



# Inspection Report

**John Doe**

**Property Address:**  
500 Sea Breeze Dr  
Dallas TX 75104



**Spec-Pro Inspection Services, LLC**

**Kevan Brent Giles TREC # 7297**  
**P.O. Box 4328**  
**Cedar Hill, TX 75106**  
**817-247-6819**

## PROPERTY INSPECTION REPORT

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**Prepared For:** John Doe  
 \_\_\_\_\_  
 (Name of Client)

**Concerning:** 500 Sea Breeze Dr, Dallas, TX 75104  
 \_\_\_\_\_  
 (Address or Other Identification of Inspected Property)

**By:** Kevan Brent Giles TREC # 7297 / Spec-Pro Inspection Services, LLC 6/18/2010  
 \_\_\_\_\_  
 (Name and License Number of Inspector) (Date)

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(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](http://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 THIS 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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

Termite-WDI (Wood Destroying Insect or Organism) Inspection is NOT provided in this report. This report is NOT a complete list of repairs and is limited to those items that are readily accessible at time of inspection. Paint, Floor coverings, and other Cosmetic Items are specifically excluded from this report. This Inspection-Report does NOT include Mold Testing, Microbial and/or Bio-growth Identification. This inspection does NOT include any form of Heating and Cooling System(s) warranty and/or guarantee. This report cannot, and does NOT represent operational performance, warranties, or condition(s) of any items after the date and time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

**I. STRUCTURAL SYSTEMS**


**A. Foundations**

**Type of Foundation:** SLAB-ON-GRADE

**Columns or Piers:** Not present

**Vantage point from which the crawlspace space was inspected:** NO CRAWL SPACE

*Comments:*

 (1) Planting beds were installed against foundation wall at sides and rear of structure. Irrigating planting beds installed next to the structure may introduce excessive amounts of moisture to soil supporting the foundation. This condition can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions.(Picture 1)



A. Picture 1


(2) **FOUNDATION PERFORMANCE OPINION:** The visible portions of the concrete slab foundation appeared to be in serviceable condition and is performing the function intended at the time of this inspection. Most of the slab under floor coverings were not visible at time of inspection.

**Note:** *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely and/or can occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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


## I NI NP D

 (1) The gutters have debris and roofing aggregate in areas around structure. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned, in order to find any conditions that may exist.(Picture 1)

**NOTE:** The gutters appear intact, but since we are not allowed to test the rain gutters for leaks, I am still unable to determine if gutters leak at seams or spills water.



B. Picture 1

 (2) Downspout attachment detached from rain gutter system at rear of structure. Recommend reattaching downspout drains as necessary for normal function.(Picture 2)(Picture 3)



B. Picture 2



B. Picture 3


C. Roof Covering Materials

**Type (s) of Roof Covering:** ARCHITECTURAL, ASPHALT COMPOSITION

**Viewed From:** Walked roof

**Roof Ventilation:** Gable vents, Soffit Vents (Air Inlet), Turbines

*Comments:*

 (1) Nail heads and/or fasteners exposed to weather at peak of roof and around vent flashings. Nail fasteners (Nail-heads) can erode away allowing flashing and/or shingles to come loose if siliconized roof caulking is not applied.(Picture 1)(Picture 2)(Picture 3)

## I N I N P D



C. Picture 1



C. Picture 2



C. Picture 3

(2) Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

The following factors affect the lifespan of roof-covering materials:

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

**NOTE:** BE ADVISED, THAT IT IS A GOOD IDEA TO CONSULT WITH YOUR INSURANCE UNDERWRITER FOR INSURABILITY OF THIS ROOF COVERING AND/OR RELATED COMPONENTS BEFORE PURCHASING AND/OR MOVING INTO HOME. THE

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HOME INSPECTOR MAKES EVERY EFFORT TO DELIGENTLY OBSERVE AND REPORT DAMAGE, IMPROPERLY INSTALLED MATERIALS, AND UNSAFE CONDITIONS ON THE ROOF COVERING. SOME AREAS THAT ARE NOT VISIBLE OR ACCESSIBLE CAN GO UNDETECTED AND CAN POSSIBLY LEAK AFTER THE INSPECTION, EVEN IF THE ROOF COVERING APPEARS TO BE FUNCTIONING NORMALLY. THEREFORE, NO REPRESENTATION OF WARRANTIES ARE IMPLIED ON THIS ROOF COVERING. IT IS ENTIRELY UP TO THE HOME OWNER TO HIRE EXPERTS KOWLEGABLE AND ABLE TO MAKE APPROPRIATE REPAIRS IF NECESSARY.

**☒ ☐ ☐ ☒ D. Roof Structure & Attic**

**Viewed From:** Walked, Some areas not accessible

**Roof Structure:** Rough Framing, 2 x 10 Ridge Beams, 2 x 6 Ridge Rafters, 2 X 8 Rafters, 2 x 4 Collar-Ties, 2 x 6 Purlins, 2 x 4 Purlin supports(With stiff-backs), Plywood Sheathing, Some areas not visible

**Attic Insulation:** Blown

**Approximate Average Depth of Insulation:** less than 6 inches, Inadeqaute

**Approximate Average Thickness of Vertical Insulation:** NOT VISIBLE (Behind walls)

**Attic info:** Pull Down stairs

*Comments:*

🏠 (1) The pull down stairs have loose hardware at room add-on location. Injury could result if not repaired.(Picture 1)



D. Picture 1

🏠 (2) Insulation missing at back of attic stair access inside room add-on location. Lack of insulation can affect efficiency of heating and cooling levels within the structure if not applied. Recommend adding insulation as necessary.(Picture 2)



D. Picture 2


🏠 (3) Scuttle opening into attic space was inaccessible due personal belongings and furniture in way of access at guest house location. Since we are not allowed to move or dismantle personal items. I am unable

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to determine the condition or deficiencies of attic structure and related components at time of this inspection. (Picture 1)




D. Picture 3

 (4) Insufficient amounts of insulation observed inside attic space, with less than 6 inches in some locations. Recommend adding insulation of a minimum of 8-10 inches or as necessary for normal function.(No photo)

E. Walls (Interior & Exterior)

**Wall Structure:** Wood studs (Not visible)

*Comments:*

 (1) Trim separation and gap openings in caulking-seams on soffit, eave boards, and at horizontal siding in various locations outside of structure. Openings beginning to develop in siding where plant hooks may not be securely attached to the header at front porch.(Picture 1)(Picture 2)

**NOTE:** Open penetrations may allow moisture, insects, and/or pests to enter if not corrected and maintained as needed. Therefore, it is recommended sealing these areas as necessary to prevent further deterioration.




E. Picture 1 OPENINGS IN SOFFIT



E. Picture 2 FRONT PORCH



E. Picture 3 SEAM OPENINGS


 (2) Vegetation growing against the exterior walls may introduce pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions.(Picture 4)

**NOTE:** The Inspector recommends removal of the vegetation from exterior walls. Consider replacement with vegetation having low water requirements.

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E. Picture 4 TRIM BACK 3-6"

-  (3) Unfinished wall surfaces observed near ceiling inside front bedroom at guest house location. Previous drywall repairs can indicate possible water penetration(s) may have occurred and could return. Therefore, it is recommended to monitor affected areas and correct as necessary.(Picture 5)

E. Picture 5 GUEST HOUSE  
BEDROOM

#### F. Ceilings & Floors


**Floor Structure:** CONCRETE SLAB, POST-TENSION-CABLE-SYSTEM (PTS)

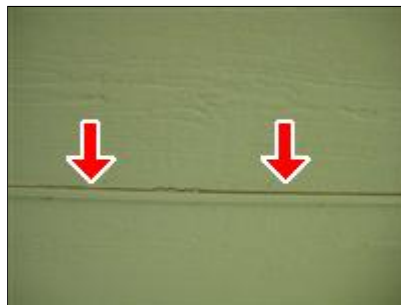
**Floor System Insulation:** NOT VISIBLE

**Ceiling Structure:** 2X6, &, 2 X 8, CEILING JOISTS (Where visible)

*Comments:*

(1) THIS REPORT DOES NOT INCLUDE THE INSPECTION OF COSMETIC DAMAGE AND/OR THE CONDITION OF FLOORS, WALLS, CEILING TEXTURE AND PAINT COVERINGS, STAINS, OR OTHER SURFACES ON CABINETS, COUNTERTOPS AND PROVIDE AN EXHAUSTIVE LIST OF LOCATIONS OF WATER PENETRATIONS. (535.228 Standards of Practice. Section j, Paragraphs 1-2)


-  (2) Caulking separation in seams at panel board attachment points around outside of structure. Recommend adding siliconized caulking as necessary when openings occur.(Picture 1)



F. Picture 1

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    G. Doors (Interior & Exterior) - Comments:

 Doorway threshold is unfinished and baseboard materials missing at the master bathroom. This can be a tripping hazard if not corrected. Recommend installing the proper threshold, transitions, and baseboard materials as necessary for normal function.(Picture 1)




G. Picture 1

    H. Windows - Comments:

(1) Most window exteriors appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of exterior sash and sill condition, flashing above window (presence and condition), steel lintels or brick-ledge (where applicable), moisture-intrusion integrity.

NOTABLE EXCEPTIONS TO INSPECTING THESE WINDOWS ARE LIMITED TO IDENTIFYING, ISOLATING, AND/OR DETERMINING LIFE EXPECTANCY OF DOUBLE-PANED WINDOWS OR IF THEY WILL BECOME FOGGED OR ARE VOIDED. SOME DOUBLE OR THERMAL-PANE WINDOWS MAY LOSE THEIR SEALS LATER ON DOWN THE LINE, WHERE FOGGING AND/OR CONDENSATION BUILD-UP MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES OCCUR. SOME WINDOWS WITH LOST SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. THEREFORE, WINDOWS ARE ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME SEALS ARE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR ANY FURTHER LOST SEALS BETWEEN PANES

**NOTE:** SIGNS OF LOST SEALS IN THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. THEREFORE, WINDOWS ARE ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME SEALS ARE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR ANY FURTHER LOST SEALS BETWEEN PANES.

 (2) Air leakage can develop around window components where insulation and caulking should be applied. Methods used to prevent air leakage at windows typically include installation of a foam sealant around windows. Confirmation of effective installation of windows against air leakage would require blower door testing or invasive methods, both of which are beyond the scope of the General Home Inspection. (Picture 1)

**NOTE:** Homes without an effective seal against air leakage at windows will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home which is effectively sealed.

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H. Picture 1 OPENINGS AROUND  
WINDOWS

I. Stairways (Interior & Exterior) - *Comments:*

Not present

J. Fireplace / Chimney

**Chimney (exterior):** METAL FLUE PIPE, ATTACHED METAL CHIMNEY-CAP

**Operable Fireplaces:** None

**Types of Fireplaces:** SOLID FUEL WOOD STOVE

**Number of Woodstoves:** One

*Comments:*

Wood stove and chimney-flue should be cleaned by a licensed chimney sweeper professional and evaluated for leakage as needed for safety before further usage.(Picture 1)



J. Picture 1

K. Porches, Balconies, Decks and Carports - *Comments:*

(1) Small stress cracks in concrete patios are common, due to lack of expansion joints and are considered cosmetic. The appearance of settlement cracks in concrete patio does not appear to affect foundation performance at time of this inspection.(Picture 1)

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I NI NP D

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K. Picture 1

(2) The patio cover appeared to be in serviceable condition at the time of the inspection.

Inspection of the patio cover typically includes examination of the following...

- attachment to home
- structural integrity
- post bases (for wood decay)

L. Other - Comments:

The home was occupied during inspection with furniture and personal storage items in areas where accessibility could not be obtained. Since I am not allowed to move furniture or personal belongings, condition(s) of areas behind these items are unknown.

I=Inspected

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D=Deficiency

I NI NP D

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Electrical Service Conductors:** BELOW GROUND

**Panel Capacity:** (2) 200 AMP Service Panels, (1) 100 AMP SUB-PANEL

**Grounding electrode sytem and bonding:** NOT VISIBLE

**Panel Type:** CIRCUIT BREAKERS

*Comments:*

(1) Two 200amp Service panel boxes are located inside garage room add-on and at the metal garage location in back of structure. One 100 amp sub-panel box is located at outside metal horse barn or stable.

(2) Voltage readings at the service panels were 124.0 - 124.1 Volts and appears to be performing as intended at time of inspection.

(3) One service panel screw missing in panel-box at room add-on location. Recommend installing a non-pointed screw approved for electrical use.(Picture 1)



A. Picture 1

(4) Combustible materials observed inside sub-panel box at horse stable should be removed. Plug covers or breakers missing over charged circuitry components can be hazardous if not corrected. Recommend service as necessary for safety.(Picture 2)



A. Picture 2 SUB-PANEL IN STABLES

(5) Some labels are present, but are illegible or confusing at service panels inside garage and stable locations. Recommend correcting for safety reasons.(Picture 3)

I NI NP D



A. Picture 3

B. Branch Circuits - Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: COPPER

Type of Wiring: "ROMEX" WIRE CONDUCTORS

GFCI (Ground Fault Circuit Interruptors) locations: BATHROOM(S), GARAGE, OUTDOOR, KITCHEN COUNTERTOP, NOT PRESENT IN OTHER REQUIRED LOCATIONS

AFCI (Arch Fault Circuit Interruptors) locations: NOT PRESENT AT ALL REQUIRED LOCATIONS

Comments:

(1) The indoor smoke detector(s) should have new battery back-up installed and tested at common hallway to bedrooms and inside living areas as necessary for safety.(Picture 1)

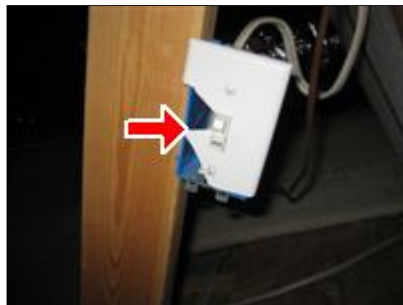


B. Picture 1

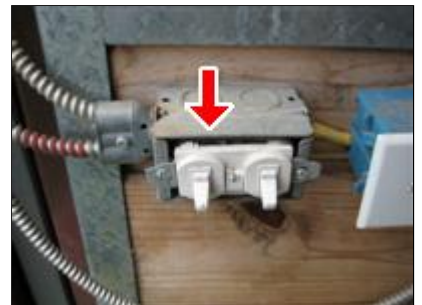
(2) Cover plates damaged and missing in various electrical outlet locations inside main structure and at metal garage. Shock or personal injury can occur if not corrected.(Picture 2)(Picture 3)(Picture 4)(Picture 5)



B. Picture 2 Garage room add-on



B. Picture 3 Upstairs attic



B. Picture 4 Metal Garage

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B. Picture 5 Metal garage

🏠 (3) Wire-stops (bushing protectors) missing around wire conductors, where sharp metal edges can cut into sheathing. Plug covers are also needed where openings into panel boxes are present. Electrical issues can be hazardous until corrected and should be performed by a certified electrical contractor.(Picture 6)(Picture 7)(Picture 8)(Picture 9)(Picture 10)(Picture 11)(Picture 12)(Picture 13)



B. Picture 6 Panel Box at House



B. Picture 7 Panel Box at House



B. Picture 8 Panel Box at detached garage



B. Picture 9 No wire-stop at metal boxes



B. Picture 10 Panel Box at detached garage



B. Picture 11 Panel Box at detached garage



B. Picture 12 Panel Box at detached garage



B. Picture 13 No wire stop at well pump

🏠 (4) Electrical outlets under bar and at metal garage are not GFCI (Ground Fault Circuit Interrupter) protected, but were operable at time of this inspection. Although, GFCI protection of electrical circuits may not have been required at the time in which this home was built, as general knowledge of safe building

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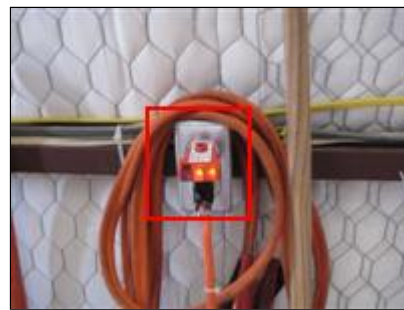
practices has improved with the passage of time and building standards have changed to reflect current understanding.(Picture 14)(Picture 15)

**NOTE:** This can be achieved by:


1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.



B. Picture 14 NO GFCI UNDER BAR




B. Picture 15 NO GFCI AT METAL GARAGE

 (5) Open wire splice connections observed at each fluorescent light fixture location inside metal garage. According to electrical standards, wire connections should terminate inside an approved junction-box as necessary for safety.(Picture 16)



B. Picture 16 Missing J-Boxes at Metal Garage Lighting

 (6) Breaker amperages to the main outdoor AC condensing unit was rated at 40 max. amps, according to manufacturer's requirements. The maximum amps at the breaker switch location inside structure was 60 amps. Max. Breaker Amperages at the AC condensing unit should match breaker amperage at the panel. Therefore, a higher rated breaker may not trip as needed in case of an emergency. Breaker replacement at the panel-box may be necessary and should be further evaluated and/or serviced by a qualified Heating and Cooling expert.(Picture 17)

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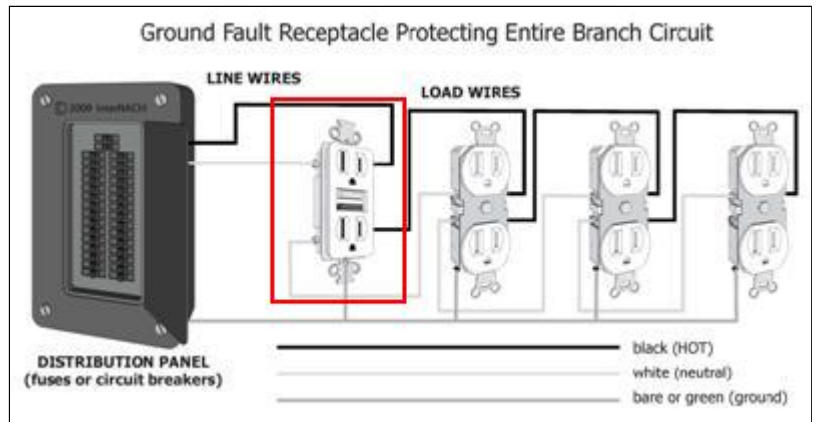


B. Picture 17 Breaker to Main Condensing-unit

🏠 (7) Multiple GFCI (Ground Fault Circuit Interrupter) protected outlets applied on the same circuit at kitchen counter-top location. Electrical standards require only one GFCI outlet per "breaker-leg" is needed, and should be installed at the first receptacle from the service panel. Recommend replacing GFCI outlet with a standard receptacle as necessary for normal function.(Picture 18)(Picture 19)



B. Picture 18 OPEN GROUND



B. Picture 19 Install closest to panel

🏠 (8) Light bulb needed or fixture repair at outdoor light fixture in rear of structure. Some outdoor lighting did not function when tested.(Picture 20)



B. Picture 20 Outdoor lighting

🏠 (9) The electrical system does not have AFCI (Arc-fault circuit interrupters) protection at required locations in bedrooms and living areas as necessary for safety. **This standard was not enforced and may not have been required when the home was constructed.** AFCI Protected outlets were effectively introduced January 1st, 2002, and was mandated by the NEC (National Electric Code) to protect 15 and 20 amp branch circuits servicing bedrooms in new construction. This is not a new home, so simply

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**I NI NP D**

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consider the benefits of installing them as necessary for safety when children are present.(Picture 21)(Picture 22)

**NOTE:** AFCI breakers are now required to be installed in all living and bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fire and/or personal injury. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring, when hot's and neutrals are accidentally crossed, defects in an extension cord, and/or appliance.



B. Picture 21 Why AFCI? Safety!



B. Picture 22 Missing AFCI Breakers

I=Inspected

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NP=Not Present

D=Deficiency

I NI NP D

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

**A. Heating Equipment**

**Type of System:** WHOLE HOUSE, Heat Pump Forced Air (also provides cool air)

**Energy Source:** ELECTRIC

**Number of Heat Systems (excluding wood):** Three

*Comments:*

Heat temperature readings with the thermostats set on heat mode from read 110-126 and is heating within temperature(s) allowed for normal operation.

**B. Cooling Equipment**

**Type of System:** Air conditioning equipment:, CENTRAL, SPLIT SYSTEM (Air handler / Condensing Unit)

**Number of AC Only Units:** Three

*Comments:*

(1) The air conditioning equipment is a split system, in which the cabinet housing, the compressor, cooling fan, and condensing coils, were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior, so that the heat is collected or absorbed from inside the home and then released to the outside by conduction. The indoor evaporator coils are designed to collect heat from the interior, cool it down with refrigerant (Conduction), and then return the conditioned-cooler air back into the room by convection.(Picture 1)(Picture 2)

The ambient air test was performed by using thermometers on the air handler portion of Air conditioner units, to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the units are cooling as intended fro normal operation.

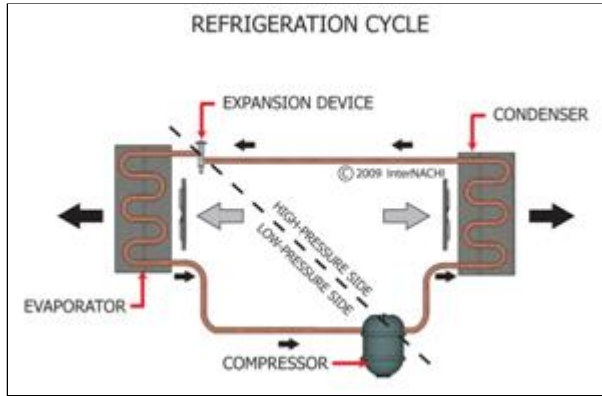
x Unit #1 - Supply Air Temp: 60-62 Return Air Temp: 78 Temp. Differential: 18 Degrees F **(Normal)**

x Unit #2 - Supply Air Temp: 67-72 Return Air Temp: 82 Temp. Differential: 15 Degrees F **(Normal)**

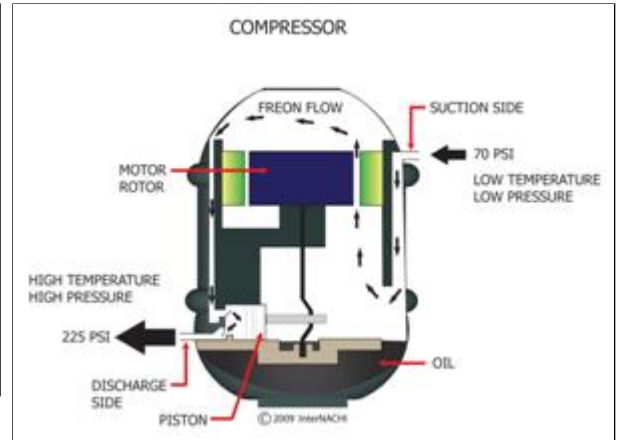
**Air Conditioning equipment located at the metal garage location:**

x Unit #3 - Supply Air Temp: 66-68 Return Air Temp: 84 Temp. Differential: 18 Degrees F **(Normal)**

I NI NP D



B. Picture 1



B. Picture 2

🏠 (2) Openings in the evaporator-coil cabinet at the air-handler unit will introduce conditioned air into the attic space and increase energy loss if not corrected. Recommend installing a plug drain cover as needed.(Picture 3)

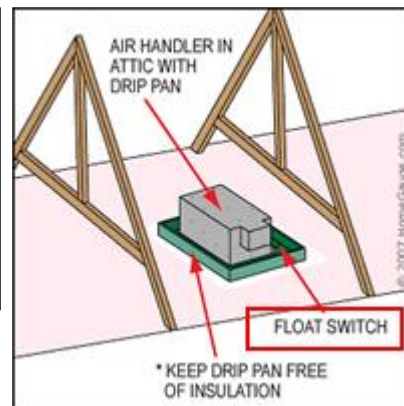


B. Picture 3

🏠 (3) Recommend installing a float valve device that signals the thermostat to shut off the system in case primary drain line blockage. This can protect the evaporator coils from damage and prolong life expectancy of the cooling system if correctly applied.(Picture 4)(Picture 5)



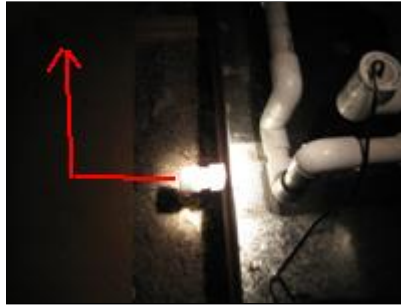
B. Picture 4



B. Picture 5

🏠 (4) 3/4 inch PVC drain line missing to drip pan supplying service to the room add-on location. Secondary drain source should be installed and plumbed to terminate at an outdoor soffit-panel location.(Picture 6)

I NI NP D



B. Picture 6 DRIP PAN AT SMALL AC

C. Duct System, Chases, and Vents

**Ductwork:** Insulated, Flex ducting

**Filter Type:** Disposable

*Comments:*

Flex ducting should be hung properly from rafters and not lay directly on ceiling joists. Noise vibration, eventual collapse and deterioration of the bottom sides of the ductwork can occur if not properly hung as suggested by today's standards and/or manufacturer's requirements.(Picture 1)(Picture 2)

**NOTE:** Ductwork that is not properly hung from rafters may have not been a standard when the home was built but can be corrected if necessary.



C. Picture 1



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:** Well or Spring, Public

**Location of water meter:** Street

**Location of main water supply valve:** Unable to locate

**Static water pressure reading:** 46 pounds/square inch

**Water Filters:** (We do not inspect filtration systems)

*Comments:*

(1) Main water meter is buried under soil at street in front of property. Recommend removing soils as necessary for normal function.(Picture 1)



A. Picture 1

(2) The toilet is loose at floor at master bathroom location. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.(Picture 2)



A. Picture 2

(3) Anti-siphoning devices or "vacuum-breakers" missing at both outdoor faucet locations in front and back of structure. Vacuum breakers installed on outdoor "hose-bibs" can protect clean potable water lines from contamination that can occur when fixtures are in use. Recommend repair or replace as necessary.(Picture 3)(Picture 4)


I NI NP D



A. Picture 3



A. Picture 4

 (4) I could not locate the main shut-off for water, or is buried under soil at front of structure. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one as needed.(No photo)

B. **Drains, Waste, and Vents**

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

*Comments:*

The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities. Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps. The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the home is older, you may wish to have the main waste line video-scanned before the expiration of you Inspection Objection Deadline, as replacement can be expensive.


C. **Water Heating Equipment**

**Energy Source:** Electric (slow recovery)

**Capacity:** (2) 40 Gallon, 1-50 Gallon Unit at Garage

**Water Heater Location:** Attic, Closet downstairs, Garage

*Comments:*

 (1) Water heater is located directly on the floor of the metal garage where a vehicle can come into contact with unit. Standards require that all water heaters located inside garages should be installed no less than 18 inches off the floor or as necessary for safety. Due to deficiencies noted, it is recommended that further evaluation(s) and/or repairs be performed by a qualified person and/or certified plumbing contractor.(Picture 1)

---

**I NI NP D**

---



C. Picture 1

(2) The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

**NOTE:** I recommend flushing the water heater once a year and replacing the anode every four years. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

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

(1) Sealant should be applied around openings where water can enter behind the hydro-tub as necessary for normal function. Recommend applying siliconized caulking as needed.(Picture 1)



D. Picture 1

(2) Unable to access pump compartment to the hydro-tub without dismantling or prying open the panel cover. Since I am not allowed to dismantle panels and covers, knowing the condition of pump, related components, and proper grounding for safety is unknown at time of this inspection.(Picture 2)

---

I NI NP D

---



D. Picture 2

---

REI 7-2 (8/09)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

## V. APPLIANCES

A. **Dishwasher** - *Comments:*

Dish washing unit performs as intended when set on normal cycle at time of this inspection.

**NOTE:** We do not inspect inside of unit for cleanliness.

B. **Food Waste Disposer** - *Comments:*

Food disposal unit performs as intended under normal operating conditions at time of this inspection.

C. **Range Exhaust Vent** - *Comments:*

Range exhaust unit performs as intended under normal conditions at time of this inspection.

D. **Ranges, Cooktops and Ovens** - *Comments:*

Temperature reading with thermostat set at 350 degrees, read 352 degrees, and is performing within the 20 degree margin allowed.

**NOTE:** IF PRESENT, DELAY TIMER AND SELF-CLEANING MODE ARE NOT TESTED.


E. **Microwave Oven** - *Comments:*

Microwave leak test reading indicates NO leakage present 0.0 - 0.0 MW/CM2 and is performing the function intended for normal use.

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

Not present

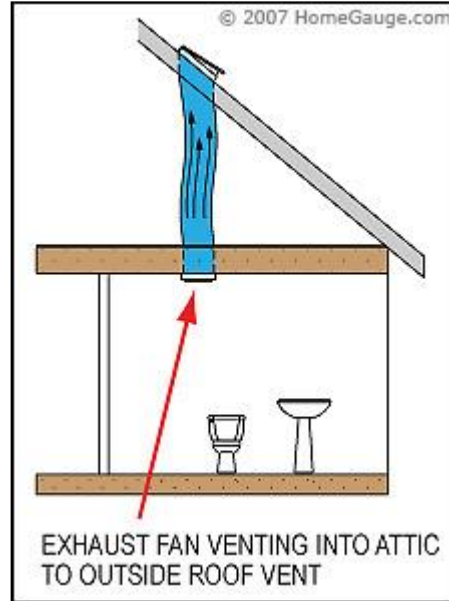
G. **Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:*

 The Exhaust Fan(s) are plumbed to vent inside attic space from all downstairs bathroom locations. Many homes have their vent pipes poised to vent into attic space, which may have been acceptable by standards when this home was constructed. Therefore, It is up to you to determine weather or not this is a concern, or needs further consideration from a general contractor.(Picture 1)(Picture 2)

I NI NP D



G. Picture 1



G. Picture 2

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

- (1) The garage door will reverse when met with resistance.
- (2) The sensors are in place for garage door(s) and will reverse the door.

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

Door bell did not work when tested at front of home. Standards recommend that a hard-wired door bell type of system should be present, which are considered more reliable than battery operated units. (Picture 1)



I. Picture 1

J. **Dryer Vents** - *Comments:*

Dryer vents should be cleaned as necessary before usage.

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) Zones # 3 has a broken and/or damaged sprinkler head(s) at right side (Facing front) of structure. Recommend service before further usage.(Picture 1)



A. Picture 1 Zone# 3 damaged head

(2) Zones # 7 has 2 broken and/or damaged sprinkler heads at front of structure. Recommend service before further usage.(Picture 2)(Picture 3)



A. Picture 2 Zone# 7 damaged heads



A. Picture 3 Zone# 7

(3) Zones # 9 has 2 damaged sprinkler heads at rear of structure. Recommend service before further usage.(Picture 4)(Picture 5)



A. Picture 4 Zone# 9 damaged heads



A. Picture 5 Zone# 9

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

**Type of Construction:** Not applicable

**Comments:**

## I N I N P D

Not present

C. **Outbuildings - Comments:**

Performing function intended.

D. **Outdoor Cooking Equipment**  
**Energy Source:** Not applicable  
**Comments:**

Not present

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

No gas service to structure at time of inspection.

F. **Private Water Wells (A coliform analysis is recommended)**  
**Type of Pump:** In-line electrical pump system  
**Type of Storage Equipment:** Tank with Internal Air Bladder System  
**Comments:**

(1) Well pump, pressure tank, and related components appear to be properly installed to manufacturer's requirements and is performing the functional purpose intended at time of this inspection.(Picture 1)




F. Picture 1

(2) Well water content was tested for 10 different common contaminants that is listed below. Due to seasonal changes, it is recommended by the EPA that frequent testing of private household wells be performed accordingly to maintain safe water purity levels. The well water was tested for the following contaminants:

- Coliform Bacteria ( **B**): Pathogenic organisms that can cause disease. None allowed for normal test.
- Pesticides ( **Pe**): From agricultural uses. Linked to increase cancer rates. Must be below 3 & 4 ppb
- Nitrates ( **N**): Fertilizer and animal waste. Can cause developmental problems. Must be < 10.0 ppm
- Lead ( **Pb**): Known to cause developmental harm, neurological and kidney damage. Be below 15 ppb

## I N I N P D

- Iron ( **Fe**): Can leave reddish brown staining. cause brain damage and bone loss. Should be < 0.3 ppm
- Nitrites ( **N**): From fertilizer and animal waste. Can cause developmental problems. Be below 1.0 ppm
- Hardness ( **Hd**): Causes lime scale and detergent usage. Should be 50 ppm or less for normal function.
- PH ( **pH**): Can cause heavy metal (Lead) leaching and plumbing damage. Should be 6.5 to 8.5 nominal.
- Chlorine ( **CL**): By-products that can increase cancer risk, bad taste, and smell. Should be below 4 ppm
- Copper ( **Cu**): High levels can cause gastrointestinal distress. Should be below 1.3 ppm normal content.

 (3) **Test results of the contaminate levels on your private household well were as follows:**

1. Bacteria; Vial stayed purple after 48 hours which indicates a normal test and no bacteria. **OK**
2. Pesticides; Test strips indicate less than 3-4 ppb and indicates normal test. **OK**
3. Nitrates; Test strip indication was 0.5 ppm which indicates a normal test. **OK**
4. Lead; Test strip indicates less than 3-4 ppb and indicates a normal test. **OK**
5. Iron; Test strip indicates 0.0 ppm which indicates a normal test. **OK**
6. Nitrites; Test strip indication was 0 ppm which indicates a normal test. **OK**
7. **Hardness**; Test strip indication was **120 ppm** and is **higher** than 50 ppm which indicates **positive test**.
8. Ph; Test strip indication of 6.5 indicates a normal test. **OK**
9. Chlorine; Test strip indication was 0 ppm which indicates a normal test. **OK**
10. Copper; Test strip indication was 0 ppm which indicates a normal test. **OK**

To summarize; Your onsite water well is bacteria free, no mineral or pesticides detected and no lead or ph unbalance was present at time of inspection. Water hardness was detected, which may require the possible need for a water softener system be installed as necessary for normal function.

- G. Private Sewage Disposal (Septic) System**  
**Type of System:** Unknown  
**Location of Drain Field:** Unable to determine  
**Septic Tank:** Not Inspected (Below ground)  
*Comments:*

## I NI NP D

This inspection did not access the tank into the onsite septic system at rear of main structure. For a more detailed inspection, I recommend you contact a septic pumping company and have them clean it. At that time the system can be properly inspected for normal function. This may be especially important, if recorded documentation on the maintenance history of this system is not available.(Picture 1)(Picture 2)



G. Picture 1



G. Picture 2 COVERED BY SOIL

H. **Whole-House Vacuum Systems - Comments:**

Appears to be performing the function intended.

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

Not Applicable

REI 7-2 (8/09)

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## Table of Contents

|                                                                              |                           |
|------------------------------------------------------------------------------|---------------------------|
| <a href="#"><u>Cover Page .....</u></a>                                      | <a href="#"><u>1</u></a>  |
| <a href="#"><u>I STRUCTURAL SYSTEMS .....</u></a>                            | <a href="#"><u>4</u></a>  |
| <a href="#"><u>II ELECTRICAL SYSTEMS .....</u></a>                           | <a href="#"><u>13</u></a> |
| <a href="#"><u>III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</u></a> | <a href="#"><u>19</u></a> |
| <a href="#"><u>IV PLUMBING SYSTEM .....</u></a>                              | <a href="#"><u>22</u></a> |
| <a href="#"><u>V APPLIANCES .....</u></a>                                    | <a href="#"><u>26</u></a> |
| <a href="#"><u>VI OPTIONAL SYSTEMS .....</u></a>                             | <a href="#"><u>28</u></a> |
| <a href="#"><u>Table of Contents .....</u></a>                               | <a href="#"><u>32</u></a> |
| <a href="#"><u>Intro Page.....</u></a>                                       | <a href="#"><u>33</u></a> |
| <a href="#"><u>General Summary .....</u></a>                                 | <a href="#"><u>34</u></a> |

|                                                          |                              |                                  |
|----------------------------------------------------------|------------------------------|----------------------------------|
| <b>Date:</b> 6/18/2010                                   | <b>Time:</b> 10:30 AM        | <b>Report ID:</b> 10308006       |
| <b>Property:</b><br>500 Sea Breeze Dr<br>Dallas TX 75104 | <b>Customer:</b><br>John Doe | <b>Real Estate Professional:</b> |

### Comment Key or Definitions

The following definitions of comment descriptions represent 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.

**Not Functioning or in need of repair (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.

**NOTE:** Homes more than 6 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Standards of Practice:**

Texas Real Estate Commission (TREC 7A-1 / 7-2)

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

Over 95 degrees F

**Weather:**

Hot and Humid

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

Yes, Well water only. (See VI. Optional Systems, sec. F)

## General Summary



Spec-Pro Inspection Services, LLC

P.O. Box 4328  
Cedar Hill, TX 75106  
817-247-6819

Customer  
John Doe

Address  
500 Sea Breeze Dr  
Dallas TX 75104

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

#### A. Foundations

##### Inspected, Deficiency



(1) Planting beds were installed against foundation wall at sides and rear of structure. Irrigating planting beds installed next to the structure may introduce excessive amounts of moisture to soil supporting the foundation. This condition can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions.(Picture 1)

#### B. Grading & Drainage

##### Inspected, Deficiency



(1) The gutters have debris and roofing aggregate in areas around structure. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned, in order to find any conditions that may exist.(Picture 1)

**NOTE:** The gutters appear intact, but since we are not allowed to test the rain gutters for leaks, I am still unable to determine if gutters leak at seams or spills water.




(2) Downspout attachment detached from rain gutter system at rear of structure. Recommend reattaching downspout drains as necessary for normal function.(Picture 2)(Picture 3)





#### C. Roof Covering Materials

##### Inspected, Deficiency


**I. STRUCTURAL SYSTEMS**

-  (1) Nail heads and/or fasteners exposed to weather at peak of roof and around vent flashings. Nail fasteners (Nail heads) can erode away allowing flashing and/or shingles to come loose if siliconized roof caulking is not applied.(Picture 1)(Picture 2)(Picture 3)


**D. Roof Structure & Attic****Inspected, Deficiency**

-  (1) The pull down stairs have loose hardware at room add-on location. Injury could result if not repaired.(Picture 1)
-  (2) Insulation missing at back of attic stair access inside room add-on location. Lack of insulation can affect efficiency of heating and cooling levels within the structure if not applied. Recommend adding insulation as necessary.(Picture 2)
-  (3) Scuttle opening into attic space was inaccessible due personal belongings and furniture in way of access at guest house location. Since we are not allowed to move or dismantle personal items. I am unable to determine the condition or deficiencies of attic structure and related components at time of this inspection. (Picture 1)
-  (4) Insufficient amounts of insulation observed inside attic space, with less than 6 inches in some locations. Recommend adding insulation of a minimum of 8-10 inches or as necessary for normal function.(No photo)


**E. Walls (Interior & Exterior)****Inspected, Deficiency**

-  (1) Trim separation and gap openings in caulking-seams on soffit, eave boards, and at horizontal siding in various locations outside of structure. Openings beginning to develop in siding where plant hooks may not be securely attached to the header at front porch.(Picture 1)(Picture 2)


**NOTE:** Open penetrations may allow moisture, insects, and/or pests to enter if not corrected and maintained as needed. Therefore, it is recommended sealing these areas as necessary to prevent further deterioration.

-  (2) Vegetation growing against the exterior walls may introduce pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions.(Picture 4)


**NOTE:** The Inspector recommends removal of the vegetation from exterior walls. Consider replacement with vegetation having low water requirements.

-  (3) Unfinished wall surfaces observed near ceiling inside front bedroom at guest house location. Previous drywall repairs can indicate possible water penetration(s) may have occurred and could return. Therefore, it is recommended to monitor affected areas and correct as necessary.(Picture 5)


**F. Ceilings & Floors****Inspected, Deficiency**

-  (2) Caulking separation in seams at panel board attachment points around outside of structure. Recommend adding siliconized caulking as necessary when openings occur.(Picture 1)

**G. Doors (Interior & Exterior)****Inspected, Deficiency**

-  Doorway threshold is unfinished and baseboard materials missing at the master bathroom. This can be a tripping hazard if not corrected. Recommend installing the proper threshold, transitions, and baseboard materials as necessary for normal function.(Picture 1)

**H. Windows****Inspected, Deficiency**

-  (2) Air leakage can develop around window components where insulation and caulking should be applied. Methods used to prevent air leakage at windows typically include installation of a foam sealant around windows. Confirmation of effective installation of windows against air leakage would require blower door testing or invasive methods, both of which are beyond the scope of the General Home Inspection. (Picture 1)




## I. STRUCTURAL SYSTEMS

**NOTE:** Homes without an effective seal against air leakage at windows will incur higher annual heating/cooling costs and occupants may experience lower comfort levels than with a similar home which is effectively sealed.

## II. ELECTRICAL SYSTEMS




### A. Service Entrance and Panels

#### Inspected, Deficiency

-  (3) One service panel screw missing in panel-box at room add-on location. Recommend installing a non-pointed screw approved for electrical use.(Picture 1)
-  (4) Combustible materials observed inside sub-panel box at horse stable should be removed. Plug covers or breakers missing over charged circuitry components can be hazardous if not corrected. Recommend service as necessary for safety.(Picture 2)
-  (5) Some labels are present, but are illegible or confusing at service panels inside garage and stable locations. Recommend correcting for safety reasons.(Picture 3)





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

#### Inspected, Deficiency


-  (2) Cover plates damaged and missing in various electrical outlet locations inside main structure and at metal garage. Shock or personal injury can occur if not corrected.(Picture 2)(Picture 3)(Picture 4)(Picture 5)
-  (3) Wire-stops (bushing protectors) missing around wire conductors, where sharp metal edges can cut into sheathing. Plug covers are also needed where openings into panel boxes are present. Electrical issues can be hazardous until corrected and should be performed by a certified electrical contractor.(Picture 6)(Picture 7)(Picture 8)(Picture 9)(Picture 10)(Picture 11)(Picture 12)(Picture 13)
-  (4) Electrical outlets under bar and at metal garage are not GFCI (Ground Fault Circuit Interrupter) protected, but were operable at time of this inspection. Although, GFCI protection of electrical circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time and building standards have changed to reflect current understanding.(Picture 14)(Picture 15)

**NOTE:** This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

-  (5) Open wire splice connections observed at each fluorescent light fixture location inside metal garage. According to electrical standards, wire connections should terminate inside an approved junction-box as necessary for safety.(Picture 16)
-  (6) Breaker amperages to the main outdoor AC condensing unit was rated at 40 max. amps, according to manufacturer's requirements. The maximum amps at the breaker switch location inside structure was 60 amps. Max. Breaker Amperages at the AC condensing unit should match breaker amperage at the panel. Therefore, a higher rated breaker may not trip as needed in case of an emergency. Breaker replacement at the panel-box may be necessary and should be further evaluated and/or serviced by a qualified Heating and Cooling expert.(Picture 17)
-  (7) Multiple GFCI (Ground Fault Circuit Interrupter) protected outlets applied on the same circuit at kitchen counter-top location. Electrical standards require only one GFCI outlet per "breaker-leg" is needed, and should be installed at the first receptacle from the service panel. Recommend replacing GFCI outlet with a standard receptacle as necessary for normal function.(Picture 18)(Picture 19)
-  (8) Light bulb needed or fixture repair at outdoor light fixture in rear of structure. Some outdoor lighting did not function when tested.(Picture 20)

## II. ELECTRICAL SYSTEMS




-  (9) The electrical system does not have AFCI (Arc-fault circuit interrupters) protection at required locations in bedrooms and living areas as necessary for safety. **This standard was *not* enforced and may *not* have been required when the home was constructed.** AFCI Protected outlets were effectively introduced January 1st, 2002, and was mandated by the NEC (National Electric Code) to protect 15 and 20 amp branch circuits servicing bedrooms in new construction. This is not a new home, so simply consider the benefits of installing them as necessary for safety when children are present.(Picture 21)(Picture 22)

**NOTE:** AFCI breakers are now required to be installed in all living and bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fire and/or personal injury. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring, when hot's and neutrals are accidentally crossed, defects in an extension cord, and/or appliance.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS


### B. Cooling Equipment

#### Inspected, Deficiency

-  (2) Openings in the evaporator-coil cabinet at the air-handler unit will introduce conditioned air into the attic space and increase energy loss if not corrected. Recommend installing a plug drain cover as needed.(Picture 3)
-  (3) Recommend installing a float valve device that signals the thermostat to shut off the system in case primary drain line blockage. This can protect the evaporator coils from damage and prolong life expectancy of the cooling system if correctly applied.(Picture 4)(Picture 5)
-  (4) 3/4 inch PVC drain line missing to drip pan supplying service to the room add-on location. Secondary drain source should be installed and plumbed to terminate at an outdoor soffit-panel location.(Picture 6)

### C. Duct System, Chases, and Vents

#### Inspected, Deficiency





-  Flex ducting should be hung properly from rafters and not lay directly on ceiling joists. Noise vibration, eventual collapse and deterioration of the bottom sides of the ductwork can occur if not properly hung as suggested by today's standards and/or manufacturer's requirements.(Picture 1)(Picture 2)

**NOTE:** Ductwork that is not properly hung from rafters may have not been a standard when the home was built but can be corrected if necessary.

## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures




#### Inspected, Deficiency

-  (1) Main water meter is buried under soil at street in front of property. Recommend removing soils as necessary for normal function.(Picture 1)
-  (2) The toilet is loose at floor at master bathroom location. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.(Picture 2)
-  (3) Anti-siphoning devices or "vacuum-breakers" missing at both outdoor faucet locations in front and back of structure. Vacuum breakers installed on outdoor "hose-bibs" can protect clean potable water lines from contamination that can occur when fixtures are in use. Recommend repair or replace as necessary.(Picture 3)(Picture 4)
-  (4) I could not locate the main shut-off for water, or is buried under soil at front of structure. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one as needed.(No photo)


### C. Water Heating Equipment

#### Inspected, Deficiency





**IV. PLUMBING SYSTEM**

-  (1) Water heater is located directly on the floor of the metal garage where a vehicle can come into contact with unit. Standards require that all water heaters located inside garages should be installed no less than 18 inches off the floor or as necessary for safety. Due to deficiencies noted, it is recommended that further evaluation(s) and/or repairs be performed by a qualified person and/or certified plumbing contractor.(Picture 1)
- D. Hydro-Massage Therapy Equipment**  
**Inspected, Deficiency**
-  (1) Sealant should be applied around openings where water can enter behind the hydro-tub as necessary for normal function. Recommend applying siliconized caulking as needed.(Picture 1)
-  (2) Unable to access pump compartment to the hydro-tub without dismantling or prying open the panel cover. Since I am not allowed to dismantle panels and covers, knowing the condition of pump, related components, and proper grounding for safety is unknown at time of this inspection.(Picture 2)

**V. APPLIANCES**

- G. Mechanical Exhaust Vents and Bathroom Heaters**  
**Inspected, Deficiency**
-  The Exhaust Fan(s) are plumbed to vent inside attic space from all downstairs bathroom locations. Many homes have their vent pipes poised to vent into attic space, which may have been acceptable by standards when this home was constructed. Therefore, It is up to you to determine weather or not this is a concern, or needs further consideration from a general contractor.(Picture 1)(Picture 2)
- I. Doorbell and Chimes**  
**Inspected, Deficiency**
-  Door bell did not work when tested at front of home. Standards recommend that a hard-wired door bell type of system should be present, which are considered more reliable than battery operated units. (Picture 1)

**VI. OPTIONAL SYSTEMS**

- A. Lawn and Garden Sprinkler System**  
**Inspected, Deficiency**
-  (1) Zones # 3 has a broken and/or damaged sprinkler head(s) at right side (Facing front) of structure. Recommend service before further usage.(Picture 1)
-  (2) Zones # 7 has 2 broken and/or damaged sprinkler heads at front of structure. Recommend service before further usage.(Picture 2)(Picture 3)
-  (3) Zones # 9 has 2 damaged sprinkler heads at rear of structure. Recommend service before further usage.(Picture 4)(Picture 5)
- F. Private Water Wells (A coliform analysis is recommended)**  
**Inspected, Deficiency**
-  (3) **Test results of the contaminate levels on your private household well were as follows:**
1. Bacteria; Vial stayed purple after 48 hours which indicates a normal test and no bacteria. **OK**
  2. Pesticides; Test strips indicate less than 3-4 ppb and indicates normal test. **OK**
  3. Nitrates; Test strip indication was 0.5 ppm which indicates a normal test. **OK**
  4. Lead; Test strip indicates less than 3-4 ppb and indicates a normal test. **OK**
  5. Iron; Test strip indicates 0.0 ppm which indicates a normal test. **OK**
  6. Nitrites; Test strip indication was 0 ppm which indicates a normal test. **OK**

**VI. OPTIONAL SYSTEMS**

7. **Hardness**; Test strip indication was **120 ppm** and is **higher** than 50 ppm which indicates **positive test**.
8. Ph; Test strip indication of 6.5 indicates a normal test. **OK**
9. Chlorine; Test strip indication was 0 ppm which indicates a normal test. **OK**
10. Copper; Test strip indication was 0 ppm which indicates a normal test. **OK**

To summarize; Your onsite water well is bacteria free, no mineral or pesticides detected and no lead or ph unbalance was present at time of inspection. Water hardness was detected, which may require the possible need for a water softener system be installed as necessary for normal function.

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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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