



## PROPERTY INSPECTION REPORT

**3505 Timbercreek Ct Sachse TX 75048**

*Peter Kraus*



**TREC License # 23352**

**INSPECTION PREPARED FOR: Tacha Camp**

**INSPECTOR: Peter A Kraus**

**AGENT:**

**Year Built: 1991**

**Property Size: 1596 Sq Ft**

**Date of Inspection: 5/3/2022**

**Time of Inspection: 8:00am**



*We conduct each inspection with complete honesty and integrity!*

**682-554-8660**

**www.Thorough-Spec.com**

**PROPERTY INSPECTION REPORT FORM**

Tacha Camp	5/3/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
3505 Timbercreek Ct, Sachse, TX 75048	
<i>Address of Inspected Property</i>	
Peter A Kraus	23352
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

**PURPOSE OF INSPECTION**

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

**RESPONSIBILITY OF THE INSPECTOR**

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

**RESPONSIBILITY OF THE CLIENT**

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

**REPORT LIMITATIONS**

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

# I. STRUCTURAL SYSTEMS

## ☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

- Slab-on grade

Comments:

- Not performing as intended. See additional comments below.
- Additional backfill required on the south east corner of the slab to support the foundation.
- Minor cracking found on the southwest corner of the slab this is cosmetic in nature.
- Vertical crack found in the brick veneer on the southwest corner of the house.
- Wall crack found in the corner of the bedroom on the south east side of the house
- Cracking above the window on the southeast bedroom
- Wall cracks found above the back entry door



Additional backfill required on the south east corner of the slab to support the foundation.



Minor cracking found on the southwest corner of the slab this is cosmetic in nature.

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I	NI	NP	D
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Vertical crack found in the brick veneer on the southwest corner of the house.



Wall crack found in the corner of the bedroom on the south east side of the house



Cracking above the window on the southeast bedroom



Wall cracks found above the back entry door

X			X
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## B. Grading and Drainage

### Comments:

- Grading is adequate on the east facing side of the house.
- Grading is adequate on the south facing side of the house.
- Rain gutters are full of debris and need to be cleaned.
- The west side of the house requires grading improvement or French draining to pull the water away from the slab.



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I	NI	NP	D
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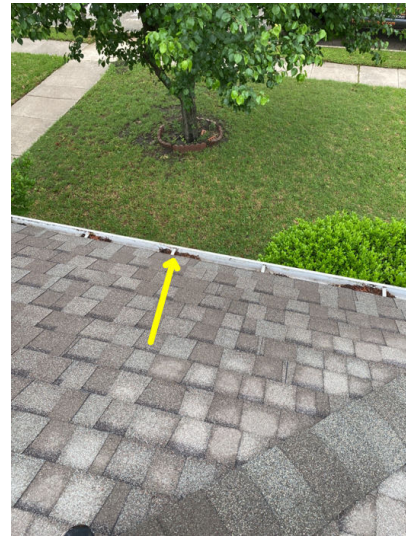
Grading is adequate on the south facing side of the house.



The west side of the house requires grading improvement for French draining to pull the water away from the slab.



Grading is adequate on the east facing side of the house.



Rain gutters are full of debris and need to be cleaned.

X			X
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### C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingle

Viewed From:

- Walked On Roof

Comments:

- Minor dents found in the roof covering Vince from previous hail damage.
- Secondary roof vent found with hail damage.
- It is recommended to cut back the limbs of all shrubs and trees are touching the roof covering material as this will cause damage to the shingles.

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South facing side of the roof covering material



West facing side of the roof covering material



North facing side of the roof covering material



East facing side of the roof covering material



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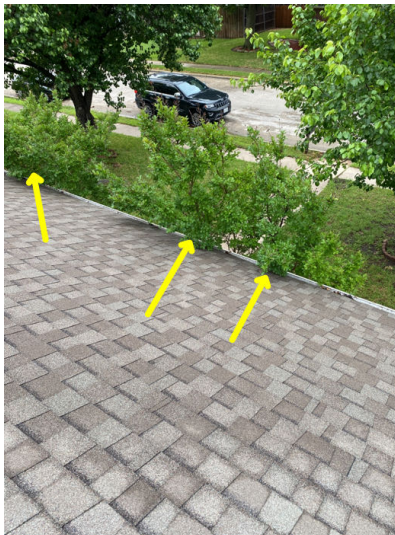
I	NI	NP	D



Minor dents found in the roof covering vent from previous hail damage.



Secondary roof vent found with hail damage.



It is recommended to cut back the limbs of all shrubs and trees are touching the roof covering material as this will cause damage to the shingles.

X			X
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#### D. Roof Structure and Attics

Viewed From:

- The attic was inspected from the top of the ladder as there is no walk space allocated in the attic

Approximate Average Depth of Insulation:

- 7" to 9"

Comments:

- Compressed insulation should be rearranged.
- Insulation should be evened out.

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I	NI	NP	D
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Compressed insulation should be rearranged.



Insulation should be evened out.



E. Walls (Interior and Exterior)

## Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Drywall walls noted on interior

## Comments:

- TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.
- Minor settling crack seen on the south east corner of the exterior brick veneer
- Both sides of the garage door have severe rot in the wood this needs to be replaced by a qualified contractor.
- Horizontal crack found in the south central bedroom wall
- Vertical crack to the left and above the closet in the south central bedroom
- Minor wall crack found in the hallway bathroom

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I	NI	NP	D
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Minor settling crack seen on the south east corner of the exterior brick veneer



Both sides of the garage door have severe rot in the wood this needs to be replaced by a qualified contractor.



Horizontal crack found in the south central bedroom wall



Vertical crack to the left and above the closet in the south central bedroom



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I	NI	NP	D
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Minor wall crack found in the hallway bathroom

X			X
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## F. Ceilings and Floors

## Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations

## Comments:

- Cracking found in the ceiling in the front hallway leading to the bedrooms



Cracking found in the ceiling in the front hallway leading to the bedrooms

X			X
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## G. Doors (Interior and Exterior)

## Comments:

- Torn weatherstripping found the back entry door



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I	NI	NP	D
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Torn weatherstripping found the back entry door

X			X
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## H. Windows

## Window Types:

- Windows are made of alluminum

## Comments:

• The windows are relatively low quality. They are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.

• TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

- Window screens missing on all areas throughout the house.
- Fogging found between the panes in the southeast bedroom window

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I	NI	NP	D



Fogging found between the panes in the southeast bedroom window

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the den

Types:

- Fireplace is a natural gas operated chamber

Comments:

- TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.
- It is required for safety when you have gas burning logs to have a damper clamp attached to your damper so that the flu will not close all the way allowing carbon monoxide gas to escape when running the gas fireplace.
- Minor cracking found in the covering of the chimney cap this needs to be sealed off to prevent water coming into the chimney.
- Gas pipe in the fireplace is rusting this needs to be replaced by a qualified technician

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I	NI	NP	D
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Minor cracking found in the covering of the chimney cap this needs to be sealed off to prevent water coming into the chimney.



It is required for safety when you have gas burning logs to have a damper clamp attached to your damper so that the flu will not close all the way allowing carbon monoxide gas to escape when running the gas fireplace.



Gas pipe in the fireplace is rusting this needs to be replaced by a qualified technician

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

Comments:

- TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.
- Additional caulk and paint required around the front porch to decrease the amount of water that comes in behind the boards.

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I	NI	NP	D
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Additional caulk and paint required around the front porch to decrease the amount of water that comes in behind the boards.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:  
Comments:



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I NI NP D

## II. ELECTRICAL SYSTEMS

X			X
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### A. Service Entrance and Panels

#### Panel Locations:

- The electrical panel is located in the garage.

#### Materials and Amp Rating:

- 15 amp
- 20 amp
- 30 amp
- 40 amp
- 50 amp

#### Comments:

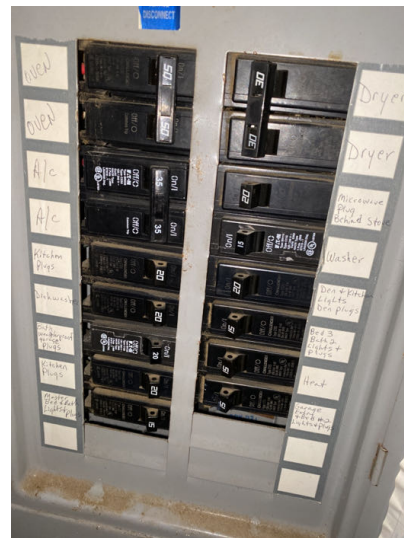
• TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's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

• It is recommended to separate each neutral wire into a separate hole in the neutral bar, this is a safety issue to avoid the chance of sparking in the service panel.

• Main service panel cover is missing two screws this needs to be replaced by a qualified technician and the screws need to be blunt



Ground rod confirmation photo



All circuits labeled as required

I=Inspected

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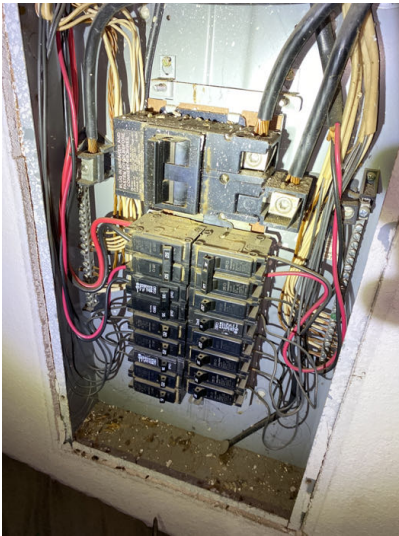
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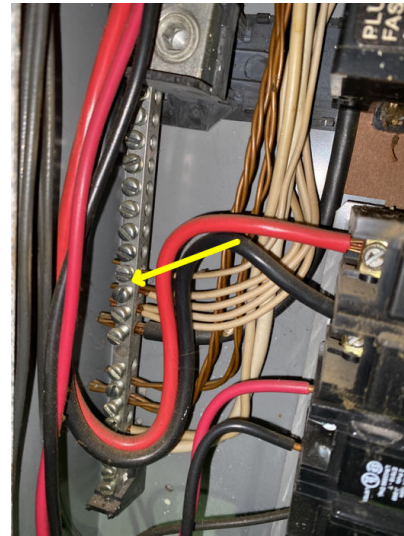
Overview of the 200 amp service panel



Main service panel cover is missing two screws this needs to be replaced by a qualified technician and the screws need to be blunt



Internal view of the 200 amp service panel



It is recommended to separate each neutral wire into a separate hole in the neutral bar, this is a safety issue to avoid the chance of sparking in the service panel.

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I NI NP D

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

## Type of Wiring:

- Copper wiring
- 200 Amp service panel

## Comments:

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

• Smoke detectors missing, this is a safety issue and needs to be corrected immediately.

• All outlets less than 5 1/2 feet above the floor need to be tamper resistant receptacles. This needs to be corrected by a qualified electrician.

• Arc-fault protection receptacles should be installed in all rooms of the house. This needs to be corrected by a qualified electrician.

• The following Branch circuits exist as listed below in detail:

• Loose outlet cover found in the master bedroom

• Open junction box needs to be closed off in the attic by a qualified electrician



Loose outlet cover found in the master bedroom



Open junction box needs to be closed off in the attic by a qualified electrician

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## C. Other

## Comments:

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I NI NP D

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

#### ☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is gas powered

Comments:

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

- The dirty air filter should be replaced.



Ambient temperature while operating in the heat mode



Vent temperature found while operating in the heat mode



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I NI NP D



Overview of the indoor AC/heating unit



## B. Cooling Equipment

## Type of Systems:

- Standard forced air system.

## Comments:

- The air conditioning unit can not be tested when the ambient temperature is below 60 degrees F. This can cause damage to the compressor and will normally produce inaccurate test results.
- Damaged insulation on condensate lines should be repaired.
- Outdoor AC unit needs to be leveled once it goes more than 10° out of level it takes away the lubrication in the compressor unit and could shorten the life of the compressor unit.



Damaged insulation on condensate lines should be repaired.



Outdoor AC unit specifications tag

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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Overview of the outdoor AC equipment



Outdoor AC unit needs to be leveled once it goes more than 10° out of level it takes away the lubrication in the compressor unit and could shorten the life of the compressor unit.

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C. Duct Systems, Chases, and Vents

Comments:

- Operating as intended.



Overview of the AC/heating duct work

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D. Other

Comments:

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NP=Not Present

D=Deficient

I NI NP D

## IV. PLUMBING SYSTEMS

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### A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Within 5-feet of the Front Curb.

Location of Main Water Supply Valve:

- I was unable to locate a main water supply valve.

Comments:

- Static Water Pressure Reading: 62 psi

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### B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Observations:

- Type of drain piping material: pvc

• TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

- Minor leak found in the drain pipe underneath the hallway bathroom sink



Minor leak found in the drain pipe underneath the hallway bathroom sink



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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 C. Water Heating Equipment

## Energy Source:

- Gas
- Water heater is located in the garage

## Capacity:

- 40 Gallons

## Comments:

- The TPR valve was not tested as it is common that the minerals or sediment found in the water heater can cause the valve to leak after being tested.
- TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.
- The drain pan drain pipe was not added during the installation of this unit it needs to be added by a qualified plumber
- The exhaust pipe of the gas water heater is not connected properly this needs to be corrected by qualified plumber as this is a safety issue



Hot water temperature recorded in the kitchen sink



The drain pan drain pipe was not added during the installation of this unit it needs to be added by a qualified plumber

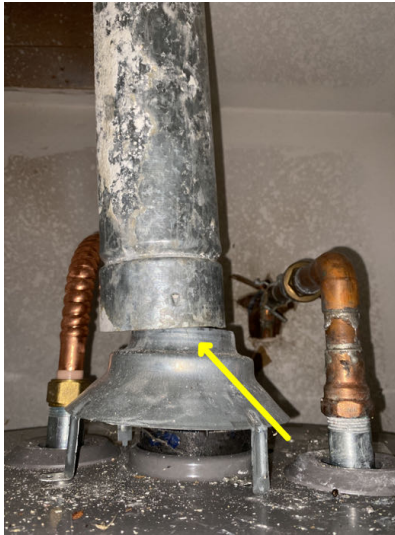
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I	NI	NP	D



The exhaust pipe of the gas water heater is not connected properly this needs to be corrected by qualified plumber as this is a safety issue

☐☒☒☐

D. Hydro-Massage Therapy Equipment

Comments:

☒☐☐☐

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Located on the west side of the house.

Type of Gas Distribution Piping Material:

- Black iron or steel piping.

Comments:



Gas pipe entry points found on the west side of the house

I=Inspected

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D=Deficient

I NI NP D

☐ ☒ ☒ ☐ F. Other

Materials:  
Comments:

## V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

- The dishwasher is an older unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.
- TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



Overview of the automatic dishwasher

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

- Operating as intended.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### C. Range Hood and Exhaust Systems

Comments:

- Operating as intended.



Rangehood confirmation photo

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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 D. Ranges, Cooktops, and Ovens

## Comments:

- Operating as intended.
- The electric range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- The oven temperature measured 329° when set at 350° this is within industry standards
- Anti-tip device is missing between the electric behind the electric stove this needs to be replaced by a qualified contractor as this is a safety issue



Anti-tip device is missing between the electric behind the electric stove this needs to be replaced by a qualified contractor as this is a safety issue



Electric stove top confirmation photo



Overview of the electric oven

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Door Type:

- One double aluminum sectional garage door.

Comments:

- All locking hardware needs to be removed from automatic garage doors.
- Garage door seal is torn and needs to be replaced.
- Garage door is not closing properly this needs to be checked by a qualified technician



Garage door seal is torn and needs to be replaced.



Automatic garage door opener



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All locking hardware needs to be removed from automatic garage doors.

X			
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H. Dryer Exhaust Systems

Comments:

- Operating as intended.

	X	X	
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I. Other

Comments:

## VI. OPTIONAL SYSTEMS

	X	X	
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

	X	X	
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C. Outbuildings

Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other Built-in Appliances

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Other

Comments:

## Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



## Report Summary

## STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Additional backfill required on the south east corner of the slab to support the foundation.</li> <li>• Minor cracking found on the southwest corner of the slab this is cosmetic in nature.</li> <li>• Vertical crack found in the brick veneer on the southwest corner of the house.</li> <li>• Wall crack found in the corner of the bedroom on the south east side of the house</li> <li>• Cracking above the window on the southeast bedroom</li> <li>• Wall cracks found above the back entry door</li> </ul>
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• Rain gutters are full of debris and need to be cleaned.</li> <li>• The west side of the house requires grading improvement or French draining to pull the water away from the slab.</li> </ul>
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Minor dents found in the roof covering Vince from previous hail damage.</li> <li>• Secondary roof vent found with hail damage.</li> <li>• It is recommended to cut back the limbs of all shrubs and trees are touching the roof covering material as this will cause damage to the shingles.</li> </ul>
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Compressed insulation should be rearranged.</li> <li>• Insulation should be evened out.</li> </ul>
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Minor settling crack seen on the south east corner of the exterior brick veneer</li> <li>• Both sides of the garage door have severe rot in the wood this needs to be replaced by a qualified contractor.</li> <li>• Horizontal crack found in the south central bedroom wall</li> <li>• Vertical crack to the left and above the closet in the south central bedroom</li> <li>• Minor wall crack found in the hallway bathroom</li> </ul>
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Cracking found in the ceiling in the front hallway leading to the bedrooms</li> </ul>
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Torn weatherstripping found the back entry door</li> </ul>
Page 12 Item: H	Windows	<ul style="list-style-type: none"> <li>• Window screens missing on all areas throughout the house.</li> <li>• Fogging found between the panes in the southeast bedroom window</li> </ul>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• It is required for safety when you have gas burning logs to have a damper clamp attached to your damper so that the flu will not close all the way allowing carbon monoxide gas to escape when running the gas fireplace.</li> <li>• Minor cracking found in the covering of the chimney cap this needs to be sealed off to prevent water coming into the chimney.</li> <li>• Gas pipe in the fireplace is rusting this needs to be replaced by a qualified technician</li> </ul>

Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Additional caulk and paint required around the front porch to decrease the amount of water that comes in behind the boards.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 16 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• It is recommended to separate each neutral wire into a separate hole in the neutral bar, this is a safety issue to avoid the chance of sparking in the service panel.</li> <li>• Main service panel cover is missing two screws this needs to be replaced by a qualified technician and the screws need to be blunt</li> </ul>
Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Smoke detectors missing, this is a safety issue and needs to be corrected immediately.</li> <li>• All outlets less than 5 1/2 feet above the floor need to be tamper resistant receptacles. This needs to be corrected by a qualified electrician.</li> <li>• Arc-fault protection receptacles should be installed in all rooms of the house. This needs to be corrected by a qualified electrician.</li> <li>• The following Branch circuits exist as listed below in detail:</li> <li>• Loose outlet cover found in the master bedroom</li> <li>• Open junction box needs to be closed off in the attic by a qualified electrician</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 19 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• The dirty air filter should be replaced.</li> </ul>
Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Damaged insulation on condensate lines should be repaired.</li> <li>• Outdoor AC unit needs to be leveled once it goes more than 10° out of level it takes away the lubrication in the compressor unit and could shorten the life of the compressor unit.</li> </ul>
<b>PLUMBING SYSTEMS</b>		
Page 22 Item: B	Drains, Wastes, Vents	<ul style="list-style-type: none"> <li>• Minor leak found in the drain pipe underneath the hallway bathroom sink</li> </ul>
Page 23 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• The drain pan drain pipe was not added during the installation of this unit it needs to be added by a qualified plumber</li> <li>• The exhaust pipe of the gas water heater is not connected properly this needs to be corrected by qualified plumber as this is a safety issue</li> </ul>
<b>APPLIANCES</b>		
Page 27 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• Anti-tip device is missing between the electric behind the electric stove this needs to be replaced by a qualified contractor as this is a safety issue</li> </ul>
Page 28 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• All locking hardware needs to be removed from automatic garage doors.</li> <li>• Garage door seal is torn and needs to be replaced.</li> <li>• Garage door is not closing properly this needs to be checked by a qualified technician</li> </ul>