



## RESIDENTIAL INSPECTION

123 Main St  
Houston TX 77001

John Doe  
FEBRUARY 1, 2020



Inspector  
Adam Wright

*Adam Wright*

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# PROPERTY INSPECTION REPORT

Prepared For: John Doe

(Name of Client)

Concerning: 123 Main St, Houston TX 77001

(Address or Other Identification of Inspected Property)

By: Adam Wright - TREC # 23898

(Name and License Number of Inspector)

02/01/2020 8:00 am

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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

*Comments:*

The property was a 35 year old structure made of brick and concrete siding. As with all homes, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions-When outside the structure, the terms "front", "left", "rear" and "right" were used to describe the structure as viewed from the front door of the structure. When inside, the terms "front", "left", "right" and "rear" were used to describe the structure as viewed from the room entrance. If you have any questions about room descriptions, locations, or anything at all about your property or this report, please contact us. It is important to us that you be able to identify the rooms we discussed in your home

Report Identification: 123 Main St, Houston TX 77001

and we want to continue providing you the best service possible!

Your report contains many photographs. Some of these pictures are meant to highlight areas where issues were observed, other photographs are included as a courtesy to help better explain our inspection process and what is documented in your report.

*In Attendance:* Buyer

*Occupancy:* Vacant

*Style:* Colonial

*Temperature (approximate):* 75 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Clear, Dry

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Performance:*

In my opinion the foundation is performing as intended at this time.

*Note:*

Due to the expansive nature of soil in our area, differential movements are likely to occur over time. This is common with all foundations in our area. My opinion is based on visual observations of accessible areas at the time of the inspection. Future performance or movement of the structure cannot be predicted or warranted.

*Foundation Movement:*

Your foundation was measured for potential movement and settlement with a highly precise gas-filled altimeter known as a ziplevel. This instrument is capable of measuring variances in height across your foundation down to 1/10". We generally recommend further evaluation by foundation specialists if there is a variance of greater than 1/2" in 10 feet. About .4" is deducted from the reading when necessary to compensate for carpet and padding thickness. This slab was measured with the center of the foundation as the "zero". The front of the foundation showed to be .2" lower than the middle. The rear of the foundation showed to be .1 inch higher. The right side showed to be .2 inches higher and the left side was .5" higher.

This amount of variance is well within the tolerance for a foundation that is performing as intended.

*Evidence of prior foundation repair:*

There is evidence of possible prior foundation repair and minor cracking on the front porch. This is not necessarily cause for concern, but should be monitored.



Minor hairline cracks are normal.  
These are not a cause for concern

*Ziplevel readings. :*

The readings from the zip-level inspection of your foundation are as follows:

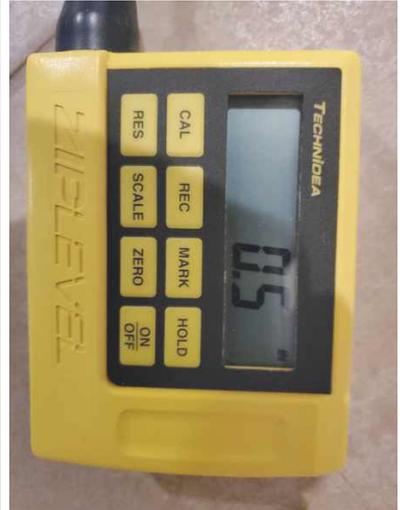
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.2 inches lower at front of foundation



.1 inch higher at back of foundation



.5 inches higher at left side of foundation



.2 inches higher at right side of foundation



Zero reading taken in middle of foundation

**1: Corner pop**

🔴 Deficiency

Corner pops are common with poured concrete slabs. While they may look bad, they are rarely a serious issue. This corner pop appears to be only cosmetic and does not appear to be affecting the structure of the foundation or the walls at all. I recommend monitoring the corners of the slab top ensure they don't get worse over time.

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**B. Grading and Drainage**

*Comments:*

*Foundation Maintenance :*

Proper drainage and moisture control are important for foundation maintenance. This is especially true of the expansive soils in our area. It is recommended that your lot slope down 6" in the first 10 feet away from your fountain. Drainage, including gutter downspouts, should be directed to a discharge point several feet away from the foundation. This can help keep water from accumulating under and around your fountain, which can lead to soil expansion and foundation damage. It is also recommended that trees be kept away from foundation as their root systems can damaged foundations and the plumbing underneath. In the event structural movement is noted, client is advised to consult with a structural engineer who can identify causes and recommend corrective actions.

**1: Insufficient clearance from foundation to grade**

🚫 **Deficiency**

It is recommended there be at least 4" of clearance from brick siding to the ground and at least 6" for other types of siding. It is recommended to remove some of the dirt and vegetation from around the foundation to allow for proper drainage.



There should be a minimum of 4 inches of clearance groin the ground to the brick.

**C. Roof Covering Materials**

*Types of Roof Covering:* Fiberglass

*Viewed From:* Roof

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*Gutters/Downspouts:*

The gutters/downspouts were full of debris and leaves. If left in this state water can fill the gutters and damage the eaves of the roof. Water can also overflow the gutters and spill out directly next to the foundation, potentially causing damage.

The gutters from the upper section of roof were discharging onto the lower sections of roof. This will lead to the lower sections of roof wearing out prematurely as they are having to handle the entire water load from the upper sections of roof. There is a photo attached in this section that depicts what this will do to your roof over time. It is recommended that all gutters be routed to the ground and discharge at least 5 feet away from your foundation.



Leaves should be removed from gutters



Gutters from upper section of roof are discharging into lower section of roof. This will wear out the lower roof prematurely



While this is not your roof, this depicts the damage that will be caused to your lower roof over time if the gutters are not routed to the ground

**1: Exposed Nails**

☹ Deficiency

Under-driven or exposed nails were found in one or more roof coverings. This can lead to water intrusion which can cause rot, mold, structural and cosmetic damage. I recommend applying caulk over these exposed nail heads.



Nail heads should be caulked to prevent water intrusion



All roof penetrations should be sealed



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**D. Roof Structures & Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 8 Inches -*  
Approximately 8 inches average depth of insulation.



8 inch insulation depth

*Inadequate purlins. :*

Purlins are required to be the same size as the rafters they are supporting. The rafters are 2x6 and the purlins supporting them are only 2x4. The roof is not currently showing any signs of movement. I would recommend monitoring this and upgrading purlins in the future when needed.



2x4 purlin supporting 2x6 rafter

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

*Comments:*

**1: No fireblocking in breezeway from garage to house.**

**▲ Safety Hazard**

Fireblocking is required in detached garage breezeway to prevent a garage fire from spreading to the main house. This is a very important issue that should be resolved immediately. Due to how houses are designed to naturally draft air through the attic, if a fire starts in the garage it will be pulled through the breezeway and into the attic. This can be easily and cheaply avoided by installing a fire blocking material at the garage.

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Fireblocking material should be installed here to prevent a garage fire from spreading to the rest of the house

**F. Ceilings and Floors**

*Ceiling and Floor Material:*

Ceilings were made of textured drywall. Floors were made of carpet, tile and what appeared to be wood.

*Evidence of water intrusion on ceiling:*

There were dark spots on the ceiling which indicate possible water intrusion. This did not appear to be an active leak and there was only minor discoloration observed. This should be easily painted over.



Water stain observed on ceiling

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

*Comments:*

**1: Paint/Refinish Needed**

🟡 **Deficiency**

Door finish is damaged possibly from dog scratches. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

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Scratched door needs to be refinished

**H. Windows**

*Comments:*

*Elevated window opens too far:*

Windows on the second story that are this low to the floor should not be able to open more than 4 inches. Having this window open presents a fall hazard to children. A clamp should be installed that prevents this window from leaking more than 4 inches as this is a cheap and easy way to ensure the safety of children.



This window should not open more than 4 inches.

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

*Comments:*

*Insufficient nailing in attic stairs:*

Attic stairs should be secured by 5 16D nails on each side and 3 16D nails front and back for a total of sixteen 16D nails. I recommend putting in the correct amount of nails.

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Attic staircase should be adequately nailed into place

**J. Fireplaces and Chimneys**

*Comments:*

The fireplace and chimney were functioning as intended.

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

*Comments:*

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Service Panel (Breaker Box):*

The service panel was 200 amp and located in the garage. Power was supplied by aluminum wires coming into the service panel. The electrical supply utility wires were run underground.



Distribution panel

*Note:*

We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

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**1: Double-Tapping of Neutral Wires**

⊖ Deficiency

Double tapping of neutral wires is not allowed. Each neutral wire should have its own terminal. This is a common defect but it should be addressed the next time the electrical panel is serviced.



Double tapped neutral wire

**2: White wire used as hot power wire**

⊖ Deficiency

Multiple white wires were used as power supply wires from breakers. While this is not forbidden, the white wires are supposed to be taped or marked black or red to avoid any confusion. These wires should be taped or colored appropriately to help avoid any accidents in the future.



White wire used as power wire

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

*Note:*

We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

*GFCI Protection :*

[Here is a link](#) to read about how GFCI receptacles keep you safe.

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GFCI protection was provided on all kitchen outlets as required. The outlets over the cooktop both reset off of the left outlet.

The outlets on the sink counter all reset to the right of the sink

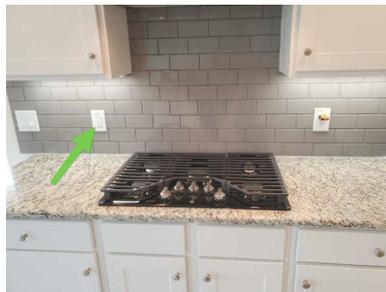
Master bathroom outlets are GFCI protected and reset on the right outlet.

All upstairs bathrooms reset at the outlet in the left upstairs bathroom.

Garage and exterior outlets are GFCI protected and reset on the left interior wall of the garage.



Reset



Reset



Reset

**1: Smoke Detector Missing**

**▲ Safety Hazard**

Smoke detectors were not present in any bedrooms or outside all sleeping areas as required. Recommend installing smoke detectors in all bedrooms and outside all sleeping areas immediately as this is a cheap way to ensure the safety of your family



Missing smoke detector

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**2: Arc-fault Circuit Interruption**

 Maintenance Item

No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Current standards require new homes to provide AFCI protection for bedroom outlets. AFCI is designed to detect and provide protection against electrical arcing, which is a fire hazard. Although AFCI protection was not required when this home was constructed, general knowledge of safe building practices have improved over time and building standards have changed to reflect this current understanding. We recommend you consider updating the existing electrical system to include AFCI protection.

**3: Open Ground**

 Safety Hazard

Multiple outlets throughout the house had an *Open ground*. This means there is no protection at the outlet providing a safe path back to ground for electricity. This is an issue that should be addressed as soon as possible by a licensed electrician because if there is a short in a device plugged into this outlet, it could pose a serious shock hazard.



Open ground in living room



Open ground in dining room

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

**A. Heating Equipment**

*Type of Systems:* Forced Air, Gas-Fired Heat

*Energy Sources:* Natural Gas

*Comments:*

*Note:*

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

*Furnace Operation:*

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. All of the burners appeared to be functioning as intended as shown in the attached photos and video.

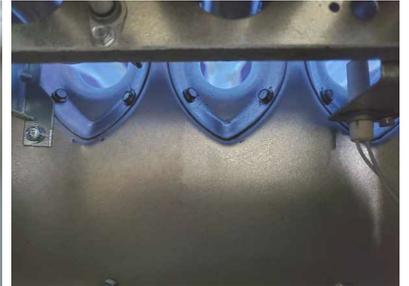
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Approximately 111 degree supply air temperature



Approximately 65 degree return air temperature



Burners firing appropriately

**1: No Sediment Trap Present**

 Maintenance Item

The gas piping contained no sediment trap. Sediment traps or drip legs are generally required, depending on your local jurisdiction. The purpose of a sediment trap is to prevent particulates or moisture from entering and clogging the furnace gas supply, which could trip the furnace and possibly lead to an expensive service call. We recommend consulting a local licensed, qualified HVAC technician concerning sediment trap installation the next time this unit needs servicing. This is a cheap way to help avoid potentially costly repairs in the future.



No sediment trap

**2: Flexible Gas Line Extends Inside Cabinet**

 Deficiency

Flexible gas lines should not extend inside the cabinet of the furnace. I recommend addressing this when the unit is serviced.



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Flexible gas line goes inside furnace cabinet

**B. Cooling Equipment**

*Type of Systems:* Electric, Central Air Conditioner

*Comments:*

*Temperature Differential:*

Testing the differential temperature of the supply air and the return air is the best test available for diagnosing the present function of the air conditioning equipment. The normal range is between 14 and 21 degrees. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed and competent HVAC technician.

The temperature differential for this system was approximately 15 degrees.



Approximately 52 degree supply air



Approximately 67 degree return air

*Note:*

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

*Evaporator Unit:*

The evaporator coils have been sealed. Breaking the seal goes beyond the scope of this home inspection. We were unable to view the condition of the coils.

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*Condenser unit model and serial number:*



Model and serial number

*Return air filter :*

Return air filter is in place. Size is 20×25.



*Overflow drains:*

It is important to know where these are and what purpose they serve. If you ever see water dripping out of these, it means your A/C condensate is not draining appropriately and there could be a plug, a leak or some other issue. If you see water coming from these please call a licensed HVAC service company to troubleshoot and correct this issue.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Drain vent. This is where a mild bleach solution should be poured for routine maintenance to avoid clogging



Drain vent. This is where a mild bleach solution should be poured for routine maintenance to avoid clogging



Overflow drain. If water is seen coming out of here, your A/C primary drain is clogged and needs to be serviced.

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

*Comments:*

**1: Duct Damaged**

🔴 Deficiency

Air supply duct was damaged. Damaged ducts will reduce your cooling and heating efficiency and should be replaced or repaired at your earliest convenience.



Damaged duct

**IV. PLUMBING SYSTEMS**

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

*Location of Water Meter:* Exterior -  
Water meter is located in left side of front yard.



Water meter

*Location of Main Water Supply Valve :* Main Level -  
Main water shutoff valve is located in the back of the master closet. In the event there is ever a major water leak, the water can be shut off to the entire house instantly at this valve to prevent any further water damage.



Main water shutoff valve

*Static Water Pressure Reading:* 55 -  
Static water pressure is required to be between 40-80psi. Your water pressure was approximately 55psi.

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Approximately 55psi water pressure

*Comments:*

**1: Metal piping is not insulated**

☹ Deficiency

Metal piping should be insulated to protect from damage during a freeze. If these pipes burst, they will cause water damage to the ceiling and house below.



No insulation on piping in attic

**B. Drains, Wastes, & Vents**

*Comments:*

**1: Vent terminates into attic**

☹ Deficiency

Plumbing vent terminates into attic instead of extending through roof as required. This vent should be extended through the roof and terminate outside the home.

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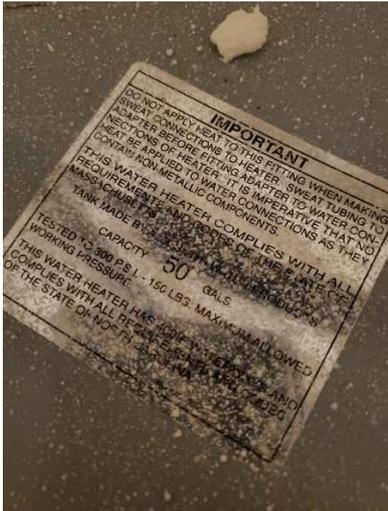


Vent terminates inside attic

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 Gallons -  
50 gallon water heater



50 gallon water heater

*Comments:*

**1: Improper Termination of TPRV**

**⊖** Deficiency

TPRV valves are required to terminate no more than 6 inches above the garage floor to prevent burns in the event hot water discharges from this valve. A diagram explaining this is included with these photos.

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TPRV valve discharge pipe should terminate within 6 inches of the garage floor

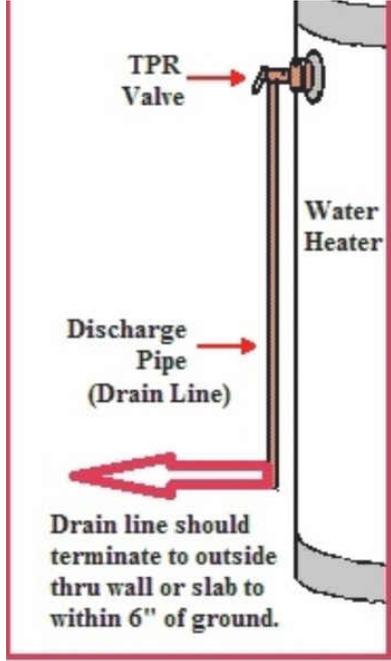


Diagram of proper TPRV termination

**2: Rusted Connections**

☹ Deficiency

Connections at water heater are corroded. These should be replaced at your earliest convenience to prevent them from forming leaks.



Corroded connections

**3: Exhaust flue improperly aligned**

☹ Deficiency

The exhaust flue from the water heater is improperly aligned. This will let exhaust gases into the attic instead of being carried out through the roof. This vent should be properly secured into place.

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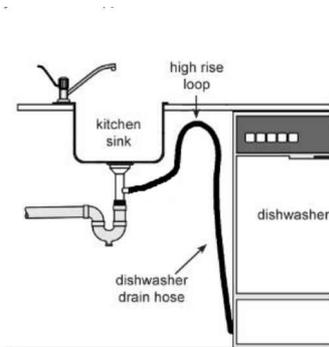
Exhaust flue not properly aligned

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

### V. APPLIANCES

- A. Dishwashers**  
*Comments:*

It is recommended the drain hose from the dishwasher be elevated and secured to the underside of the counter to help prevent the backflow of waste water into the dishwasher. Attached is a diagram depicting how this should look.



Dishwasher drain line should be elevated as shown

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

**1: Wire not Secured**

🟡 Deficiency

There should be a wire nut under the garbage disposal to secure the power wire.



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Missing wire nut

**C. Range Hood and Exhaust Systems**

*Comments:*

The range hood is a 2 speed range hood that vents back into the kitchen through filters.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

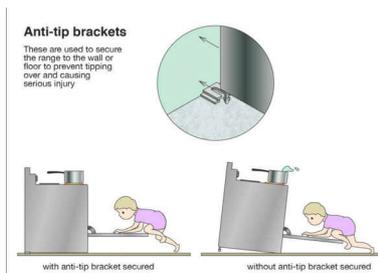


All burners functioning appropriately

**1: No Anti-Tip Device Present**

🟡 Deficiency

Anti-tip brackets should be installed to protect children from accidentally tipping a stove over.



Anti-tip devices prevent these accidents from happening

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**1: Improper Venting**

🟡 Deficiency

Improper venting practices were noted. Bathroom exhaust vents should terminate outside the home, not inside the attic. These vents should be routed to the exterior of the home at your earliest convenience.

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Vent terminates in attic

**G. Garage Door Operators**

*Comments:*

*Garage door operator:*

The garage door operator is functioning as intended. The auto reverse sensor works properly and the garage door immediately stopped and went back up when resistance was applied.

**H. Dryer Exhaust Systems**

*Comments:*

### SUMMARY

*Summary Comments:*

While there were multiple issues found during this inspection, it is important to remember there is no such thing as a perfect home, and this home has been functioning for the last 35 years. This home showed issues that are not uncommon for a 35 year old home, and with some maintenance and work on the issues found during this inspection, I believe this can definitely be the home you want. The most pressing issues are obviously the safety issues, such as the smoke detectors, the fireblocking from the detached garage, and the elevated windows opening too far, but all of these issues should be a cheap fix. The vast majority of issues found during this inspection can be addressed for minimal cost. If you have any concerns or questions about your report, please don't hesitate to reach out to me.

Thank you for choosing Spartan Home Inspection!

Adam Wright

TREC # 23898

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