

GC Home Inspection



Residential • Multi-Family • Condos • Townhouses

GC Home Inspection

Phone: 281-682-9558

Email: chadlangston@me.com

Visit us on the web: gchomeinspection.com

GC Home Inspection

1234 Any Street
Pearland, TX 77777



PROPERTY INSPECTION REPORT

Prepared For: John Sample Doe
(Name of Client)

Concerning: 1234 Any Street, Pearland, TX 77777
(Address or Other Identification of Inspected Property)

By: Chad Langston, Lic #7946 11/11/3000
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER 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, bathroom, 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 licensees 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 requires 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

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:

Soil erosion was observed under the rear corner of the home. Further investigation and repair should be made as necessary.



Substantial foundation cracking was observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Walked on roof

Comments:

Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



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



Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



It appears there is more than one layer of roofing shingles installed on the home, but may be covered by felt and a metal drip edge. Further investigation would be needed to verify the number of layers.

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation:

Comments:

Water damage was noted on the fascia of the detached garage and should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing insulation should be replaced.



Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Ideally, the attic access hatch should be better insulated.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Mortar joints should be tuck pointed as necessary.



Exterior wall penetrations should be examined and sealed as necessary.



Water damage was noted on the exterior soffit/overhang. Repairs should be made as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Signs of mortar repair were noted in the brick veneer. Typical reasons for this repair would include foundation settlement, or physical damage from an external force. Further investigation and/or repair may be necessary.



Bowing of the exterior wall structure was observed on the detached garage. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Larger than typical cracks were noted on the interior walls. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

Water damage was noted at the side door at the rear of the home. Improvements should be made to prevent further damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Door frames are out of square and doors have been cut to fit further indicating foundation settlement.

Doors at the master bedroom closets should be trimmed or adjusted as necessary to work properly.

☒ ☐ ☐ ☒

H. Windows

Comments:

The windows should be examined and sealed at the exterior to prevent water infiltration and to improve efficiency.



Damaged screen(s) were found on the window(s) should be repaired or replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

I. Stairways (Interior and Exterior)

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

J. Fireplaces and Chimneys

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

K. Porches, Balconies, Decks, and Carports

Comments:

The porch has settled relative to the house proper. This is a common condition that should be monitored.

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☒

A. Service Entrance and Panels

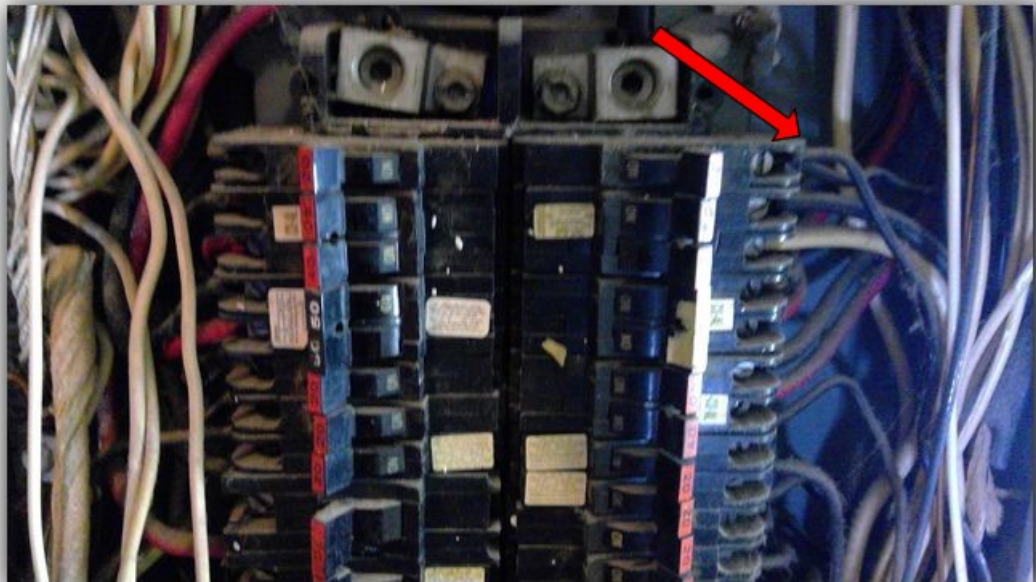
Comments:

In accordance with the Texas Real Estate Commission, Chapter 535 §535.229 (a)(17), states that "the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas; and failure of operation of installed arc-fault circuit interrupter devices" shall be reported as Deficient.

Any openings in the main panel should be covered.

Protective bushing not present as it passes through metal box.

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable.

The breaker box should be properly labeled.

I have observed a Federal Pacific Electric "Stab-Lok" service panel at the house. This panel is considered a latent fire hazard: its circuit breakers may fail to trip in response to an over-current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. Additional information can be read on internet at: <http://www.inspect-ny.com/fpe/fpepanel.htm>

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

If more than 6 hand motions are required to shut off all breakers a main disconnect is required. Repairs should be made as necessary.

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

The weather cap on the exterior outlet is missing and should be replaced.



The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen, bathrooms, garage, and exterior outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Incandescent lights in closets should be covered.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

Furnace servicing the main home

Flex gas lines that penetrate through the metal furnace cabinets is not a recommended installation by current industry standards. It is recommended that a solid gas pipe extend through the cabinet before the gas line is connected.

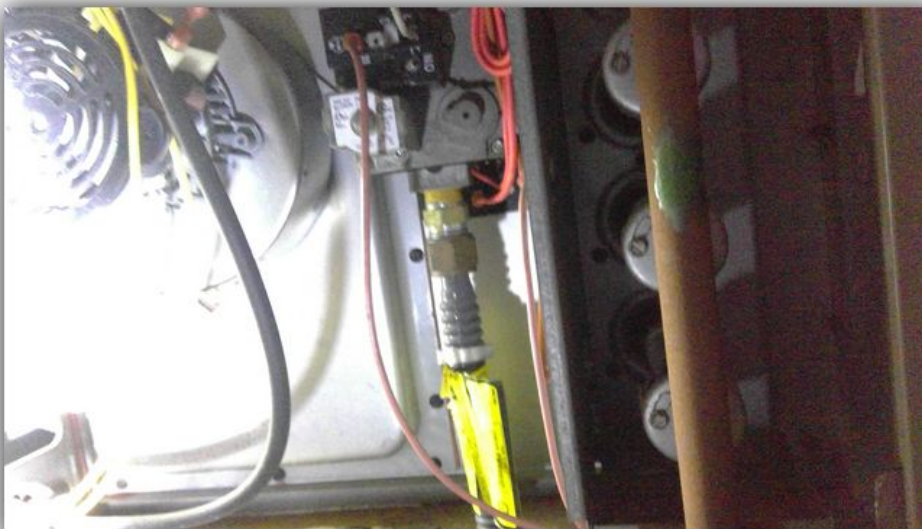
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The gas line is not equipped with a sediment trap.

Furnace servicing the rear addition

The heat exchanger is in suspect condition. It would be wise to consult an HVAC technician to further evaluate the system.

Given the age of the furnace, it may be nearing the end of its useful life. It would be wise to budget for a new furnace.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Central

Comments:

Model# - JS5BD-042KA

S/N - JSF120701232

Model# - 13AJM24A01

S/N - 8030W211002464

The discharge location of the condensate line for the air conditioning system should be improved.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Damaged/missing insulation on condensate lines should be repaired.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: southeast corner of the lot

Location of main water supply valve: southeast corner of the home

Static water pressure reading: 6 psi

Comments:

The damaged handle for the main water shut off should be replaced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



It is recommended that an anti-siphon device be added to the hose bib(s).

The toilet in the addition is loose and should be re-secured.

The toilet is loose in the main bathroom and should be re-secured.

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Comments:

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

It is recommended that the water heater be serviced.

The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The temperature of the water was found to be in excess of 120 degrees Fahrenheit. Water temperatures of 140 degrees Fahrenheit can cause full thickness third degree burns in as little as 5 seconds. The temperature recorded today was 131.2 degree F.

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments:

Main Kitchen

Model# - 587.1651590

S/N - 1787776 1093

The dishwasher is not properly secured in place and should be repaired as necessary.

The dishwasher lacks an air gap device or does not have a proper loop in the drain hose. To ensure proper separation between supply and waste water improvement is necessary.

2nd Kitchen

Model# - 8561 L40

S/N - 00690400884

The dishwasher is not properly secured in place and should be repaired as necessary.

The dishwasher lacks an air gap device or does not have a proper loop in the drain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

hose. To ensure proper separation between supply and waste water improvement is necessary.

The dishwasher in the second kitchen did not drain properly.

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments:

The range hood light is inoperative and should be repaired.

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

Main Kitchen

Model# - MGR5780BDS

S/N - 10784022ZZ

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

2nd kitchen

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.

The oven light in the range is inoperative and should be repaired.

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Main Kitchen

Model# - Not legible

S/N - Not legible

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

G. Garage Door Operators

Comments:

The garage door opener was not plugged in at the time of inspection. This appliance was not tested.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

H. Dryer Exhaust Systems

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

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

Type of Construction: N/A

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

C. Outbuildings

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

E. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field:

Comments:

Report Identification: 30001111-01, 1234 Any Street, Pearland, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

☐ ☒ ☒ ☐

F. Other

Comments:

Summary

Repair Items

Soil erosion was observed under the rear corner of the home. Further investigation and repair should be made as necessary.

Substantial foundation cracking was observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

Water damage was noted on the fascia of the detached garage and should be replaced.

Missing insulation should be replaced.

Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Mortar joints should be tuck pointed as necessary.

Exterior wall penetrations should be examined and sealed as necessary.

Water damage was noted on the exterior soffit/overhang. Repairs should be made as necessary.

Bowing of the exterior wall structure was observed on the detached garage. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Larger than typical cracks were noted on the interior walls. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Floor slopes are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Water damage was noted at the side door at the rear of the home. Improvements should be made to prevent further damage.

Door frames are out of square and doors have been cut to fit further indicating foundation settlement.

Doors at the master bedroom closets should be trimmed or adjusted as necessary to work properly.

The windows should be examined and sealed at the exterior to prevent water infiltration and to improve efficiency.

Damaged screen(s) were found on the window(s) should be repaired or replaced.

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Any openings in the main panel should be covered.

Protective bushing not present as it passes through metal box.

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

The main distribution panel is crowded with wiring. A larger panel, or an auxiliary panel, would be desirable.

The breaker box should be properly labeled.

I have observed a Federal Pacific Electric "Stab-Lok" service panel at the house. This panel is considered a latent fire hazard: its circuit breakers may fail to trip in response to an over-current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced. Additional information can be read on internet at: <http://www.inspect-ny.com/fpe/fpepanel.htm>

If more than 6 hand motions are required to shut off all breakers a main disconnect is required. Repairs should be made as necessary.

The weather cap on the exterior outlet is missing and should be replaced.

The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen, bathrooms, garage, and exterior outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Flex gas lines that penetrate through the metal furnace cabinets is not a recommended installation by current industry standards. It is recommended that a solid gas pipe extend through the cabinet before the gas line is connected.

The gas line is not equipped with a sediment trap.

The heat exchanger is in suspect condition. It would be wise to consult an HVAC technician to further evaluate the system.

The discharge location of the condensate line for the air conditioning system should be improved.

Damaged/missing insulation on condensate lines should be repaired.

The damaged handle for the main water shut off should be replaced.

The toilet in the addition is loose and should be re-secured.

The toilet is loose in the main bathroom and should be re-secured.

The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be repaired.

The temperature of the water was found to be in excess of 120 degrees Fahrenheit. Water temperatures of 140 degrees Fahrenheit can cause full thickness third degree burns in as little as 5 seconds. The temperature recorded today was 131.2 degree F.

The dishwasher is not properly secured in place and should be repaired as necessary.

The dishwasher lacks an air gap device or does not have a proper loop in the drain hose. To ensure proper separation between supply and waste water improvement is necessary.

The dishwasher is not properly secured in place and should be repaired as necessary.

The dishwasher lacks an air gap device or does not have a proper loop in the drain hose. To ensure proper separation between supply and waste water improvement is necessary.

The dishwasher in the second kitchen did not drain properly.

The range hood light is inoperative and should be repaired.

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.

The oven light in the range is inoperative and should be repaired.

Items To Monitor

Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

It appears there is more than one layer of roofing shingles installed on the home, but may be covered by felt and a metal drip edge. Further investigation would be needed to verify the number of layers.

The porch has settled relative to the house proper. This is a common condition that should be monitored.

Given the age of the furnace, it may be nearing the end of its useful life. It would be wise to budget for a new furnace.