

# Advantage Home Inspections

4933 Grapeland Dr. ♦ El Paso, TX 79924 ♦ (915) 474-4241

## PROPERTY INSPECTION REPORT

Prepared for: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_ **01-21-12**  
(Address or Other Identification of Inspected Property) (Date)

By: **Don Powell 8534** \_\_\_\_\_  
(Name and License Number of Inspector) (Name of Realtor)

Weather	Temperature	Faces	Time
<b>Clear</b>	<b>60</b>	<b>W</b>	<b>9:30 am</b>

**State of Occupancy: occupied** **Age 1956**

**Sq footage Approx. 2213** **Present at inspection:**

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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 [http://www.trec.state.tx.us/inspector/rules\\_governing\\_inspectors.asp](http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp).

The TREC Standards of Practice (Sections 535.227-535.231 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 warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector 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.

**(Continued on next page)**

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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 the report do not obligate any party to make repairs or take other action, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1

**When the house is occupied, it makes it very difficult to perform as through inspection as if the house is empty. Inspectors are not required to move goods, stored items, equipment, and other materials in order to perform their inspection under the "Texas Real Estate Commission Home Inspection Standards of Practice".**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. In an occupied home, furniture and other articles may cover up items that would normally be inspected.

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I	NI	NP	D	Inspection Item
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## 1. STRUCTURAL SYSTEMS

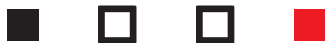


### A. Foundations

Type of foundation - Slab on grade

**Comments:** The foundation appears to be stable and is performing as designed. The slab, of course, can not be seen so I can only report on present and visible indications to render an opinion of adverse performance, such as open or offset concrete cracks; binding, out-of-square, nonlatching, warped, or twisted doors or frames; framing or frieze board separations; out-of square wall openings or separations at wall openings or between the cladding and windows/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry chadding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios.

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed



### B. Grading and Drainage

**COMMENTS ON DEFICIENCIES:**

1) I feel uncomfortable with the ability of rain water to easily drain from the back yard to the front. Currently, all drainage must go around the North end of the house because the South side of the house is blocked to prevent drainage. I recommend that the area on the South side be repaired to allow water to drain to the front in that area also.



This gate on the South side has bricks on the bottom that prevents proper drainage. I recommend that this be repaired.



### C. Roof Covering Materials

**Comments:** Please look at Appendix B concerning roofs for more general information and more specific limitations.

Inspected from roof      Percent roof visibility 100%

Pitch - Med      Style of roof - Gable

Roof covering material (type of roof covering) Asphalt shingle

Appropriate for pitch? Yes

Roof material condition - Good      How is the roof covering material fastened? Nails

Any evidence of repairs (other than normal maintenance) to roof covering materials, flashing details, skylights, and other roof penetrations? No

**COMMENTS ON DEFICIENCIES:**

1) The gutters were full of leaves and some dirt and should be cleaned out. You will find that this is a yearly maintenance item.

**Specific limitations:** The inspector is not required to make a determination on the remaining life expectancy of the roof covering nor is he required to walk on a roof that he determines to be unsafe or that damage to the roof or roof covering may result from walking on the roof. The inspector is not required to determine the number of layers of roof covering material, identify latent hail damage or provide an exhaustive list of locations of water penetrations or previous repairs.

Since I can't see through the layers of the roof assembly, the comments concerning this roof are based on the assumption that the roof assembly was installed correctly using quality materials and following current standards of practice and manufacturer's instructions. There are many factors that go into the installation of a quality roof assembly, unfortunately, most of these factors are not visible to the inspector.

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**D. Attic and roof structure**

**Comments:**

I walked the roof for the purpose of determining if the structure was sturdy and had any deflections or soft spots. The roof structure appears to be sound and have solid construction.

Access to attic location - **Converted garage**  
 Inspected from and method used to inspect - **Entered attic**  
 Percent of attic inspected - **80%** If less than 100%, WHY? **Accessibility was limited**  
 Flooring - **Fair**  
 Attic Structure - **Conventional Wood**  
 Roof Sheathing - **Wood** Condition of sheathing? **Good**  
 Any evidence of water penetration? **Yes**  
 Insulation - **Poor**  
 Type of material - **Fiberglass Batts and Rock Wool**  
 Approx. Material depth - **3-4 inches**  
 Ventilation - **Good**  
 Type of ventilation system - **2 turbines and gable vents at each end**

**COMMENTS ON DEFICIENCIES:**

- 1) By today's standards the insulation in the attic is considered poor. R30 is required in this energy conscience times. You probably have about 12 R-value now so you would need to add about 6-8 inches of blown insulation to get it up to the new requirements. This, of course, would greatly improve the energy efficiency of the house.
- 2) Not only is the insulation lacking, it is also missing in many locations. This is not energy efficient and should be repaired with the addition of insulation in these areas. See two photos below.
- 3) I observed some water penetration evidence on the rafters in the attic. This is not unusual in a home this old. The last roof probably took care of any leaks. I did not see any current leakage.



Even if you do not add blown insulation, you should repair these areas that do not have any insulation.

**Interior Walls**

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

**E. Exterior Walls**

**COMMENTS ON DEFICIENCIES:**

1) Exterior walls are in need of painting and caulking. There is a lot of wood siding, the soffits and other wood areas that need proper preparation and painting. This includes the wood on the gables of the roof. This would be an extensive (and expensive) job and since there is the possibility of lead paint, I would recommend the services of a certified painting contractor. He could test for lead, prep the wood, make repairs and finally add a good coat of quality paint. From then on you can do the maintenance painting that would come up every now and then, if you wish to.

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Also there is some maintenance caulking needed in several areas around the house. This would be just normal maintenance caulking. All exterior joints should be caulked (sealed) so that they are watertight and airtight. If they are not adequately caulked, wind-driven rain can enter and cause wood members to rot, metal ties to rust and masonry sections to crack and chip. In addition, cold air can infiltrate into the house causing higher heating costs. Caulking is a normal, relatively simple, maintenance item that needs to be done periodically.

**COMMENTS:** Don't let this extensive repair on the wood portion of the house get you done. Overall the exterior of the house (the brick work) was in very good condition.

■ □ □ ■ **F. Interior Ceilings and Floors.**

**COMMENTS ON DEFICIENCIES:**

1) There was some water damage in the living room. A panel is falling down and the wall shows the evidence of water penetration. I feel this has been resolved with the last roof.

**Specific limitations:** concerning exterior and interior walls, ceilings, doors, and floors: The inspector is not required to determine the condition of floor, wall or ceiling covering unless such conditions affect structural performance or indicate water penetration, to report obvious damage to floor, wall or ceiling coverings, to determine the condition of paints, stains, and other surface coatings, to determine condition of cabinets or to determine the extent or type of insulation or vapor barriers in exterior walls. Its is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior wall. While cracks may not necessarily effect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate.

■ □ □ ■ **G. Exterior Doors / Sliding Patio Doors**

**COMMENTS ON DEFICIENCIES:**

1) The bottom latch for the back door does not work. The latch bolt does not go all the way into the latch plate.

2) The door knob for the exit door for the back corner bedroom does not work. This is very important to repair because it is necessary for an emergency exit.

■ □ □ □ **Interior Doors**

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

■ □ □ ■ **H. Exterior Windows/ Screens**

**COMMENTS ON DEFICIENCIES:**

- 1) There is a small chip in a back window.
- 2) There are no screens for the two windows above the kitchen sink.
- 3) I observed one damaged screen around the house.

■ □ □ ■ **Interior Windows (Only a sampling of windows are tested in each room)**

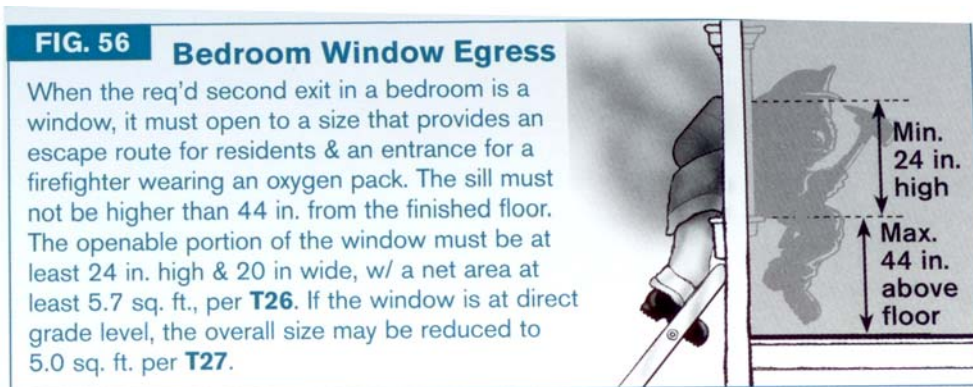
**COMMENTS ON DEFICIENCIES:**

1) The ability to be rescued or to escape from a bedroom in an emergency is very important. I neglected to write down which room was which but:

One bedroom had a proper rescue and exit way by the use of an exterior door, a second room had a window the proper height from the floor but the window is too small, the third bedroom had a window too high from the floor and a window that is too small. Every sleeping room shall have at least one operable emergency escape and rescue opening, which should not be more that 44" above the floor and not less than 5.7 square inches. The requirement for emergency escape and rescue openings in

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sleeping rooms exists because a fire will usually have spread before the occupants are aware of the problem, and the normal exit channels may be blocked. To be accessible from the interior of the sleeping room, the emergency escape and rescue opening cannot be located more than 44” above the floor. The 5.7 square inch opening is based on the minimum size necessary to admit a fire fighter with full rescue equipment.



**I. Interior and Exterior Stairways**



**J. Exterior Chimney**

**COMMENTS ON DEFICIENCIES:**

1) The capping of the chimney needs repair work to repair the cracks that have developed. Water can penetrate these cracks and get into the house.



**Interior Fireplace**

**COMMENTS ON DEFICIENCIES:**

1) Although the fireplace looked satisfactory, it had too much material on the side of the flue. I recommend a chimney sweep be used to give the chimney a good cleaning to eliminate any material building up in the flue that can catch fire.

2) There was gas coming out of the valve where you turn the gas on and off. Gas is not supposed to come out of this area. I don't know if the chimney sweep can repair this or not. If he can't, then you will need the use of a certified gas technician.

**COMMENTS:** I spoke to you about keeping the damper open if you use the fireplace for gas) Modern practice is written stating that if a Gas Log set existed in a fireplace, the damper must be locked in an open position. The open position must be sufficient to allow the products of combustion to escape through the damper. The reason is to prevent Carbon Monoxide (CO) poisoning from occurring in a gas log fireplace. Because gas burns so cleanly the occupants of the home do not usually notice whether the damper is open or closed. They could (and often do) forget to open the damper before lighting the gas logs. The damper, closing off the chimney, routes the products of combustion, which contains varying amounts of Carbon Monoxide straight into the interior of the room where it poses a serious health threat to the occupants. Carbon Monoxide can be fatal to some and cause serious health problems to others.

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   K. Attached Porches, Decks, Carports, Driveways, Sidewalks, Balconies  
**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

L. Other

   Safety Glass

**COMMENTS ON DEFICIENCIES:**

- 1) The front and rear doors are required to have safety glass in them. Safety glass should have permanent labels and/or identification marks. Each unit of tempered glass shall be sandblasted, laser etched embossed or of a type that once applied cannot be removed without being destroyed and be visible when the unit is glazed. I did not observe any such markings in the glass so I have to assume that it is not safety glass as required. The purpose of safety glass in these locations is to protect against accidental impact by individuals adjacent to the glazing.
- 2) I am particularly concerned about the glass in the shower not being safety glass. This area can be very dangerous.

   Smoke Alarms / Carbon Monoxide Alarms

**COMMENTS ON DEFICIENCIES:**

- 1) Although there were working smoke alarms in all the bedrooms except one and an alarm in the hall, I would bet that the alarms are over 10 years old and would need to be replaced anyway.  
Current smoke alarm/smoke detector requirements are:  
A smoke alarm in each sleeping area and one in the immediate vicinity of the sleeping rooms. Every alarm should be connected to the city electrical power with a battery back-up. In addition, when one alarm goes off, the other alarms in the home should sound also.  
Smoke alarms/smoke detectors must be installed as per manufacturer's published instructions.(NEPA72 11.2.3)  
Smoke alarms/smoke detectors shall not remain in service longer than 10 years from the date of manufacture. (NFPA72 11.8.1.4)  
Smoke alarms/smoke detectors shall not be installed within a 36" horizontal path from a supply register or the tips of a ceiling fan. (NFPA72 11.8.3.5)  
For safety sake, I recommend that you install smoke alarms in the proper areas even if they are only battery operated. Wireless alarms are now available for this installation now.

There were no carbon monoxide alarms in the home. Modern standards require that Carbon Monoxide alarms be located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Carbon Monoxide alarm can be located near the smoke alarm required in the immediate area of the bedrooms.

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## 2. ELECTRICAL SYSTEMS

**IMPORTANT NOTE: DUE TO THE DANGEROUS NATURE OF ELECTRICITY, THIS INSPECTOR CONSIDERS EVERY ITEM WRITTEN UP TO BE A SAFETY HAZARD AND SHOULD BE REPAIRED BY A LICENCED, BONDED ELECTRICAL CONTRACTOR. ELECTRICITY CAN CAUSE SERIOUS BODY INJURY AND HAS A POTENTIAL TO CAUSE FIRES.**

■    **A. Service Entrance**

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

■   ■ **Service Panels / Sub Panels** ■ Breakers  Fuses

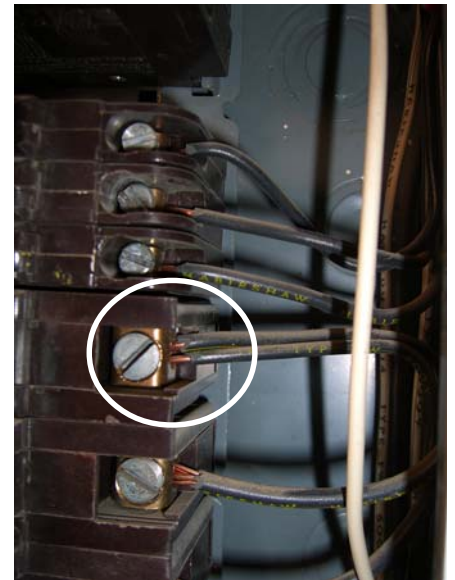
Comments:

**COMMENTS ON DEFICIENCIES:**

1) AFCI's are not in all the required locations. Beginning in 2011 all outlets for new homes in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms are required to be AFCI protected. (E3902.11). AFCI's are not in the family room, the dining room, the living room, parlor, library, den, sunroom, recreation room, closets or hallway. **Please look at Appendix A at the end of this report for more information concerning AFCI's.**

2) A double tap was observed in the panel. A double tap is when two wires are connected to one breaker. The breakers are only designed for one wire, not two. See photo.

**Specific limitations:** The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in a conduit; conduct voltage drop calculations; determining the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.



**Double tap right here**

■   ■ **B. Branch Circuits - Connected Devices and Fixtures**

**Comments:** FOR YOUR INFORMATION - Please look at Appendix A at the end of this report for more information concerning GFCI's. For information purposes only, please look at Appendix C on what a modern electrical system consists of. And for more information on electrical safety in the home go to the web site of the National Fire Protection Association at [www.nfpa.org](http://www.nfpa.org).

Type of branch circuit conductors? Copper

**COMMENTS ON DEFICIENCIES:**

1) Tamper-resistant outlets are not in the required locations. Beginning in 2011, all outlets in new homes are required to be tamper-resistant. (E4002.14) The intent of the tamper-resistant outlet is to protect children who often insert objects into outlets out of curiosity.



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2) The front outlet has “reverse polarity”. “Reverse polarity” is the term used to describe a situation where electrical wires are connected to the wrong terminals of a receptacle. It can be hazardous if the “hot” side of your electrical system gets connected to certain types of lamps or equipment. This outlet should be a wet location outlet also. See page 19 for different outlets.

3) That same outlet in #2 above needs to be weather proofed. See below.

4) The outlet in the back is not “damp proof” , is not GFCI protected and is loose in the wall. See below. See page 19 for difference between damp and wet outlets.

5. GFCI’s are not in the proper locations. Only one bathroom had a GFCI. See Appendix A at the end of this report for all the locations that GFCI’s are required.

6) By current standards, your kitchen counter does not have enough outlets. There should be an outlet every 48”. Your counter should have about 3 outlets more than it has by modern practice.

7) You only have one switch for the hall. By current standards, a hall should have a double switch so that you can have a switch at each end of the hall. This is a safety item so you don’t have to search in the dark for a switch.

8) There is a bare light bulb in the storage room. There are dangers associated with light fixture bulbs that are not covered with a globe in an area like a closet. These bare light bulbs often get very hot and can become an ignition source to start a fire in your home. The danger starts when this hot bulb is either placed too close to combustible materials and they touch or nearly touch the light bulb, or something in the closet falls off of a shelf and right into contact with the bulb. By installing a light fixture that has a glass globe, the combustible materials will not be able to come into contact with the light bulb, thus nearly eliminating the chance of a fixture starting a fire. Be sure to leave ample room around light fixtures when storing things in a closet. This will lessen the dangers of a fire and bring you peace of mind. Also a bare bulb in the closet can break and get into your eyes should you come into contact with the bulb while working in the closet.

9) This same storage room has a switch that does not have a cover plate to protect the bare wires inside.

10) The wire to the furnace goes through the sharp metal junction box. This box should have a grommet to protect the wire from damage.

11) There is a wire going to as outlet outside for the patio. This wire is not appoved wire for this application and it is not protected by conduit. The outer plastic sheathing of this wire does not provide any kind of protection against punctures, perforations, lacerations or any other harm that may very well come to electrical wiring in residences. Because of this, unprotected Romex must be protected. The protection usually comes in the form of metal conduit.



This wire to the junction box for the furnace is going through that should be grommet protected



This wire to the outside outlet is unprotected and is the incorrect wire that you can use for this application.

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

**A. Heating Equipment**

**Comments:** Conventional gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.

Type and Energy Source: Gas, forced air

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

**COMMENTS:** According to my Preston's Guide your Magic Chef Model # G8A1250-9 was manufactured in 1987 or 1988.

**B. Cooling Equipment (Refrigerated Air)**

**Cooling Equipment (Evaporative Cooler)**

Is the motor one or two speed? **2** Type of water supply line? **Plastic** Is the unit drained and shut-down? **Yes**

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

**COMMENTS:** Other than a couple rust spots that should be taken care of with minor maintenance, your unit appeared satisfactory. I do suggest that you replace the plastic lines with copper. Plastic lines do not stand up to the summer sun in this area.



**C. Ducts, Chases, Vents and Flues**

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

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The issues pointed out with the Heating, Ventilation and Air Conditioning systems need to be repaired by a third party, certified, professional independent HVAC technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

#### 4. PLUMBING SYSTEMS



##### A. Water Supply System and Fixtures

What is the static water pressure? **42 psi** Location of meter?

Street Location of shut-off? **None**

##### COMMENTS ON DEFICIENCIES:

- 1) There is a small leak in the city meter on the city side of the meter. See photo.
- 2) The front and rear faucets do not have anti-siphon devices attached. See diagram below.
- 3) The commode in the hall bath is leaking in the area of where the tank attaches to the bowl.



Small leak on city side of meter.



##### Backflow device

For your information: Back flow devices, vacuum breakers and air gaps are all systems that prevent the back siphonage of contaminated water or other unwanted materials into the potable water system. This vacuum can occur for any number of reasons - corroded and blocked water lines, use of the street water for nearby fire-fighting, repairs to the municipal water pipes, and a break in the municipal system all could result in back-siphonage. These back flow devices cost about \$10 at Lowe's and simply screw onto the end of the water faucet.



##### B. Drains, Wastes, and Vents

##### COMMENTS ON DEFICIENCIES:

- 1) There are no drain stops for the sink for the bathroom in the mud room or for the bath tub in the hall bath.
- 2) The drain system under the kitchen sink is not set up for proper drainage. See photos for explanation on next page.

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On the right is your setup and on the left is how it is supposed to look.



### C. Water Heating Equipment

Energy source? **Electric** Capacity? **40 gals.**

**COMMENTS:** The electric water heater had a drain pan that appeared to drain outside to the North side of the house on the roof just under the gable vent. If you ever see water coming out of this pipe, that means that something is wrong with the water heater.

**Note:** The life of a water heater depends on many factors (for example- the quality of the water heater, its usage, the quality of the water, the maintenance schedule and many other items). Most of the time, the first evidence of a water heater going out is a small leak that gets larger as time goes by. I recommend that the home owner inspect a water heater over 6 years old once a week for any signs of leaking out the bottom. This practice can save much grief if a leak is detected early.

#### COMMENTS ON DEFICIENCIES:

1) The pipe for the pressure control valve is incorrect. This pipe shall not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap. It appears that the valve for the water heater is about 3/4" but the pipe narrows down to 1/2".



Outlet 3/4"

3/4" outlet but the pipe narrows down to 1/2"

Pipe 1/2"

**Note:** Water should never come out of this pipe unless there is something wrong with the water heater. This pipe is the same pipe that I am talking about in the comments above.

**D. Hydro-Therapy Equipment / Jacuzzi / Whirlpool**

The issues pointed out with the Plumbing system need to be repaired by a third party, certified, professional independent plumbing technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

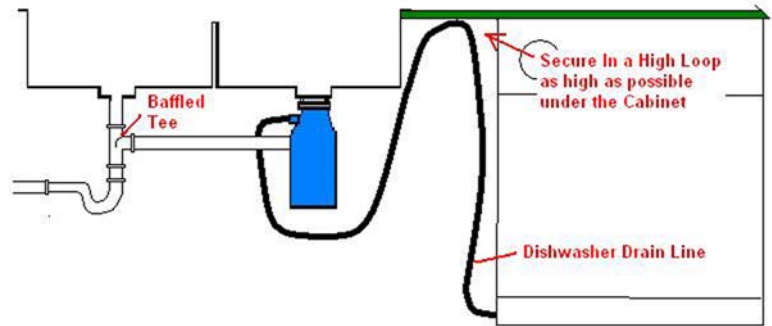
**5. APPLIANCES**

**A. Dishwasher**

**COMMENTS ON DEFICIENCIES:**

1) The anti-backflow device was not installed for the drainage of the dishwasher. Usually it is an air gap installed on top of the sink but this can be also achieved by making a loop as per the diagram.



The black dishwasher hose needs to have an air gap in it. This can be achieved by attaching it to the bottom of the counter as per diagram.

**B. Food Waste Disposer**

**C. Range Exhaust Hood**

**D. Range**    Electric    Gas

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

I	NI	NP	D	Inspection Item
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     Oven     Electric     Gas

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

     E. Microwave Cooking Equipment

     F. Trash Compactor

     G. Bathroom Exhaust Fans and / or Heaters  
 None of the bathrooms had exhaust fans but they both had windows.

     H. Garage and Garage Door Openers

     I. Door Bell and Chimes  
**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

     J. Dryer Exhaust Duct / Back-draft damper.

Please see [Appendix D](#) at the end of this report for important safety information concerning dryer vents.

**COMMENTS ON DEFICIENCIES:**

1) The back draft damper for the dryer on the roof is not correct. Backdraft dampers must be installed in dryer exhaust ducts to avoid outdoor air infiltration during periods when the dryer is not operating and to prevent the entry of animals. These dampers should be designed and installed to provide an adequate seal when in a closed position to minimize air leakage. Screens and/or sheet metal screws are prohibited on the duct termination because lint from the dryer will eventually clog the screen or catch on the screws to the point that no exhaust air will be able to reach the outdoors. This will build up to the point that a fire hazard is created.



This is yours. It is incorrect.

Example of back draft damper for proper dryer exhaust.



Also, the dryer vent isn't even attached to the vent going outside. This photo was taken inside the attic. This vent needs to be attached to the correct vent when you install it. This set up allows lint to be blown into the attic.

■    K. Washer / Dryer

**COMMENTS ON DEFICIENCIES:** No deficiencies were observed

**COMMENTS:** There was no set up for gas if you wish to use a gas dryer in the future. And remember that this outlet is 3 prong. If you have a 4 prong dryer please convert the 3 prong outlet to 4 prongs and not vice-versa.

**FOR YOUR INFORMATION:**



Steel braided hoses

\* The standard black hoses typical on a washer hookup are not approved for use as permanent water lines; over time, hoses left pressurized will blister and ultimately explode. Washer hoses that are left pressurized all the time should be stainless-steel braided. The number one claim with all insurance companies is washing machine hoses bursting. The water is constantly under pressure. The normal black rubber hoses become weakened within a few years of installation. Replace those old rubber hoses with these braided steel "no burst" hoses.

The issues pointed out with the Appliance section need to be repaired by a third party, certified, professional independent technicians. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

■ □ □ ■ L. Misc.

**COMMENTS ON DEFICIENCIES:**

- 1) There are tree/bush stumps around the property. All stumps and wood debris should be removed from around the house, otherwise, it can provide a source of food for a new termite colony that when it becomes large enough, will attack the house.
- 2) The kitchen faucet has a small leak at its base.
- 3) Some caulking is needed around some of the bathroom fixtures to prevent water from getting behind the tiles.
- 4) There is a dangerous fire situation in the bathroom. The plastic shower curtain is too close to the wall heater. Something should be done to get the shower curtain away from the heater. See photo.



A damp location outlet is one that is protected by an overhang like a patio roof or a wide soffit. Water does not directly strike them. A wet location outlet is out in the open where rain or sprinklers can hit them.

On the left is an example of a damp location outlet and on the right is an example of a wet location outlet.

This electrical “bubble covered” receptacle is acceptable for either wet or damp locations. I recommend a cover of this type to replace any outside outlet that needs to be replaced.





# OK - I've had the home inspection - now what?

When the home inspection report is in hand and you have fully discussed the findings with your inspector, it's time to digest and evaluate this vital package of new information. At that point, you'll have a week or less to weigh and determine which of the disclosed conditions are minor defects in need of normal maintenance, which are significant functional problems that warrant professional attention, and which are safety issues that demand priority repair.

Next, you'll need to decide which conditions you are willing to accept as they are and which you would prefer the seller to repair prior to completing the sale. In lieu of repairs, you might opt to request a price adjustment on the property. Repairs and price changes are usually negotiable. Unless specified in the purchase contract or by state or local laws, sellers are generally not required to perform any repairs.

To assist you in sorting through these options and representing your choices in the negotiation process, it is best to have the professional representation of a Realtor. Home inspectors can provide guidelines and perspectives in answer to questions, **but most essential at this stage of the transaction is representation by an agent or broker with strong negotiating skills and a sense of commitment to your financial interests.**

In most cases, a residential sale is contingent upon the buyers' acceptance of the home inspector's report. This means that you, as buyer, have a specified number of days to accept or decline the property in "as is" condition. If you decline acceptance, you have four basic choices:

- 1) Ask the sellers to make a few repairs;
- 2) Ask the sellers to make many repairs;
- 3) Ask the sellers to reduce the sales price;
- 4) Decline to purchase the property.

If you request repairs or a price adjustment, based upon the home inspection report, the sellers also have choices. They can:

- 1) Agree to all of your requests;
- 2) Agree to some of your requests;
- 3) Agree to none of your requests;
- 4) Decline to sell you the property.

I hope this information helps you.

Don Powell