



## Home Inspection Report



1202 Oxford Street, Round Rock, TX 78665

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**Inspection Date:**

Friday September 1, 2017

**Prepared For:**

Kerry Broussard

**Prepared By:**

Mulling Home Inspection Services

512-987-9470

info@mullinghomeinspections.com

**Report Number:**

1

**Inspector:**

Karl Mulling

**License/Certification #:**

TX--22749

# PROPERTY INSPECTION REPORT

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**Prepared For:** Kerry Broussard  
(Name of Client)

**Concerning:** 1202 Oxford Street, Round Rock, TX 78665  
(Address or Other Identification of Inspected Property)

**By:** Karl Mulling TX-22749 9/1/2017  
(Name and License Number of Inspector) (Date)

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## 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 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 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. 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.

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

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**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

A home inspection is just what the name indicates, an inspection of a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about that property and other factors. A good inspector will do his level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period. Typically, the warranty company never inspects the home. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Slab-on grade

Some portions of the foundation were visually concealed from view either by flooring or other obstructions and could not be inspected.

The Foundation is: Appearing to provide adequate support for the structure at the time of inspection. No significant problems were observed. See additional comments below.

Comments:

Minor vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm. Monitor for any additional movement and have evaluated by a foundation contractor if any movement occurs.

Surface deterioration (known as spalling) was observed on the exterior of the exposed foundation walls. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended.

Photos:



Erosion of soil at the foundation on westside.



Shows erosion of soil away from foundation



Deteriation of foundation from erosion

B. Grading and Drainage

Comments: The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

A drainage swale (if effect, a wide and shallow ditch) should be created. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

Photos:

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Damaged downspout, erosion of soil, and deterioration of foundation.



Negative grading towards northside foundation, lack of swale



Another shot of damaged downspout

C. Roof Covering Materials

*Types of Roof Covering:* Fiberglass composition shingle

*Viewed From:* Walked on Roof

*Comments:* Some standing or puckered shingles were noted along with roof aggregate material in the gutters.

The roofing is considered to be in good condition. This roofing is wearing at uneven rates. The sides of the roof that are most exposed to the sun's light are wearing more quickly than the more shaded areas. Consult with a roofing contractor to determine that a repair or replacement of deteriorated roofing may be needed in some areas, prior to the entire roof covering requiring replacement.

Loose or damaged downspouts should be evaluated by a roofing professional and repair as needed.

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

*Photos:*



Larger view of roof



Shows some puckering of shingles



Some evidence of wear and shingles standing or pulled up.

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Roof material in gutter, another sign of normal wear and gutter needs cleaning



Damaged downspouts

**D. Roof Structures and Attics**

*Viewed From:* Entered attic and performed a visual inspection

*Approximate Average Depth of Insulation:* 10" to 13"

*Comments:* Some portions of the attic were inaccessible or unsafe at the time of inspection Attic was viewed from interior with about 50% visible during the inspection.

There is evidence of vermin activity. A pest control specialist should be consulted in this regard.

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

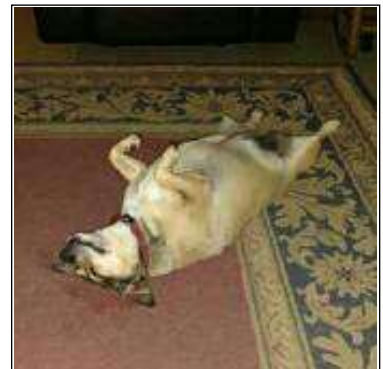
*Photos:*



Showing insulation and attic roof structure



Insulation measure over 13"



Vermin Activity (just kidding-this will not be in a report)

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

*Comments:* The house was occupied and furniture along with rugs did not allow visibility to the interior of the house.

Typical drywall flaws were observed. This condition is mainly cosmetic in nature and should be patched.

Typical minor cracking was observed on the exterior walls of the house along with exposed nail heads.

Trim and seams need to be sealed to prevent water penetration and wood rot.

Masonite siding that shows signs of deterioration. Recommend that a qualified professional

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

*Comments: cont.*

evaluation and then repair, seal, or replace as necessary.

*Photos:*



Small hairline crack repair under window in dining room



Ex. Of living room sheetrock crack



Trim needing to be caulked and sealed



Another trim needs sealant between Austin stone and wood siding



Trim at top eave needs to be attached better and sealed from weather



"Masonite" siding shows signs of wear and deterioration

**F. Ceilings and Floors**

*Comments:*

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

*Comments:* Master bedroom door has damaged or non-functional door hardware that should be repaired or replaced as needed.

The overhead garage door bottom weather strip seal is damaged and needs repair or replacement.

*Photos:*



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Garage door weather stripping is torn



Damaged master bedroom door hardware

**H. Windows**

*Comments:* The window(s) in the master bath and guest bedroom have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced. The windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition. It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

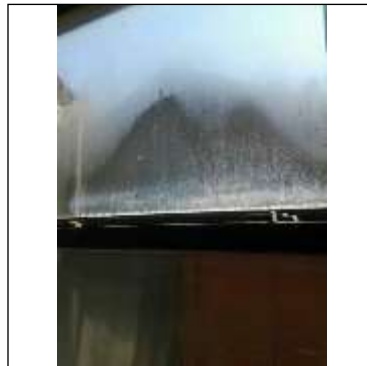
The window(s) in the dining room are inoperative. Improvement can be undertaken to allow normal operation of the window. All the window issues will need to be addressed with a window contractor to repair or replace glazing.

The exterior pane of glass is missing from the front bedroom window and should be replaced. TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

*Photos:*



Dining room window springs do not hold window in an open position.



Broken seal in master bath window



Exterior window pane missing from double paned window on front bedroom

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

*Comments:*

**J. Fireplaces and Chimneys**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**J. Fireplaces and Chimneys cont.**

*Comments: cont.*

Comments:

The rear wall of the fireplace firebox shows some damage and should be repaired for improved safety.

Significant creosote buildup was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

The fireplace has gas starter present. No damper stop is installed and requires repair. Damper stops reduce the risks of carbon monoxide poisoning.

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

Recommend that a carbon monoxide detector be installed for overall safety.

*Photos:*



**K. Porches, Balconies, Decks, and Carports**

*Comments:* TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

The front porch area has settled relative to the house proper. This is a common condition that should be monitored. The seam between the porch and sidewalk should be sealed to prevent any further erosion.

*Photos:*

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Back deck



Transition between front porch and sidewalk has settled and needs to be sealed

L. Other

Comments:

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Electrical Service: Overhead service, aluminum wire, 220 volts

Main Breaker: 100 Amp

Panel type: Circuit Breakers

Panel Manufacturer: General Electric

Ground: 8ft. Rod in contact with soil

Main service entrance wires are Aluminum. All other circuits are Copper.

Bonding for plumbing, gas appliances, meter, and at furnace are not present. Recommend a qualified electrician evaluate and repair or replaced as needed.

The panel wiring is clean and wired in a professional manner.

Photos:



220-volt service meter



Service Drop and tree branches needing to be trimmed



AC cutoff

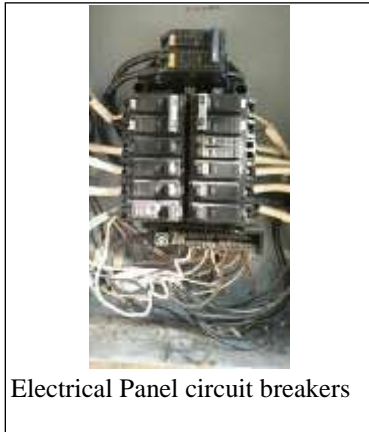
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Electrical Panel circuit breakers

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Bonding was not found on appliances. This should be repaired as it poses a potential safety hazard.

The installation of a ground fault circuit interrupter (GFCI) on the range side in the kitchen and in the garage, is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

All Kitchen, bathroom, and exterior GFCI past reset testing at the time of inspection.

Exposed light bulb in garage should have a light cover for protection.

A smoke detector is inoperative and smoke detectors are not present in bedrooms. These items should be repaired as it poses a potential safety hazard.

Doorbell chime was functioning during inspection.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Photos:



Rangeside kitchen plug not GFCI



Range side plug2 not GFCI



Exposed garage light without cover

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

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

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**A. Heating Equipment cont.**

*Energy Sources: cont.*

Energy Sources: Gas

Manufacturer: Rheem

Model# RGPH-05EAUER

*Comments:* Ceiling area inside furnace cabinet is open to attic. Recommend that this should be enclosed and trimmed with flue pipe trim to add fire stop function.

Gas flex line is feeding inside the furnace unit. It is recommended to add a vibration dampen/material by a qualified HVAC service tech.

The dirty air filter should be checked and replaced monthly.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

*Photos:*



Furnace cabinet gas line not bonded



Flexline coming into furnace

**B. Cooling Equipment**

*Type of Systems:* Central Forced Air System

Air Unit MFG: Rheem Model# RAMB-036JAZ

MFG date: July 1999

*Comments:*

Temperature readings from the air return was 76 degrees temperature at supply-side were 54 deg. Any temperature range from 15 to 22 degrees is considered normal.

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

*Photos:*

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Return air at 78



Supply air side at 56 degrees



Control panel



Outside AC unit mfg. July, 1999



Outdoor unit

C. Duct Systems, Chases, and Vents

Comments:

Photos:



Insulated ventilation

**IV. PLUMBING SYSTEM**

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Shut off is right next to meter box.

Static water pressure reading:

Comments: Lacking anti-siphon device on exterior hose bib.

It is recommended that an anti-siphon device be added to the hose bib(s).

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off

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

*Comments: cont.*

valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, pot ability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

The shower head in master bathroom is leaking and should be repaired.

There was no evidence of bonding and grounding on the gas meter. Recommend that a licensed electrician install proper ground at the gas meter.

*Photos:*



Water meter and home cutoff



Hose bib without anti-siphon device

**B. Drains, Wastes, and Vents**

*Comments:* Main sewer cleanout located in front yard close to street curb.

Visible drain lines are PVC.

*Photos:*



House northside Cleanout.



Waste cleanout at street curb

**C. Water Heating Equipment**

Energy Sources: Gas

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**C. Water Heating Equipment cont.**

*Energy Sources: cont.*

GE Brand Model # GENG0199110359

40000 BTU

*Capacity:* 40 Gallons

*Comments:* No sediment traps or drip legs at the gas lines at mechanical equipment. A drain pan is not present under the water heater. Because construction standards change over time, updating by a plumber will be required when appliances are replaced.

The TPR or pressure relief valve was not operated during the inspection because of risk of damage to property.

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector s reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

*Photos:*



No pan under water heater



GE 40 gal water heater

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

*Photos:*



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Dishwasher lacking signs of drain hose loop or air gap device

B. Food Waste Disposers

*Comments:* The food waste disposer is excessively noisy. Repairs or replacement may be necessary.

*Photos:*



Noisy when operated

C. Range Hood and Exhaust Systems

*Comments:* The range hood light and ventilation is part of installed micro-wave.

D. Ranges, Cooktops, and Ovens

*Comments:* The oven was not securely fastened with anti-tipping device on free standing range. This condition should be repaired.  
Gas oven tested at 346 degrees when oven was set at 350 degrees. Well within the normal range of 25 degrees.

*Photos:*

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All burners operating



Blurred photo shows oven temp at 346 degrees,

E. Microwave Ovens

*Comments:* Microwave was operating at the time of inspection.

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*Photos:*



F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

*Photos:*



Vent light unit in bathroom

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G. Garage Door Operators

Comments: Garage door locking mechanism was still operational. With automatic garage door openers, it is recommended that the locking mechanism be locked out in open position.

Photos:



Manuel lock operational. Should be bolted to prevent lock from being used

H. Dryer Exhaust Systems

Comments: Recommend that the dryer exhaust vent be cleaned.

Photos:



Dryer vent behind dryer



Vent cover outside the house

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

Report Identification: 1

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C. **Outbuildings**

*Comments:*

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

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

*Type of System:*

*Location of Drain Field:*

*Comments:*

F. **Other:**

*Comments:*

#### **ADDENDUM - SUMMARY:**

**This Summary Is not a complete Report and is only a brief summation of the entire Report. The Whole Report will include much more information of concern to the Client. It is Recommended that the entire Report be read.**

#### **MAJOR CONCERNS**

*Comments:*

Free standing range of stove is not properly secured to the floor or cabinet. An anti-tipping device should be installed.

#### **SAFETY HAZARDS**

There is no evidence of bonding and grounding on the gas meter. Recommend that a licensed electrician evaluate and repair.

GFCI in Garage and on the Range side in the Kitchen should be installed by a qualified electrician.

Anti-siphon devices need to be installed on exterior hose bibs.

It is recommended that the dryer exhaust vents be cleaned of lint and serviced prior to occupancy for safety.

Smoke alarms need to be installed in each bedroom and the kitchen alarm should be replaced.

A carbon monoxide detector needs to be installed in the residence.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**REPAIR ITEMS**

Master bedroom door hardware needs to be repaired or replaced for intended function.

Have a plumber replace the waste disposal that is not operating.

Siding that and trim that needs to be repaired, sealed, or replaced as recommended by contractor.

Exterior windows with broken seals and bedroom window missing outside pane should all be evaluated by a window contractor for repair or replacement.

**ITEMS TO MONITOR**

Continue to monitor the foundation for any movement

**DEFERRED COST ITEMS**

This is an average quality of house that is around 30 years old. As with all homes, ongoing maintenance is required and improvements to the home will be needed overtime. The items listed below may be repair or replacement sometime in the future. The home inspector cannot predict when that future for items to replaced will be. List of items:

Roof that is 15+ years.

Furnace that is 13+ years.

A/C that is 10+ years.

Water heater that is 5+ years.