. (Note that the bottom part of *"one piece doors"* must be rigid so that the door will not close without reversing.)
- If the door does not reverse, have it repaired or replaced. Have a qualified individual adjust, repair or replace the opener or door.

EQUIP: DIGITAL LEVEL SYSTEMS
DLS-70

DATE: 19 MAR 2010



⊙ REF POINT 5'-0" INSIDE HOME ALIGNED CENTER OF DOOR.

POOL FILTERS

There are 3 types, diatomatious earth (DE), cartridge and sand and I have owned and maintained each. All have drawbacks and benefits but I have found the DE to work best for this area and your pool water will definitely show a difference.

A DE filter costs the most but filters much better at 1-2 micron. Many think it is more difficult to maintain than sand or cartridge but I find the benefits of this type to far outweigh requirement for extra work. Lower pump operational time during the warmer months will save you money in the long run.

Sand filter costs are mid-range and operate at about 50 micron after backwash and get to around 25 micron when needing to be cleaned. Sand has to be replaced every 5-7 years because it wears out like sand paper would and tends pack more readily. Replacing sand in this filter is like wrestling with a greased pig! Also as I stated yesterday, the pool water needs to be in motion 24 hr/day during the summer so algae can't form as rapidly. Adds operating cost!

Cartridge filters have a 10-15 micron operating range but have probably the most maintenance of the three. The initial cost is lower but you'll have to dissemble and clean each of the cartridges with water and sometimes an acid/water mix when they get dirty. Also, filters do wear out and the replacements are fairly expensive.