



# Inspection Report

**Mr. Smith**

**Property Address:**  
5006 Monticello Rd  
Dallas TX 75206



**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:** Mr. Smith  
\_\_\_\_\_  
(Name of Client)

**Concerning:** 5006 Monticello Rd, Dallas, TX 75206  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Kevan Brent Giles TREC # 7297 / Spec-Pro Inspection Services, LLC 6/9/2010  
\_\_\_\_\_  
(Name and License Number of Inspector) (Date)  
\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](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 system warranty or guarantee. Its purpose is to reflect the condition of visible portions of the home at time of inspection. If there is any doubt about the condition of the heat exchanger, you should have the furnace certified by a qualified Heating and Cooling Expert. The Inspector specifically disclaims furnace heat exchangers, because a proper evaluation that requires invasive, technically exhaustive measures which exceed the scope of the General Home Inspection. This report cannot, and does NOT represent operational performance, warranties, or condition(s) of any items after the date and time of inspection. This report does NOT include the inspection, testing, and evaluation(s) of hazards introduced by the presence of asbestos and/or lead paint surfaces inside, outside, and around the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D


**I. STRUCTURAL SYSTEMS**

**A. Foundations**

**Type of Foundation:** PIER-AND-BEAM


**Vantage point from which the crawlspace space was inspected:** FROM OPENING, CRAWLED, Limited access

*Comments:*

 (1) Foundation vents are closed off at sides and front of home. Excessive moisture content and standing water under the structure is conducive if not properly ventilated. Not opening the vents when moisture is present could further harm your floor system or contribute to mold. I recommend opening the vents in the summer and closing some of them in the winter.(Picture 1)



A. Picture 1

 (2) Concrete pier(s) not aligned properly or are missing in areas under structure where sloping appears to have occurred. Areas of the structure may need more support and/or stability applied near front of the structure. Recommend further evaluation(s), service, or repair be performed by a qualified foundation expert.(Picture 2)(Picture 3)(Picture 4)




A. Picture 2



A. Picture 3



A. Picture 4

 (3) White efflorescence (powder substance) on floor-joists and on inside foundation walls indicates moisture is, and/or was, in contact at various locations under structure. A moisture condition may still be present and may require additional ventilation. Efflorescence is found on many homes without water intrusion. But, should alert you to the possibilities of future steps that may be needed to correct this condition.(Picture 5)(Picture 6)(Picture 7)(Picture 8)

## I N I N P D



A. Picture 5




A. Picture 6



A. Picture 7



A. Picture 8

 (4) Crawlspace entry at rear of structure needs to be closed off or have a door entry installed to keep out rodents and pest.(Picture 9)



A. Picture 9

(5) **FOUNDATION PERFORMANCE OPINION:** Structural movement and/or settling were noted, however, the Pier & Beam foundation is supporting the structure at time of this 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*

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**I N I N P D**

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*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:**

Rain gutters are needed to protect from further soil erosion and help in directing water away from the structure.


 **C. Roof Covering Materials**

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

**Viewed From:** Ground, Ladder, Binoculars

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

*Comments:*

 (1) The tree limbs and high foliage in direct contact with roof or hanging near roof should be trimmed. This is considered conducive to the structure until repaired.(Picture 1)



C. Picture 1

(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.

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- 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 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

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

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


*Comments:*

 (1) Openings around vent stacks and piping inside attic space can allow water intrusion if not corrected. Recommend applying sealant as necessary around vent protrusions around the ceiling inside attic space.(Picture 1)




D. Picture 1

I NI NP D

 (2) Insufficient amount of insulation observed inside attic space, with less than 6 inches at some locations. Recommend adding insulation of a minimum of 8-10 inches or as necessary for normal function.(Picture 2)



D. Picture 2

 (3) Additional rafter supports are needed in ceiling structure inside attic space. Existing rafter supports are weak and limited in areas. By adding purlins and supports can increase the stability in the roof structure if applied. Recommend further evaluation(s) and/or service be performed by a qualified expert.(Picture 3)(Picture 4)(Picture 5)



D. Picture 3 VALLEY RAFTER SUPPORT NEEDED



D. Picture 4 LACK OF RAFTER SUPPORTS



D. Picture 5 WEAK / UNSTABLE SUPPORTS

(4) **FYI (For your information):** Insulation missing at back of attic stair access. Energy loss can occur from this location that can affect heating and cooling efficiency levels within the structure if not corrected. Recommend adding insulation as necessary for efficiency reasons.(Picture 6)

**NOTE:** INSULATION BEHIND ATTIC STAIRS MAY NOT HAVE BEEN A REQUIRED STANDARD AT TIME THIS HOME WAS CONSTRUCTED.




D. Picture 6

(5) Construction debris and scrap wood should be removed from attic space as necessary for safety.(No photo)

## I N I N P D

    E. Walls (Interior & Exterior) - Comments:

 (1) 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 1)(Picture 2)


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



E. Picture 1



E. Picture 2


 (2) Stress cracks and/or open penetrations in drywall above doors and along brick veneer wall is usually an indication that significant settling and/or shifting has occurred. The appearance of settlement crack(s) are common and can be corrected if necessary.(Picture 3)(Picture 4)



E. Picture 3



E. Picture 4

 (3) Paint surfaces deteriorated on front dormers, with wood-rot in horizontal fascia boards under metal-clad siding at front, sides, and back of structure. Further deterioration can occur if not corrected. Properly installed rain gutter system can also protect the structure from exposure to water penetrations if applied.(Picture 5)



E. Picture 5

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**I N I N P D**

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 **F. Ceilings & Floors - Comments:**

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)

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

Door assembly will not latch closed under normal conditions and there is no privacy lock to the hallway bathroom inside structure.(Picture 1)



G. Picture 1

 **H. Windows - Comments:**

(1) Openings in caulking observed around widows at front of structure. Sealant eventually dries, shrinks, and cracks commonly develop. Siliconized caulking applied around exterior facing windows is necessary to protect structure from water and/or insect intrusion and should be maintained as openings re-occur.(Picture 1)(Picture 2)



H. Picture 1



H. Picture 2


(2) There are cracked glass in some window panes throughout the home.(Picture 3)

**NOTE:** We do not make an exhaustive list of the amount of defective and/or broken windows which is considered to be above and beyond a General Home Inspection.

## I NI NP D




H. Picture 3

 (3) Storm windows installed over existing windows are considered a safety hazard, if they do not provide adequate egress in the event of a fire.(Picture 4)



H. Picture 4

 (4) Some windows are difficult to open or close and appear to be painted shut in some locations at time of inspection.(Picture 5)




H. Picture 5

(5) **NOTE:** Single pane windows are not efficient as double-pane windows by today's building standards.

I. Stairways (Interior & Exterior) - Comments:

Not present

J. Fireplace / Chimney - Comments:

 (1) Metal rain cap on chimney crown is missing. Instead, a metal screen plate has been installed over the opening and has become detached. Without a rain cap, water can enter into chimney flue and inside the structure if not corrected.(Picture 1)(Picture 2)

I NI NP D



J. Picture 1



J. Picture 2

(2) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.(Picture 3)



J. Picture 3

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

Crack(s) in sidewalk at front and back of structure is considered a trip hazard until corrected. Recommend repair or replace as necessary.(Picture 1)



K. Picture 1

L. Other - Comments:

Wood underpinning is in contact with the ground at un-attached garage. This can cause deterioration and attract wood eating insects if not corrected.(Picture 1)

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I NI NP D

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L. Picture 1

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I NI NP D


II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: OVERHEAD SERVICE


Panel Capacity: 150 AMP

Comments:

 (1) Knock-out opening inside the service panel at clothes closet should have a plug installed as necessary for safety in case of fire.(Picture 1)



A. Picture 1 OPENING IN PANEL-BOX


 (2) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.(Picture 2)(Picture 3)



A. Picture 2 FEDERAL PACIFIC PANEL



A. Picture 3 INSIDE CLOTHES CLOSET

 (3) The main panel box is located inside a clothes closet which is not considered safe and is not allowed by today's electrical standards. Plug covering and/or breaker missing at service panel inside of structure. Openings into the electrical panel box should always be covered as necessary for safety.(Picture 4)

I N I N P D



A. Picture 4

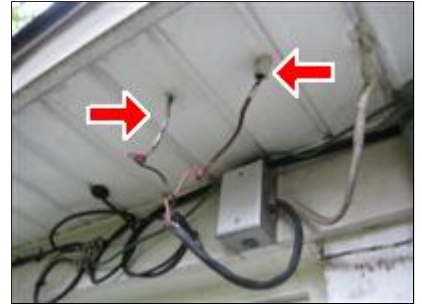
🏠 (4) Improperly installed and/or exposed wire conductors from the house to the un-attached garage. Wire connections that do not terminate inside a junction box is considered a hazard until corrected. Outdoor rated wiring should also run through EMT (Electrical Metallic Tubing) approved for outdoor usage and be installed underground in accordance to electrical standards. Recommend service as necessary by a qualified electrical expert.(Picture 5)(Picture 6)(Picture 7)



A. Picture 5



A. Picture 6



A. Picture 7

🏠 (5) Breakers are not clearly labeled as needed for safety at main panel-box inside clothes closet and at outdoor sub-panel location. Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.(Picture 8)



A. Picture 8

🏠 (6) Grounds and neutrals are wired onto the same bus bar at outdoor sub-panel box location. This kind of application can affect normal function of the electrical system and should be corrected as necessary for safety.(Picture 9)

I NI NP D



A. Picture 9 SUB-PANEL  
OUTSIDE


B. Branch Circuits - Connected Devices, and Fixtures


**Type of Wiring:** Knob and Tube, WIRE CONDUIT

**GFCI (Ground Fault Circuit Interruptors) locations:** NOT PRESENT, NOT FUNCTIONING

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

*Comments:*

 (1) Smoke detectors missing at hallway and front bedroom locations. Without smoke detectors, there is no first alert present in case of fire. Recommend installing hard-wired smoke detectors with battery back-up to go off simultaneously as necessary for safety.(No photo)

 (2) Exterior electrical outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although, GFCI protection of exterior 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, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

**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.

I NI NP D



B. Picture 1 NO GFCI OUTDOORS



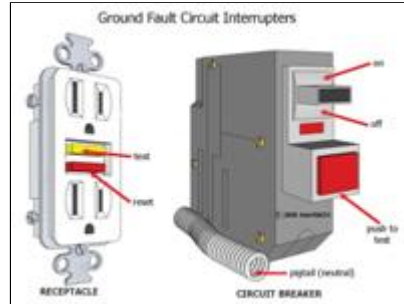
B. Picture 2 NO GFCI WITHIN 3' OF WATER SOURCE




B. Picture 3 GFCI NON-FUNCTIONING



B. Picture 4 NO GFCI IN BATHROOMS



B. Picture 5

 (3) The electrical outlets have "open grounds" ( Non-grounded ) at most areas inside the structure. Non-grounded outlet(s) are currently acceptable, however, it should be labeled a non-grounded outlet. Open grounded are not as safe as a grounded electrical outlet(s). Some appliances will not function without proper grounding.(Picture 6)(Picture 7)(Picture 8)




B. Picture 6 OPEN GROUNDS



B. Picture 7



B. Picture 8

 (4) Outlets at various locations inside structure are "two-wire" and are not grounded. Two wire outlets are acceptable due to age of structure, but some appliances cannot be plugged into outlets or will not work without a ground. Recommend repair or replace as necessary.(Picture 9)(Picture 10)




B. Picture 9




B. Picture 10

## I NI NP D

 (5) Cover plate missing over electrical outlets in dinning room location. Shock or personal injury can occur if not corrected.(Picture 11)




B. Picture 11

 (6) Ceiling fan did not function when tested at various locations inside structure. Ceiling fan replacement may be necessary.(Picture 12)




B. Picture 12

 (7) Electrical outlet boxes are filled with insulation foam which is considered a fire hazard and should be removed or corrected as necessary for safety.(Picture 13)




B. Picture 13

 (8) Bushing protection or "wire-stops" missing around all accessible metal junction boxes inside attic, crawlspace, and laundry room locations. Damage to sheathing and wire conductors can occur if not corrected. Recommend repair or replace as necessary. Electrical issues are hazardous until repaired and should be performed by a certified electrical contractor.(Picture 14)

I N I N P D



B. Picture 14


 (9) The attic is poorly insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrical contractor should first replace knob and tubing wires with updated wiring.(Picture 15)(Picture 16)



B. Picture 15



B. Picture 16

 (10) The electrical system does not have AFCI (Arc-fault circuit interrupters) protection at dining & living areas, hallways, and recreation room(s) as necessary for safety. **This standard was *not* enforced and may *not* have been required when this 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.(Picture 17)

**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.

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I NI NP D

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B. Picture 17 AFCI CAN  
PROTECT FROM THIS!

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of System: FORCED AIR, FURNACE

Energy Source: GAS, ELECTRIC

Comments:

🏠 (1) Wall heaters did not function when tested at time of inspection, due to no gas utilities. Gas fired wall heaters are dis-allowed by today's standards and are considered a fire hazard. Recommend capping off and/or removing these units as necessary for safety.(Picture 1)(Picture 2)(Picture 3)(Picture 4)



A. Picture 1 GAS WALL HEATER



A. Picture 2 DISALLOWED BY STANDARDS



A. Picture 3 NO GAS TO WALL HEATERS



A. Picture 4 NON-FUNCTIONING

🏠 (2) Old heating equipment should be updated, serviced, and/or removed as necessary for normal function. Gas fired wall heaters and floor furnaces are no longer allowed by today's standards and should be thoroughly evaluated or serviced as necessary before further usage by a heating and cooling expert.(Picture 5)(Picture 6)(Picture 7)(Picture 8)



A. Picture 5 FLOOR FURNACE



A. Picture 6 FLOOR REGISTER



A. Picture 7 OLD & RUSTED OUT HEAT EXCHANGERS

I NI NP D



A. Picture 8

B. Cooling Equipment

**Type of System:** THREE WINDOW UNIT AIR CONDITIONERS

*Comments:*

The air conditioning equipment is 3 window units which is considered a package type of system that is limited to the room(s) it is located. This home is not equipped with central cooling type of system. Recommend upgrade as needed to a split-system type of Air Conditioning / Heating System, which can be more efficient if applied.(Picture 1)(Picture 2)

The ambient air test was performed by using thermometers on the Window 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: 61 Return Air Temp: 86 Temp. Differential: 25 Degrees F **(Normal)**

x Unit #2 - Supply Air Temp: 61 Return Air Temp: 86 Temp. Differential: 25 Degrees F **(Normal)**

x Unit #3 - Supply Air Temp: 64 Return Air Temp: 86 Temp. Differential: 22 Degrees F **(Normal)**



B. Picture 1



B. Picture 2

C. Duct System, Chases, and Vents - *Comments:*

The existing duct-work under structure is old and may no longer be affective for use with the floor furnaces and should be updated, removed, and/or corrected as necessary for normal function. There is no other duct system or vents present for central cooling equipment inside the structure at time of this inspection.(No photo)

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REI 7-2 (8/09)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

**IV. PLUMBING SYSTEM**

A. **Water Supply System and Fixtures**

**Location of water meter:** Street

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

**Static water pressure reading:** 70 pounds/square inch

*Comments:*

(1) Insulation wraps and/or sleeves should be present around copper tubing to water lines under structure. Further erosion can occur if not corrected.(Picture 1)(Picture 2)



A. Picture 1



A. Picture 2

(2) Non-dedicated and/or abandoned water lines observed at various locations inside and around structure. Old plumbing debris should be removed as necessary.(Picture 3)(Picture 4)



A. Picture 3




A. Picture 4

(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 5)



A. Picture 5

I NI NP D


 (4) Unable to test normal function of plumbing fixtures inside structure, due to no hot water at time of inspection. Due to deficiencies noted, it is recommend that further evaluation(s) and/or repairs be performed by a qualified plumbing expert.(No photo)

B. Drains, Waste, and Vents - Comments:

 (1) Screened drain cover missing on shower pan at hallway bathroom inside structure.(Picture 1)



B. Picture 1

 (2) Rubber union connectors are considered a temporary fix that can eventually leak over time at areas under structure. A more permanent connection device should be applied in areas where rubber unions are present.(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)



B. Picture 2



B. Picture 3




B. Picture 4



B. Picture 5




B. Picture 6

 (3) Plumbing clean-out is loose in wall and does not appear to be properly installed at right side (Facing front) of structure. Galvanized steel piping protruding out around clean-out can also be a hazard if not removed. I am unable to determine exact purpose for this application and should be further evaluated and corrected as necessary by a qualified plumbing expert.(Picture 7)

I NI NP D




B. Picture 7

-  (4) Observed asbestos B-vent piping attached to the water heater inside attic space. Asbestos material is not a hazard until disturbed and/or moved. But, there is still a risk to consider having this kind of material around and should be corrected as necessary for safety.(Picture 8)




B. Picture 8

-  (5) Water leakage from drain piping under sink at 1/2 bath location. Further water damage can occur if not corrected.(Picture 9)



B. Picture 9


    c.**Water Heating Equipment****Energy Source:** Gas (quick recovery)**Capacity:** 30 Gallon (small)**Water Heater Location:** Indoor closet*Comments:*

-  (1) Wood supporting water heater is badly deteriorated to the point that the unit could fall through the floor. Therefore, causing significant damage and possible gas leakage if not corrected.(Picture 1)

I N I N P D




C. Picture 1

 (2) Additional draft ventilation is needed inside closet space where gas water heater is located to vent out harmful gas fumes that can collect inside the structure. Dilution air vents and ducting are needed around the burner-plate at base of water heater, in addition to help draw out harmful carbon monoxide gas build-up and should be present as necessary for safety.(Picture 2)




C. Picture 2

 (3) Corrosion around fitting connections at top of water heater can eventually fail and develop leaks if not corrected. Water heater may need replacement.(Picture 3)



C. Picture 3

 (4) No emergency drain pan under water heater as needed for protection against possible water damage. It is always a good idea to have an additional drain pan under the water heater, when unit is located in a location where building materials can be affected by water. Excessive flooding and floor material damage can occur if water heating unit was to fail. Therefore, I recommend repair and/or replace as necessary by a certified plumbing contractor. (Picture 4)

**NOTE:** RECOMMEND LOCAL MUNICIPALITIES BE CONSULTED FOR FURTHER INFORMATION CONCERNING PLUMBING REQUIREMENTS SUGGESTED FOR THE PRESENCE OF EMERGENCY DRAIN PANS UNDER WATER HEATERS. SOME LOCAL MUNICIPALITIES DO NOT REQUIRE THE PRESENCE OF A EMERGENCY DRAIN PAN. THEREFORE, REPAIRS MAY OR MAY NOT BE NECESSARY.

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I NI NP D

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C. Picture 4

(5) 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:**

Not present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

**V. APPLIANCES**    **A. Dishwasher - Comments:**

(1) The dishwasher is old and did not function at time of this inspection. Therefore, dishwasher did not complete normal cycle, did not fill with water, and is coated with mineral deposits. Recommend repair or replacement as necessary.(Picture 1)



A. Picture 1

(2) Dishwasher racks are rusted at areas inside unit. Rusty areas can affect cleaning capabilities if not corrected.(Picture 2)



A. Picture 2

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

Not present

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

(1) Range exhaust hood appears to be vented outside of structure and was non-functioning at time of inspection. Light did not work when tested inside unit as well.(Picture 1)


---

I NI NP D

---



C. Picture 1

 (2) Improper and/or inadequate vent pipe material used to overhead vent hood inside attic space. Standards require that stainless steel, galvanized steel, and/or copper can only be used to vent out cooking fumes. Recommend service as necessary for safety.(No photo)

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

Not present

E. **Microwave Oven - Comments:**

Not present

F. **Trash Compactor - Comments:**

Not present

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

Not present

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

Not present

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

 Door bell did not work when tested.(Picture 1)

---

I NI NP D

---



I. Picture 1

J. Dryer Vents - Comments:

Dryer vent damaged and is poorly or improperly installed around crawlspace access location at rear of structure.(Picture 1)(Picture 2)



J. Picture 1



J. Picture 2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

**VI. OPTIONAL SYSTEMS**

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

Not present

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

**Type of Construction:** Not applicable

*Comments:*

Not present

C. **Outbuildings - Comments:**

Not present


D. **Outdoor Cooking Equipment**

**Energy Source:** Not applicable

*Comments:*

Not present

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

 Gas meter has been removed and the lines are capped at various locations around structure. Observed that the gas lines were also being pressure tested at time of inspection. Therefore, gas fired appliances and heating equipment inside structure could not be properly checked for normal function.(Picture 1)(Picture 2)



E. Picture 1



E. Picture 2

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

**Type of Pump:** Not Applicable

**Type of Storage Equipment:** Not Applicable

*Comments:*

Not present

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I NI NP D

---

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

**Type of System:** Not Applicable

**Location of Drain Field:** Not applicable

*Comments:*

Not present

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

Not present

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

Not Applicable

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REI 7-2 (8/09)

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<b>Date:</b> 6/9/2010	<b>Time:</b> 12:40 PM	<b>Report ID:</b> 10310067
<b>Property:</b> 5006 Monticello Rd Dallas TX 75206	<b>Customer:</b> Mr. Smith	<b>Real Estate Professional:</b> Christian Adams Dallas Luxury Leasing, LLC

### 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 70 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.

This home is also considered a "fixer upper." The home inspection is limited to what can be inspected in regards to floor and wall coverings and general cosmetics. You should be aware of obvious areas that need prep and paint, or replacement of coverings. These items represent the overall condition of home. The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components cannot be inspected. Always consider having the utility on in order to inspect these areas. There is a fee for a return trip to re-inspect.

**Standards of Practice:**

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

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 70 Years

**Temperature:**

Over 90 degrees F

**Weather:**

Heavy Rain, Cloudy and Humid

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

## General Summary



Spec-Pro Inspection Services, LLC

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

**Customer**  
Mr. Smith





**Address**  
5006 Monticello Rd  
Dallas TX 75206

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) Foundation vents are closed off at sides and front of home. Excessive moisture content and standing water under the structure is conducive if not properly ventilated. Not opening the vents when moisture is present could further harm your floor system or contribute to mold. I recommend opening the vents in the summer and closing some of them in the winter.(Picture 1)
-  (2) Concrete pier(s) not aligned properly or are missing in areas under structure where sloping appears to have occurred. Areas of the structure may need more support and/or stability applied near front of the structure. Recommend further evaluation(s), service, or repair be performed by a qualified foundation expert.(Picture 2)(Picture 3)(Picture 4)
-  (3) White efflorescence (powder substance) on floor-joists and on inside foundation walls indicates moisture is, and/or was, in contact at various locations under structure. A moisture condition may still be present and may require additional ventilation. Efflorescence is found on many homes without water intrusion. But, should alert you to the possibilities of future steps that may be needed to correct this condition.(Picture 5)(Picture 6)(Picture 7)(Picture 8)
-  (4) Crawlspace entry at rear of structure needs to be closed off or have a door entry installed to keep out rodents and pest.(Picture 9)

#### C. Roof Covering Materials


##### Inspected, Deficiency

-  (1) The tree limbs and high foliage in direct contact with roof or hanging near roof should be trimmed. This is considered conducive to the structure until repaired.(Picture 1)



**I. STRUCTURAL SYSTEMS****D. Roof Structure & Attic****Inspected, Deficiency**

-  (1) Openings around vent stacks and piping inside attic space can allow water intrusion if not corrected. Recommend applying sealant as necessary around vent protrusions around the ceiling inside attic space.(Picture 1)
-  (2) Insufficient amount of insulation observed inside attic space, with less than 6 inches at some locations. Recommend adding insulation of a minimum of 8-10 inches or as necessary for normal function.(Picture 2)
-  (3) Additional rafter supports are needed in ceiling structure inside attic space. Existing rafter supports are weak and limited in areas. By adding purlins and supports can increase the stability in the roof structure if applied. Recommend further evaluation(s) and/or service be performed by a qualified expert.(Picture 3)(Picture 4)(Picture 5)


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

-  (1) 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 1)(Picture 2)



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

-  (2) Stress cracks and/or open penetrations in drywall above doors and along brick veneer wall is usually an indication that significant settling and/or shifting has occurred. The appearance of settlement crack(s) are common and can be corrected if necessary.(Picture 3)(Picture 4)
-  (3) Paint surfaces deteriorated on front dormers, with wood-rot in horizontal fascia boards under metal-clad siding at front, sides, and back of structure. Further deterioration can occur if not corrected. Properly installed rain gutter system can also protect the structure from exposure to water penetrations if applied.(Picture 5)


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


-  Door assembly will not latch closed under normal conditions and there is no privacy lock to the hallway bathroom inside structure.(Picture 1)

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


-  (1) Openings in caulking observed around windows at front of structure. Sealant eventually dries, shrinks, and cracks commonly develop. Siliconized caulking applied around exterior facing windows is necessary to protect structure from water and/or insect intrusion and should be maintained as openings re-occur.(Picture 1)(Picture 2)
-  (2) There are cracked glass in some window panes throughout the home.(Picture 3)

**NOTE:** We do not make an exhaustive list of the amount of defective and/or broken windows which is considered to be above and beyond a General Home Inspection.

-  (3) Storm windows installed over existing windows are considered a safety hazard, if they do not provide adequate egress in the event of a fire.(Picture 4)

-  (4) Some windows are difficult to open or close and appear to be painted shut in some locations at time of inspection.(Picture 5)


**J. Fireplace / Chimney****Inspected, Deficiency**

-  (1) Metal rain cap on chimney crown is missing. Instead, a metal screen plate has been installed over the opening and has become detached. Without a rain cap, water can enter into chimney flue and inside the structure if not corrected.(Picture 1)(Picture 2)

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


## I. STRUCTURAL SYSTEMS

### Inspected, Deficiency

-  Crack(s) in sidewalk at front and back of structure is considered a trip hazard until corrected. Recommend repair or replace as necessary.(Picture 1)

### L. Other







### Inspected, Deficiency

-  Wood underpinning is in contact with the ground at un-attached garage. This can cause deterioration and attract wood eating insects if not corrected.(Picture 1)

## II. ELECTRICAL SYSTEMS



### A. Service Entrance and Panels

### Inspected, Deficiency

-  (1) Knock-out opening inside the service panel at clothes closet should have a plug installed as necessary for safety in case of fire.(Picture 1)
-  (2) You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.(Picture 2)(Picture 3)
-  (3) The main panel box is located inside a clothes closet which is not considered safe and is not allowed by today's electrical standards. Plug covering and/or or breaker missing at service panel inside of structure. Openings into the electrical panel box should always be covered as necessary for safety.(Picture 4)
-  (4) Improperly installed and/or exposed wire conductors from the house to the un-attached garage. Wire connections that do not terminate inside a junction box is considered a hazard until corrected. Outdoor rated wiring should also run through EMT (Electrical Metallic Tubing) approved for outdoor usage and be installed underground in accordance to electrical standards. Recommend service as necessary by a qualified electrical expert.(Picture 5)(Picture 6)(Picture 7)
-  (5) Breakers are not clearly labeled as needed for safety at main panel-box inside clothes closet and at outdoor sub-panel location. Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.(Picture 8)
-  (6) Grounds and neutrals are wired onto the same bus bar at outdoor sub-panel box location. This kind of application can affect normal function of the electrical system and should be corrected as necessary for safety.(Picture 9)

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









### Inspected, Deficiency

-  (1) Smoke detectors missing at hallway and front bedroom locations. Without smoke detectors, there is no first alert present in case of fire. Recommend installing hard-wired smoke detectors with battery back-up to go off simultaneously as necessary for safety.(No photo)
-  (2) Exterior electrical outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although, GFCI protection of exterior 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, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

**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.

## II. ELECTRICAL SYSTEMS



-  (3) The electrical outlets have "open grounds" ( Non-grounded ) at most areas inside the structure. Non-grounded outlet(s) are currently acceptable, however, it should be labeled a non-grounded outlet. Open grounded are not as safe as a grounded electrical outlet(s). Some appliances will not function without proper grounding.(Picture 6)(Picture 7)(Picture 8)
-  (4) Outlets at various locations inside structure are "two-wire" and are not grounded. Two wire outlets are acceptable due to age of structure, but some appliances cannot be plugged into outlets or will not work without a ground. Recommend repair or replace as necessary.(Picture 9)(Picture 10)
-  (5) Cover plate missing over electrical outlets in dinning room location. Shock or personal injury can occur if not corrected.(Picture 11)
-  (6) Ceiling fan did not function when tested at various locations inside structure. Ceiling fan replacement may be necessary.(Picture 12)
-  (7) Electrical outlet boxes are filled with insulation foam which is considered a fire hazard and should be removed or corrected as necessary for safety.(Picture 13)
-  (8) Bushing protection or "wire-stops" missing around all accessible metal junction boxes inside attic, crawlspace, and laundry room locations. Damage to sheathing and wire conductors can occur if not corrected. Recommend repair or replace as necessary. Electrical issues are hazardous until repaired and should be performed by a certified electrical contractor.(Picture 14)
-  (9) The attic is poorly insulated and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrical contractor should first replace knob and tubing wires with updated wiring.(Picture 15)(Picture 16)
-  (10) The electrical system does not have AFCI (Arc-fault circuit interrupters) protection at dinning & living areas, hallways, and recreation room(s) as necessary for safety. **This standard was *not* enforced and may *not* have been required when this 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.(Picture 17)

**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


### A. Heating Equipment

#### Inspected, Deficiency

-  (1) Wall heaters did not function when tested at time of inspection, due to no gas utilities. Gas fired wall heaters are dis-allowed by today's standards and are considered a fire hazard. Recommend capping off and/or removing these units as necessary for safety.(Picture 1)(Picture 2)(Picture 3)(Picture 4)
-  (2) Old heating equipment should be updated, serviced, and/or removed as necessary for normal function. Gas fired wall heaters and floor furnaces are no longer allowed by today's standards and should be thoroughly evaluated or serviced as necessary before further usage by a heating and cooling expert.(Picture 5)(Picture 6)(Picture 7)(Picture 8)

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





#### Inspected, Deficiency

-  The existing duct-work under structure is old and may no longer be affective for use with the floor furnaces and should be updated, removed, and/or corrected as necessary for normal function. There is no other duct system or vents present for central cooling equipment inside the structure at time of this inspection.(No photo)






## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures





**IV. PLUMBING SYSTEM****Inspected, Deficiency**

-  (1) Insulation wraps and/or sleeves should be present around copper tubing to water lines under structure. Further erosion can occur if not corrected.(Picture 1)(Picture 2)
-  (2) Non-dedicated and/or abandoned water lines observed at various locations inside and around structure. Old plumbing debris should be removed as necessary.(Picture 3)(Picture 4)
-  (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 5)
-  (4) Unable to test normal function of plumbing fixtures inside structure, due to no hot water at time of inspection. Due to deficiencies noted, it is recommend that further evaluation(s) and/or repairs be performed by a qualified plumbing expert.(No photo)

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

-  (1) Screened drain cover missing on shower pan at hallway bathroom inside structure.(Picture 1)
-  (2) Rubber union connectors are considered a temporary fix that can eventually leak over time at areas under structure. A more permanent connection device should be applied in areas where rubber unions are present.(Picture 2)(Picture 3)(Picture 4)(Picture 5)(Picture 6)
-  (3) Plumbing clean-out is loose in wall and does not appear to be properly installed at right side (Facing front) of structure. Galvanized steel piping protruding out around clean-out can also be a hazard if not removed. I am unable to determine exact purpose for this application and should be further evaluated and corrected as necessary by a qualified plumbing expert.(Picture 7)
-  (4) Observed asbestos B-vent piping attached to the water heater inside attic space. Asbestos material is not a hazard until disturbed and/or moved. But, there is still a risk to consider having this kind of material around and should be corrected as necessary for safety.(Picture 8)
-  (5) Water leakage from drain piping under sink at 1/2 bath location. Further water damage can occur if not corrected.(Picture 9)







**C. Water Heating Equipment****Inspected, Deficiency**

-  (1) Wood supporting water heater is badly deteriorated to the point that the unit could fall through the floor. Therefore, causing significant damage and possible gas leakage if not corrected.(Picture 1)
-  (2) Additional draft ventilation is needed inside closet space where gas water heater is located to vent out harmful gas fumes that can collect inside the structure. Dilution air vents and ducting are needed around the burner-plate at base of water heater, in addition to help draw out harmful carbon monoxide gas build-up and should be present as necessary for safety.(Picture 2)
-  (3) Corrosion around fitting connections at top of water heater can eventually fail and develop leaks if not corrected. Water heater may need replacement.(Picture 3)
-  (4) No emergency drain pan under water heater as needed for protection against possible water damage. It is always a good idea to have an additional drain pan under the water heater, when unit is located in a location where building materials can be affected by water. Excessive flooding and floor material damage can occur if water heating unit was to fail. Therefore, I recommend repair and/or replace as necessary by a certified plumbing contractor. (Picture 4)


**NOTE:** RECOMMEND LOCAL MUNICIPALITIES BE CONSULTED FOR FURTHER INFORMATION CONCERNING PLUMBING REQUIREMENTS SUGGESTED FOR THE PRESENCE OF EMERGENCY DRAIN PANS UNDER WATER HEATERS. SOME LOCAL MUNICIPALITIES DO NOT REQUIRE THE PRESENCE OF A EMERGENCY DRAIN PAN. THEREFORE, REPAIRS MAY OR MAY NOT BE NECESSARY.

**V. APPLIANCES****A. Dishwasher****Inspected, Deficiency**

**V. APPLIANCES**

-  (1) The dishwasher is old and did not function at time of this inspection. Therefore, dishwasher did not complete normal cycle, did not fill with water, and is coated with mineral deposits. Recommend repair or replacement as necessary.(Picture 1)
-  (2) Dishwasher racks are rusted at areas inside unit. Rusted areas can affect cleaning capabilities if not corrected.(Picture 2)
- C. Range Exhaust Vent**  
**Inspected, Deficiency**
  -  (1) Range exhaust hood appears to be vented outside of structure and was non-functioning at time of inspection. Light did not work when tested inside unit as well.(Picture 1)
  -  (2) Improper and/or inadequate vent pipe material used to overhead vent hood inside attic space. Standards require that stainless steel, galvanized steel, and/or copper can only be used to vent out cooking fumes. Recommend service as necessary for safety.(No photo)
- I. Doorbell and Chimes**  
**Inspected, Deficiency**
  -  Door bell did not work when tested.(Picture 1)
- J. Dryer Vents**  
**Inspected, Deficiency**
  -  Dryer vent damaged and is poorly or improperly installed around crawlspace access location at rear of structure.(Picture 1)(Picture 2)

**VI. OPTIONAL SYSTEMS**

- E. Gas Supply System**  
**Inspected, Deficiency**
  -  Gas meter has been removed and the lines are capped at various locations around structure. Observed that the gas lines were also being pressure tested at time of inspection. Therefore, gas fired appliances and heating equipment inside structure could not be properly checked for normal function.(Picture 1)(Picture 2)

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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.