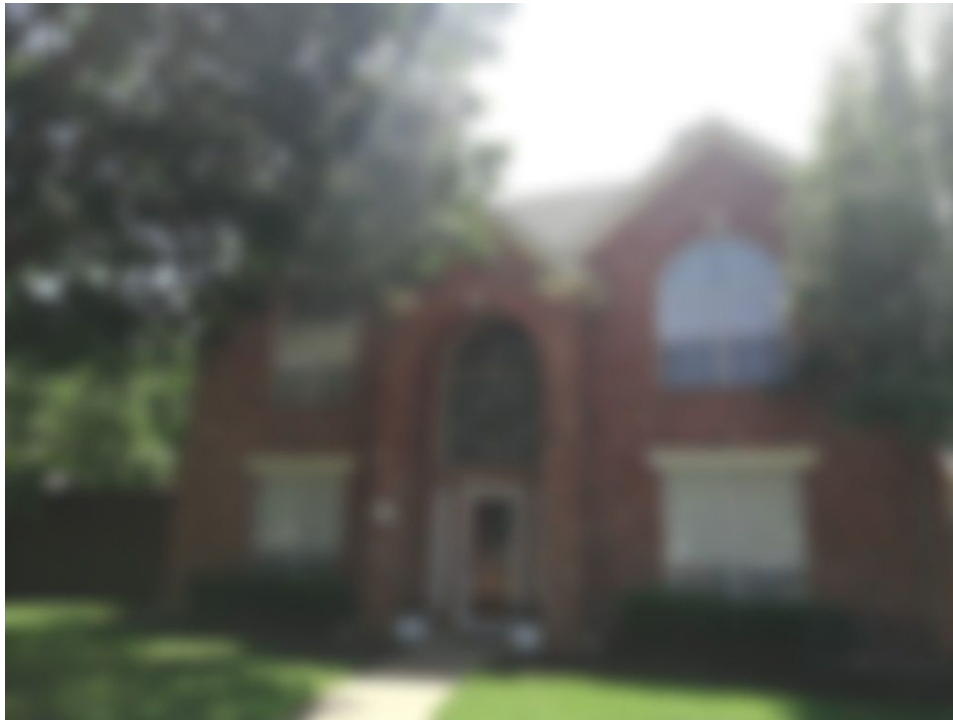




COPY

**1000 Sample Report
Dallas TX 75289**

Tristan Eager
AUGUST 17, 2018



Inspector

Tristan Eager

Texas Professional Engineer #128938 TREC Home

Inspector #22148

817-312-2022

tristan@eagerinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Tristan Eager

(Name of Client)

Concerning: 1000 Sample Report, Dallas TX 75289

(Address or Other Identification of Inspected Property)

Tristan Eager - Texas Professional Engineer #128938 TREC

By: Home Inspector #22148

(Name and License Number of Inspector)

08/17/2018 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.

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

In Attendance: Buyer

Type of Building: Single Family (2-story)

Home Faces: North

Year Built: 1994

Weather Conditions: Clear, Hot, Recent Rain

NOTE: There are two report formats:

Your report has been prepared in two different formats. TREC requires me to provide a report in a particular format (TREC REI 7-5). They both contain the same information. To view the TREC REI 7-5 version of this report click on the PDF icon at the top

of the web based report. To view the web based version, click on the link that was emailed to you.

Temperature (approximate): 90 (F)

Personal Belongings:

Every effort was made to inspect the entire house. However due to furniture and other personal belongings some areas could not be inspected.

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

LIMITATIONS OF EVALUATING FOUNDATION PERFORMANCE BY VISUAL INSPECTION:

Evaluating the performance of a foundation is a complex task that would typically be performed by a licensed professional engineer using specialized equipment over a period of time. An evaluation of this nature is outside the scope of this inspection.

To inspect the foundation the following visual and performance criteria were used:

- No framing or frieze board separations
- Doors properly opening and closing
- No sloping floors (visual inspection only)
- No slab, window, wall, flooring or ceiling cracks
- No cracked or damaged masonry

This evaluation provides a snapshot of the foundation on the particular day it was inspected. It does not predict future performance. Stresses placed on the foundation can vary significantly by season. Varying stresses could result in a door that closes in the summer, but may bind after a significant amount of rain. Varying foundation stresses can be minimized by proper maintenance of the foundation. It is strongly recommended that homeowners research the maintenance that is required for their type of foundation and address the comments listed in the Grading and Drainage Section of this report. No foundation warranty is implied by this inspection.

LIMITATIONS: Areas of the foundation that were not visible due to adjacent flatwork, floor coverings, soil, furniture, patios, decks and vegetation were not inspected.

Foundation Performance (as intended):

Based on conditions observed today, the foundation is performing as intended. Addressing comments in the Grading and Drainage section of this report may help minimize future foundation movement.

Foundation Type: Post-Tension Cable Slab

1: Corner Crack

Northeast, Northwest

Slab corner cracks are typically caused by thermal expansion of brick. As long as the bricks are adequately supported by the foundation, it is not a problem. However, if the bricks are not supported by the brick ledge (foundation) the bricks may crack or separate from wall. Recommend monitoring bricks for cracking. If brick cracking appears, professional evaluation and repair is recommended.

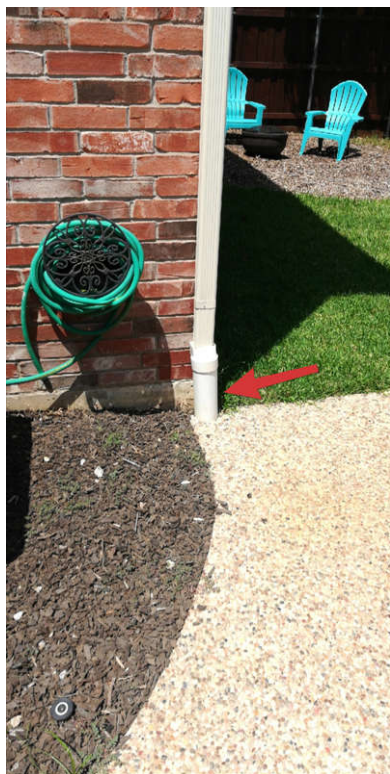


I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Grading and Drainage**

Subsurface Storm Drain System Not Inspected:

Subsurface drains were not inspected internally and may require periodic cleaning.



1: Insufficient Slope away from Foundation

North, East

Insufficient slope away from foundation. The International Residential Code requires a minimum of 6" of fall in 10' away from the foundation. This is to prevent water intrusion during rain events and to prevent soil saturation near the foundation. Foundation performance could be affected by these conditions.

2: High Soil Line at Masonry

North, East

High soil line at masonry . Soil and landscaping materials need to be a minimum of 4" below the brick ledge (base of bricks) to prevent moisture and insect intrusion into walls. Brick walls are designed to be permeable to moisture and have weep holes (ventilation) at the base of the wall. Soil and plant material near the weep holes will encourage high moisture inside the wall which can lead to deterioration.

I	NI	NP	D
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Insufficient Clearance to brickledge 2"
(EXAMPLE)



Sufficient clearance to brickledge 6"+
(example)

3: Downspout Extensions and Splash Blocks

All downspouts should extend 5' away from the foundation and discharge into splash blocks. Rainwater needs to be directed away from the foundation to prevent erosion and soil saturation. This condition can affect foundation performance.

4: Cut Back Vegetation

Multiple Locations

Cut back all trees and plants that are touching the house. Plant material adjacent to wall, foundation and roof promote high moisture and insect intrusion.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Architectural

Roof Covering was Observed From: Ground level, At eaves with ladder (lower levels only), Upper levels observed with drone

Reason for Not Walking Roof: in excess of 20' height: viewed with drone

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Type of Attic Ventilation : Soffit Vents, Static Vents

Depth of Attic Insulation: 10"

Attic was Observed From: Walked accessible areas

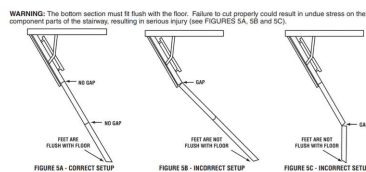
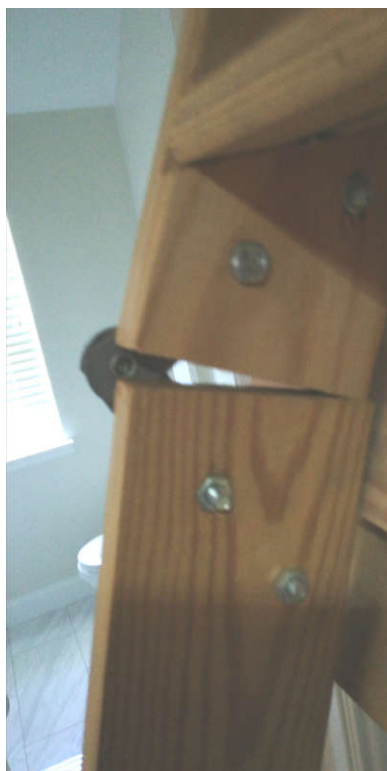
Reason for not Inspecting Entire Attic: Insulation Over Top of Rafters

1: Attic Ladder Legs not cut to proper Length

▲ Safety Hazard

2nd floor attic

Attic ladder legs are not cut to proper length per manufacturer's installation instructions. There should not be a gap between the leg sections. This will decrease the load carrying capacity of the ladder and could make it a safety hazard.

**2: Attic ladder not fire rated**

▲ Safety Hazard

Garage

Per building code, the garage is designed to contain fires and slow their spreading to the house. All penetrations of the garage walls and ceilings must be designed to slow the spread of fire. The attic ladder is not fire rated and does not meet building code requirements.

3: Attic Flooring is not securely mounted

2nd Floor attic

Attic flooring is not securely mounted. Attic should not be used for storage unless suitable flooring is installed and properly secured.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
1: Cabinet Door is loose

Kitchen- to left of cooktop

2: Weep holes not installed above lintels

Garage door, multiple windows, exterior doors

Weep holes help reduce moisture inside the walls and are needed to allow walls to breathe.



3: Fascia, siding and siding trim is showing signs of deterioration

Multiple Locations



4: Bathtub Caulking/Grout

2nd Floor Hall Bathroom

Bathtub caulking/grout needs to be updated to prevent water intrusion.



5: Brick Expansion Joint Caulking

West, East

Caulking needs to be updated at brick expansion joint.

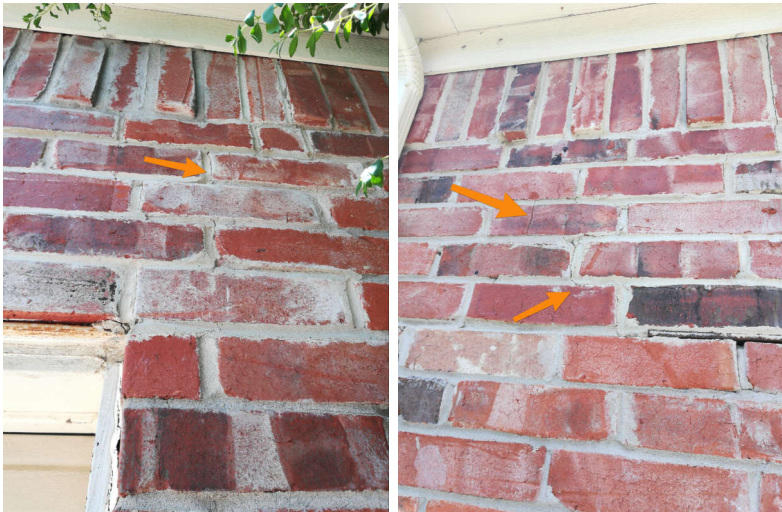
6: Garage Door Caulking

Caulking around garage door framing needs to be updated.

7: Cracking around garage door lintel

Garage

This cracking may be caused by rusting lintels. Lintels that rust can expand and cause brick cracking. Rusting lintels will eventually lose strength and can cause damage to the wall.



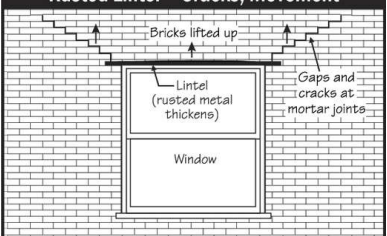
8: Rusting Lintels

Multiple windows, garage door

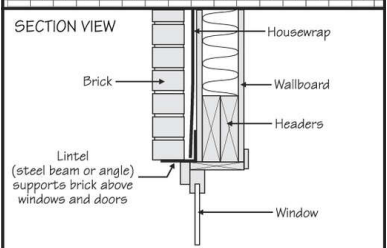
Rusting observed on lintel. It should be cleaned and painted to prevent further deterioration. Lintels support brick above wall openings. Lintels that rust can expand and cause brick cracking. Rusting lintels will eventually loose strength and can cause damage to the wall.



Rusted Lintel - Cracks, Movement



SECTION VIEW



When lintels rust, they thicken and lift the masonry, causing cracks at mortar joints.

© Tom Feiza Mr. Fix-Itz Inc.

X032

9: Damaged soffet, possible attempted rodent entry point

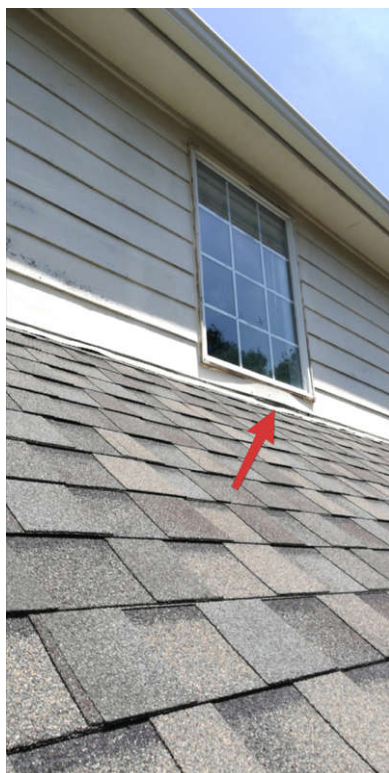
West



10: Siding is warped and not flush with wall surface

West

This could be caused by an installation defect or physical damage. This may allow water penetration into the wall.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Crack spanning multiple tiles

Master Bathroom (multiple cracks)

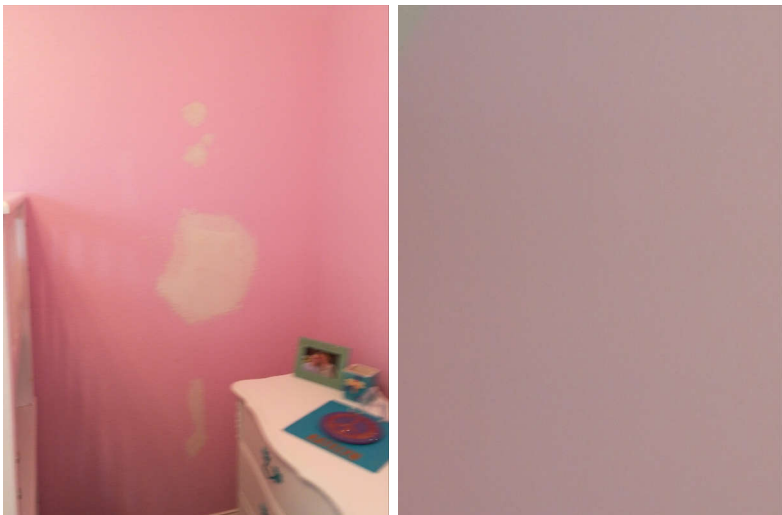
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2: Patched Nail pop observed on ceiling and wall

Multiple Locations

Nail pops can be caused by movement of the framing. This could be caused by various conditions such as foundation movement, pallets of shingles being placed on the roof or high winds.



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

1: Caulking needs to be updated around door

Front door



2: Door binds on carpet

Master Bedroom

3: Door Stop is missing/damaged

Multiple Locations

4: Ball catches need adjustment

Pantry

Door is not properly latching

☒ ☐ ☐ ☒ **H. Windows**

Evaluation of operation and mounting of blinds and window coverings is outside the scope of this inspection:

1: Water staining and wood swelling observed on window sill

Master Bathroom, 2nd Floor Southeast Bedroom (damp), window to left of front door (damp), game room (damp), Multiple Locations

This could be caused by a window that was left open, clogged weep holes at window framing or an improperly flashed window.



2: Snowflaking window

Multiple locations

Snowflaking is caused when the silica desiccant in the window precipitates and creates small crystals. This is a normal part of windows ageing. Windows that are experiencing "snowflaking" may eventually fog.

3: Window trim has been damaged by hail

Multiple Locations

Inspector can not determine if this defect has an effect on the life expectancy of the windows.



☒ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Chimney Accessibility:

Only the readily accessible parts of the chimney were inspected. A remote camera was not used to inspect the internal surfaces and joints of the chimney. The National Fire Protection Association recommends annual chimney inspections. Chimneys that are frequently used may need annual cleanings.

1: Damper clamp

▲ Safety Hazard

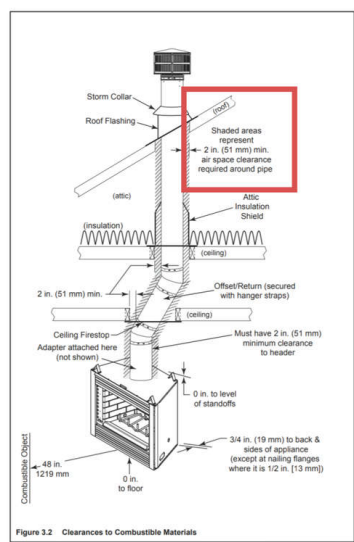
Fireplace damper needs a damper stop. Damper stops are required for gas fireplaces to prevent the fireplace from being operated with the damper closed. They are not required for wood burning fireplaces because a closed damper would be immediately obvious because of smoke produced by burning wood. A gas fireplace would not produce smoke, but would produce carbon monoxide, which is a safety hazard.



2: Insulation in contact with fireplace vent in attic**▲ Safety Hazard**

Attic

Insulation and other materials was in contact with fireplace vent in attic. Typical double wall vents require a minimum of 2 inches of clear space around the vent. This is a fire hazard.


☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
☐ ☐ ☒ ☐ **L. Other**
II. ELECTRICAL SYSTEMS
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Type of Electrical Service: 2-Phase, Underground

Service Panel Location: Garage

Service Panel Capacity (Amps): 200

Type of Grounding: Grounding Rod at Meter

Type of Branch Circuit Conductor: Copper (where observed)

AFCI Breakers are not Installed:

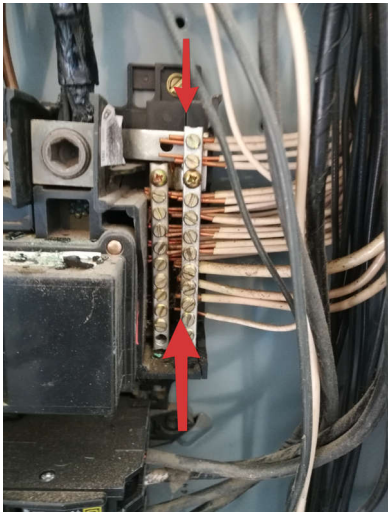
Safety enhancement upgrade: TREC requires me to report the absence of Arc Fault Circuit Interrupter (AFCI): These are now required in new construction, depending on local adoption of these new standards at all 120-volt, single phase, 15-20-ampere branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, similar rooms or areas shall be protected by a listed arc fault interrupter combination-type, installed to provide protection of the entire branch circuit.

More info: <https://www.afcिसafety.org/afci/what-is-afci/>

1: Double Tapped Neutral Conductors**▲ Safety Hazard**

Garage

In the service panel, neutral conductors are double tapped. This is not allowed by code. This condition can cause over voltage conditions when the panel is being serviced.





Date: 01/2010

Author: Jim Pauley

Document Number: 010008020500110

Order Number: 1000

www.electrical-shortz.com/grades

Keywords: Termination, Neutral, Panelboard, Conductor, Ground, Load Center, Multiple Circuit

Can Multiple Neutral Conductors be Terminated in a Panelboard Termination?

Can I install more than one neutral conductor in a panelboard termination?

Does the NEC address this issue?

Why does the UL standard place this restriction on the panelboard?

Since I can't place two neutrals in a single termination, can I install the neutral and ground conductor in the same termination?

Multiple neutral conductors from separate branch or separate feeder circuits ~~cannot~~ be installed in the same neutral terminal.

The requirement has generally been enforced in the past by a close review of the manufacturer markings and by NEC® 110.3(B), Clause 12.3.10 of UL 818 (Groundability) states, "An individual terminal shall be provided for the connection of each branch-circuit neutral conductor."

A code change was accepted for the 2008 NEC that made it clear that each grounded conductor (neutral) must have its own terminal. The 2008 NEC 408.41 is the result of the rule.

Field reference exists for individual termination requirements in the product standards. Multiple neutral conductors in a single termination create a significant problem when the circuit needs to be isolated. In order to isolate the circuit, the branch breaker is turned off and the neutral is disconnected by removing it from the terminal. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (line of neutral) under load is a safety hazard, and may establish an arcing condition on lighting and appliances if the neutral is part of a 120/240V three-wire branch circuit. Also, the neutral electrode is not evaluated with multiple neutral conductors in the same terminal.

The connection of a neutral and equipment-grounding conductor in the same termination creates a similar issue. One of the objectives of the particular arrangement of bonding jumpers, neutrals and equipment grounds is to allow circuit isolation while keeping the equipment grounding conductor still connected to the grounding electrode (see UL 818A - Reference Standard for Service Equipment). When the neutral is disconnected, the objective is to still have the equipment ground solidly connected to the grounding electrode. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished.

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MFR information on Double Tapped Neutrals

2: Service conductor is damaged and overheating

⚠ Safety Hazard

Burnned conductor and melted insulator observed at the service panel lugs. This may have previous shorted, cause of shorting is unknown. The insulation on the conductor is missing and damaged. This is a safety hazard. Additionally, the conductor is overheating. This is probably due to a poor connection at the lug. This needs to be evaluated and repaired by an electrician. This is a fire and electrocution hazard. If the insulation on the service conductor continues to deteriorate, it will short out on the service panel cover.



☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

1: Door bell does not operate

2: GFCI receptacles are not in the following locations where required by modern building code

⚠ Safety Hazard

Left of oven, left of kitchen sink

GFCI receptacles protect inhabitants from electrical shock and are required for outlets in kitchens, wet-bars, bathrooms, exterior, garages, pool equipment and lighting, crawl spaces and unfinished areas. Installation of GFCIs by an electrician is recommended.

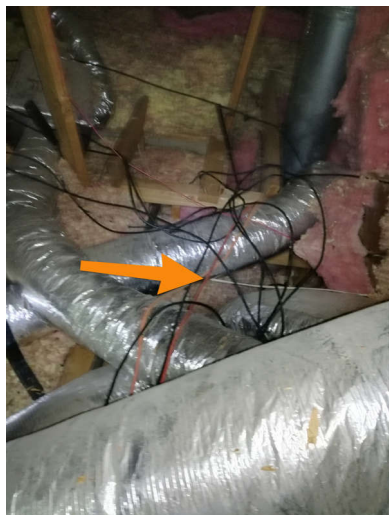
3: Loose outlet

Multiple Locations

4: Permanent appliances should not be powered by extension cords

Attic

This is a building code requirement. Devices being powered by extension cord were not observed.



5: Unknown Function of Switch

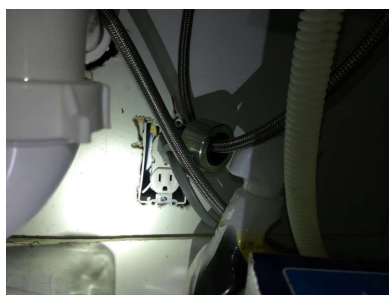
4-switch plate at front door-switch on far right

6: Electrical outlet missing cover plate

▲ Safety Hazard

Under kitchen sink

This is a shock hazard, especially for children.



7: GFCI outlet not properly functioning

Master Bathroom

Tester indicated that the GFCI did not have a ground. After the outlet was manually tripped and reset. It appeared to have a ground. Outlet is not properly functioning and may not provide shock protection.



8: Communications box is missing a cover

2nd Floor- west wall of game room



9: Fan did not operate

Back patio

10: Plug can not be securely inserted in to out if the plugs on outlet

Left of kitchen sink

There may be something stuck in outlet

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of Heating System: Central Ducted

Furnace Manufacturer: American Standard

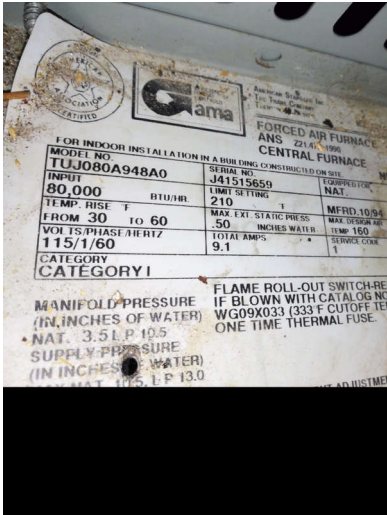
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Furnace Date of Manufacture: 1994

Furnace Energy Source: Natural Gas

Furnace Nameplate:



1: Wiring entering air handler is not protected with a wire clamp
Both units

The vibrations of the air handler will cause the edges of the air handler to wear through the wiring. The wiring should be secured with a wire clamp where it enters the air handler.



2: Type B Duct Clearances

▲ Safety Hazard

2nd Floor Attic

Type B combustible gas vent is in contact with roof underlayment. Type B ducts need 1" clearance to combustible materials or materials that could melt. This is a fire hazard.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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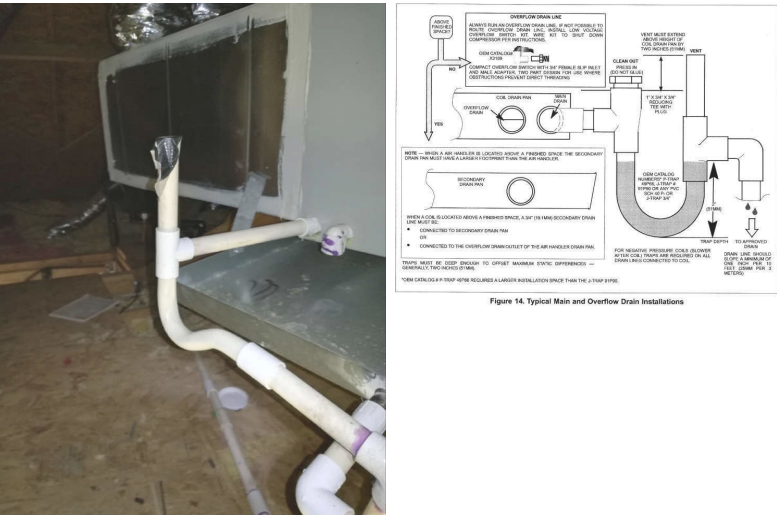
- ☒☐☐☒
- B. Cooling Equipment**
Type of Cooling System: Central Ducted
Condenser Manufacturer: Trane
Condenser Date of Manufacture: 2016
Condenser Nameplate:



Evaporator Manufacturer: ADP
Evaporator Date of Manufacture: 2016
Evaporator Nameplate:



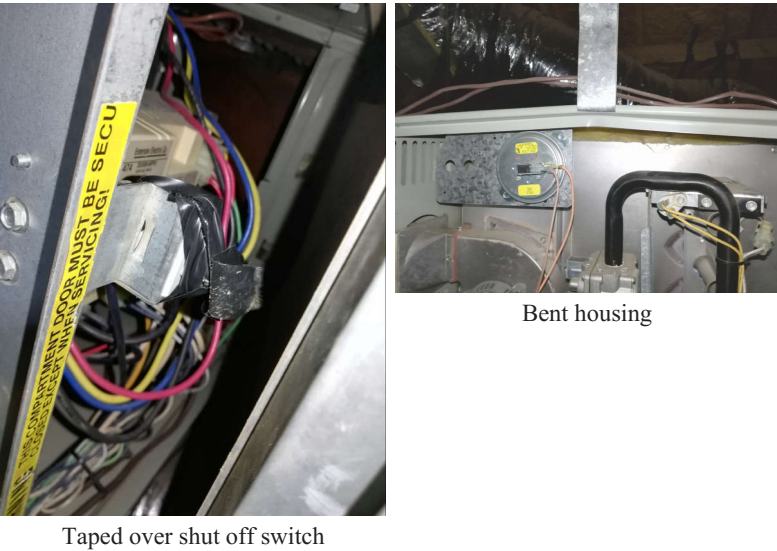
1: P-Trap is not properly configured
Both units
Vent should be installed downstream of the trap to prevent siphoning of the trap water.



☒ ☐ ☐ ☒

C. Duct System, Chases, and Vents

1: Blower door does not seal
Both units
Blower door does not adequately seal. Shut off switch has been taped over to prevent unit from shutting off for downstairs unit. Housing has been bent which may be the source of the problem. This will allow unfiltered air into the unit and can clog the evaporator and heat exchanger. Professional evaluation and cleaning is recommended.



IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems, and Fixtures

1: CSST Gas Line does not appear to be bonded

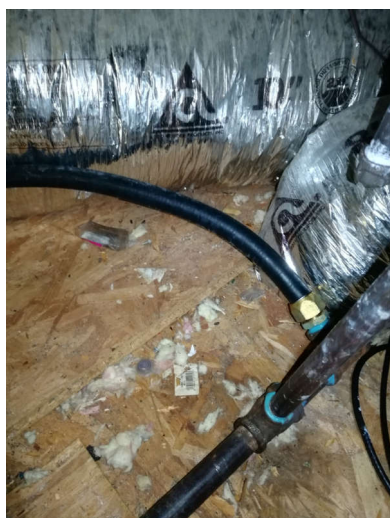
▲ Safety Hazard

Attic

Typically CSST is a yellow gas line. There are newer products (black CSST) that are superior to the older yellow CSST. The improvements to the newer CSST include greater resistance to burn through in the event of an indirect lightning strike. The black CSST that is installed does not appear to be directly bonded. This is an important safety upgrade that can prevent fires. In the event of a lightning strike, bonding allows electricity to bypass the CSST. Unbonded CSST will conduct electricity, but its metal liner can melt and result in a fire.

<http://www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf>

http://thecuttingedgeinc.com/downloads/CSST_Always_Bond.pdf



2: High Water Pressure

Water pressure was in excess of 80 PSI . This is the maximum pressure allowed by code. This will place additional stress on flexible water lines and appliances. Consider installing a pressure regulator and expansion tank.



3: Sink stopper does not retain water

Master Bathroom-right sink

4: Valve handle not installed

2nd Floor Hall Bathroom (2 valves)



5: Backflow Preventer

All exterior

Water spigot needs a backflow preventer to prevent hose water from flowing into water supply lines.



6: Corrosion at washing machine connections

May have previously leaked based in staining



7: Hot and cold temperature indicator is reversed

2nd Floor Hall Bathroom tub, 1st Floor Hall Bathroom tub

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

1: Open wall cleanout

West

This is an access port for servicing the sewer lines. It should be capped to prevent sewer gases from escaping and to keep foreign objects out of the sewer.



2: Drain pipe needs to slope downward

Kitchen sink

Drains need to slope continually downward to prevent ponding water and sediment deposit.



☒ ☐ ☐ ☐

C. Water Heating Equipment

Water Heater Manufacturer: Not Observed

Water Heater Power Source: Natural gas

Water Heater Location: Attic

Water Heater Date of Manufacture: 2017

Water heater capacity: tankless

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

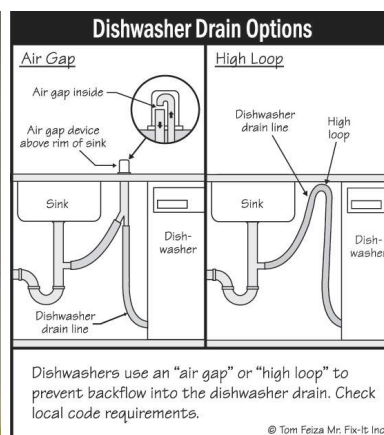
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

1: Dishwasher is not securely mounted**2: Dishwasher does not have a high loop**

P155

☒ ☐ ☐ ☐ **B. Food Waste Disposers**☐ ☐ ☒ ☐ **C. Range Hood and Exhaust Systems***Range hood not installed:*

There is no ventilation for the cooktop.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**☒ ☐ ☐ ☒ **E. Microwave Ovens****1: Microwave door release does not operate smoothly**☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters****1: Exhaust fan did not operate**

Laundry room

☒ ☐ ☐ ☒ **G. Garage Door Operators****1: Disable locks**

Since a powered garage door opener is installed, the garage door lock needs to be disabled/removed to prevent damage to garage door.

2: Sensor too high

Garage door sensor should be no more than 6" above garage floor to prevent crushing accidents.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems****VI. SPRINKLER SYSTEM**☒ ☐ ☐ ☒ **A. Sprinkler Operation****1: Grass is blocking sprinkler**

Zone 2

2: Broken piping or base of sprinkler is damaged and water is leaking

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **B. Controllers**

☒ ☐ ☐ ☐ **C. Rotary Heads**

☒ ☐ ☐ ☐ **D. Visible Connections or Clamps**

☐ ☐ ☒ ☐ **E. Drains**

☐ ☒ ☐ ☐ **F. Sensors**

VII. SWIMMING POOLS, EQUIPMENT AND SAFETY

☒ ☐ ☐ ☒ **Pool Deck and Coping Condition**

1: Expansion Joint Needs Repair

The expansion joint between the perimeter coping and pool deck is not filled with sealant. Caulking prevents the expansion joint from filling with debris. If the joint is filled with debris or water it can damage the coping and pool deck.



☒ ☐ ☐ ☒ **Pool Liner Condition**

I = Inspected

NI = Not Inspected

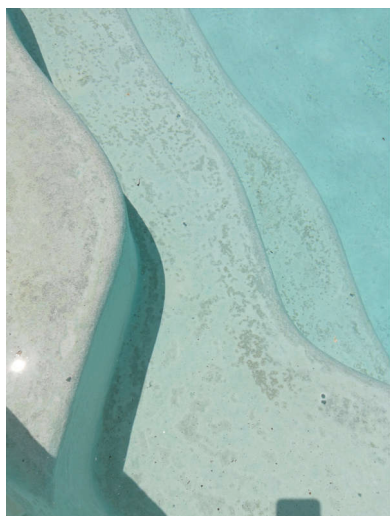
NP = Not Present

D = Deficient

I	NI	NP	D
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1: Plaster Aging

Plaster is showing signs of pitting and is rough. This is part of the plaster aging process. Plaster needs to be periodically replaced to prevent water from leaking through the concrete liner.



☒ ☐ ☐ ☒ **Pumps and Filters**

Above ground PVC piping is not painted:

PVC pipe loses impact resistance when exposed to UV radiation. Painting above ground PVC pipe protects it from UV radiation.

1: Leak observed at filter



Algae

☐ ☐ ☒ ☐ **Pool Heater**

☒ ☐ ☐ ☐ **Main Drain**

☒ ☐ ☐ ☒ **Skimmers**

1: Skimmers do not have floating weirs

Floating weirs increase the effectiveness of the skimmer system.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **Fencing**
CSPC Pool Barrier Guidelines:
[Safety Barrier Guidelines For Pools](#)

☒ ☐ ☐ ☐ **GFCI Protection**

☐ ☐ ☒ ☐ **Chemical Storage**