



ENCLAD STRUCTURES
residential engineering & inspections

Building Inspection Report for the property at:

Street Address
Your Town, TX 75000

Prepared for:

Your Name

April 29 , 2005



Prepared by:

Engineers Name, P.E
Texas Professional Engineer
License No. 12345

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Inspection Conditions

Subject Property:	Street Address.
Property: City/State/Zip:	Your Town, TX 75000.
Inspected By:	Engineer, P.E.
License No.	Texas Professional Engineer License No. 123456.

Scope

In accordance with the clients request, our firm performed a structural and mechanical inspection of the subject property today. The following report has been prepared based on those findings. The scope of the inspection is a limited visual inspection of the general systems and components of the home to identify any system or component that is in need of immediate major repair. The inspection was performed in compliance with the Standards of Practice outlined in the Texas Real Estate Commission (TREC). Enclad Structures utilizes all experience and knowledge to report findings within this report to the highest level of quality. The inspection and report represents the condition of the building at the time of the inspection. The scope of this inspection does not include code compliance and is not an environmental assesment of the property. You are encouraged to solicit further evaluations by specialists when appropriate and recommendations made regarding defective systems or components should be addressed before the closing of escrow.

Client & Site Information:

ENCLAD Job No:	05-142
Date of Inspection:	April 29 , 2005
Time of Inspection:	9: 30 A.M.
Client Name:	Your Name.
Mailing Address:	P.O. Box.
City/State/Zip:	Your Town, TX 75000.
Client Phone:	(972) 123-4567.
Client Fax:	(817) 123-4567.
Client Cellular:	(469) 123-4567.
Client Email Add:	name@email.com.

Climatic Conditions:

Weather:	Overcast
Soil Conditions:	Damp
Outside Temp. in F:	60-70



Building Characteristics:

Main Entry Faces: North
Estd. Age of House: The home is approximately 5 years old.
Building Type: 1 family Ranch
Number of Stories: 1

Utility Services:

Water Source: Public
Sanitary Sewer: Public
Utilities Status: All utilities on

Other Information:

House Occupied? No
Client Present: Yes
Others Present: Purchasers spouse, Purchasers children

Payment Information:

Total Fee: \$300
Paid By: VISA

Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: Radon, formaldehyde, lead paint, asbestos, presence of mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.



We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Foundation Inspection

Foundation:

Type of Foundation:	Slab on Grade - Refers to a one-piece slab foundation for a building. Poured in one continuous pour. Cable tendon locations are visible on the exterior of the slab. This indicates that the foundation is reinforced with post tensioned cables.
Visible Portions of Exterior Foundation Walls:	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Some portions of the brick facade are up to 3/4" out from the foundation edge. Monitor these areas for any brick cracks.
Evidence of Recent Movement:	No - There is no evidence of any recent movement.
Foundation Performance	Satisfactory - Overall, the foundation appears to be performing as it was intended. Cosmetic damages due to foundation movement are minimal, and there are no significant signs of foundation problems.

Foundation Maintenance and Care:

All slab-on-grade foundations are designed to sit on top of the ground and float or flex with movement in the bearing soils. The foundations are built with a certain amount of rigidity, however, they are allowed by normal design parameters to deflect and bend a certain amount. Typically, foundation movements are caused by some change in the bearing soils beneath and directly surrounding the house. The most critical changeable factor in the sub-grade soils is moisture content. This is important because most of the clay soils in the Dallas area are "active", that is they have a electromagnetic attraction for water and swell or heave upward when they can absorb water. On the other hand, these clays shrink and subside when they become dry. Thus it is said that in order to stabilize and control the movement of clay soils, it is necessary to control their access to water. If the moisture content under the foundation is maintained in a stable condition, the foundation itself will tend to be more stable, and deflection or cracking in the walls of the home should be minimized.

When a home is constructed, the moisture content of the soil beneath the foundation is fairly uniform. The slab foundation acts as a lid or covering, and protects and stabilizes the soil, except at then edges. Around the edges, swelling or subsidence can take place, depending on environmental influences. If the soil outside the foundation along the perimeter is not well-drained, rainwater, sprinkler water or other irrigation water may puddle and slowly saturate the adjacent soil under the foundation. The saturated soil will swell and heave upward, causing "edge lift". On the other hand, if watering is neglected, and the soil is exposed to hot Texas summer sun and breezes, the soil will dry out, shrink, crack visibly, and subside, causing "edge drop" or "center lift". Either of these conditions may progress to the point where the foundation of the home is deflected and the frame structure is distorted and develops severe cracking.

It is important that as a homeowner you realize that your foundation is more than just inert, passive concrete and steel. It is an element that will respond to changing conditions, and it needs understanding and maintenance if it is going to give satisfactory service.

The following are recommended procedures, which will be helpful in maintaining the foundation:

1. Be certain that the yard around the house slopes away from the foundation. Any standing water or ponding



water next to the foundation can cause undue, unnecessary soil and foundation movement.

2. Even and consistent watering should be performed regularly and increased during dry or "drought" periods. Watering should be done around all four sides of the home. This home has a sprinkler system, and it should be set to water the perimeter. During dry periods, a soaker hose can also be laid approximately 18" away from the foundation to drip moisture slowly into the soils several hours a week. (How much water is enough? The answer is that soil should be damp to the touch and should be able to be squeezed into a ball, which will retain its shape. If the soil is too hard or dusty or cracked, it is too dry. If it is saturated or "Squishy", it is too wet.)

3. Trees and shrubs can absorb large quantities of water and their rootsystems can undermine your foundation. It is typically recommended that new trees be planted more than 1/2 the canopy width of the mature tree away from the foundation. Existing trees adjacent to the foundation should be removed. The larger the tree, the greater the threat. Deep planter beds filled with absorbent planter mix soils should not be placed adjacent to the foundation.

4. It is recommended that you check for leaky hose bibs and air conditioner condensation drain pipes which could induce localized water into the sub-grade.

5. Gutters can typically be used to help prevent roof run-off from dumping concentrated quantities of water into the ground. Homes with gutters should have downspout extnesions and splash blocks. These systems should be cleaned regularly. The splash blocks should not direct the rainwater flow into planter beds.

6. Be aware that alterations and improvements such as new landscaping, additions, pools, decks, sidewalks, etc., can change the drainage patterns of your home and could induce problems if area drainage is not properly addressed. Note changes in the surrounding of adjacent lots since additional water could be directed at your residence.

In summation, your foundation will better be able to serve you when the recommendations stated above are incorporated into your home's normal maintenance program.



Grounds - Drainage

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Grading:

Site: Steep slope on westside of house and a gentle slope on the remainder.
Grade at foundation appears serviceable.

Patio:

Type: Concrete
Condition: The patio is non-monolithic or not connected to the foundation. Appears serviceable



Roof, Attic & Framing

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roofing:

Means of Roof Inspection:	The roof covering was inspected by walking on the roof.
Type Roof:	Hip.
Roof Covering Materials:	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
Cover Layers:	The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given to the starter course.
Underlayment Noted:	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
Condition of Roof Covering Material:	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
Slope:	Low slope is considered to be 3 in 12 or less.
Flashing:	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
Roof Gutter System:	No gutters are installed on this house. Run-off water needs to flow away at least 6' from the side of the house. This will allow the run-off to get far enough away to not interfere with the foundation.
Comment:	Need to monitor the edge of your foundation directly under the roof for soil erosion since no gutters are installed.

Attic & Ventilation:

Attic Access Location:	Hallway ceiling.
Attic Accessibility:	A pull down ladder is installed.
Method of Inspection:	The attic cavity was inspected by entering the area.



Attic Cavity Type:	Crawl Through - The attic cavity is not usable for any storage due to size, framing, or insulation.
Roof Framing:	A rafter system is installed in the attic cavity to support the roof decking.
Roof Framing Condition:	Satisfactory - The roof framing appears to be in functional condition.
Roof Sheathing:	The roof decking material is oriented strand board sheathing. The builder installed ply clips when installing the sheathing to prevent the sheathing from sagging at the joints.
Evidence of Leaks on Interior of Attic:	There is no evidence of current water leaks into the accessible attic spaces.
Ventilation/Fans:	Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
Insulation Noted:	Satisfactory - The attic insulation appears to be adequate and properly installed.



Structural Inspection

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Interior & Exterior Walls:

Structural Description:

The house is a one-story single-family dwelling with wood framing.

Exterior Siding Materials:

Brick.

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration.



Broken Brick Course at Back Patio



Trim Condition:

Attention Needed - The trim at the chimney needs some minor repair to prevent further deterioration. The beginning signs of wood rot is present at the chimney trim board.

Also, we recommend the chimney stack be carefully inspected for proper flashing by a roofing contractor, if water appears in the rear bedroom closet. Current homeowner has disclosed that this roof leak has been repaired.



Chimney Stack Rear Bedroom Closet

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Structural Caulking:

Satisfactory - The structural caulking appears to be in satisfactory condition.

Doors & Windows:

Exterior Doors:

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

Windows Type:

Double Hung. Insulated glass windows.

Windows Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Window Caulking:

Satisfactory - The installed flashing above the windows appears to be adequate.



Fireplace:

Location of Fireplace:	Living Room.
Type of Fireplace:	Metal Firebox - A masonry fireplace with a metal formed firebox is installed.
Fireplace Fuel:	Wood - The fireplace is designed to burn wood.
Firebox Condition:	Satisfactory - The firebox appears to be sound and usable in its current condition.
Damper Condition:	Satisfactory - The flue damper appears to be functional and fully adjustable.
Exterior Stack Material:	The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.
Exterior Stack Condition:	Attention Necessary - The exterior stack needs some attention. The beginning signs of wood rot was noted, and repairs will be needed to prevent further deterioration (See Exterior Trim section).
Flue Lined:	Yes - The fireplace flue appears to be lined with metal.
Rain Hat:	Yes - A metal rain hat is installed. It will help keep rain from entering the flue.
Chimney Height and Clearance:	Yes - The chimney installation appears to meet clearance requirements.
Flashing:	Satisfactory - The installed flashing around the chimney stack appears to be functional.
Hearth Condition:	The hearth extends at least 16" in front of the firebox and extends at least 8" to either side.
Mantle:	Yes - A mantle is installed.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Garage:

Garage Type:	The garage is attached.
Size of Garage:	Two car garage.
Number of Overhead Doors:	There is a single overhead door. The overhead doors are made of steel.
Overhead Door and Hardware Condition:	Attention Needed - The overhead door was locked and not inspected.



Automatic Overhead Door

Opener:

None installed.

Outside Entry Door:

There is no deadbolt installed on the garage entry door. Consideration should be given to installing a deadbolt as a safety feature.

Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

Garage Roof Condition:

Attached to the house.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Limitations of Structural Inspection

As discussed and described in the inspection Scope, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind the finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Enclad Structures was given no access to the original Architectural and Structural Framing plans for this house to verify structural capacities, adequacy, or integrity of framing components.
- Because Enclad Structures did not witness the original framing construction of the house, we make no statements concerning the framing member and connection quality of construction.



DeluxeCosmetics

Bedroom

Comment:

Electrical outlet face plate came loose during the inspection. It is not screwed to the wall.



Front Entry and Main Hallway:

The Main Entrance Faces:

North

Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. A deadbolt is installed on the main entry door, and it is operational. This is a recommended safety feature.



Appliances/Utility

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Appliances:

Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Attention Needed - The sink or drainage lines need attention. The sink drains slow, most likely due to the garbage disposal that is malfunctioning.
Food Waste Disposal:	Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.
Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
Range Hood:	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. A filter is installed, and it will require periodic cleaning.
Range	Electric - There is a 220-volt hookup for an electric range/oven. Freestanding - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Action Necessary - There is no anti-tip device on the unit. This condition is unsafe and needs to be addressed.
Oven:	Freestanding - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.
Microwave Oven:	Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.



Electrical Systems

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

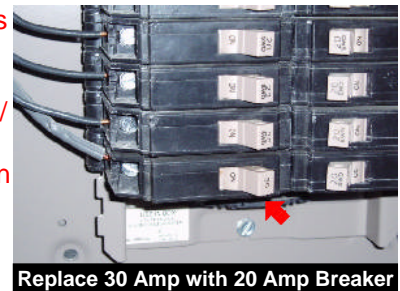
Primary Power Source:

Service Voltage: The incoming electrical service to this structure is 120/240 volts.
 Service/Entrance/Meter: Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel and Circuitry:

Main Power Distribution
 Panel Location: Garage
 Main Power Panel Size: 150-amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.
 Service Cable to Panel
 Type: Copper
 Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
 Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type. When a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.
 Breaker/Fuse to Wire
 Compatibility:

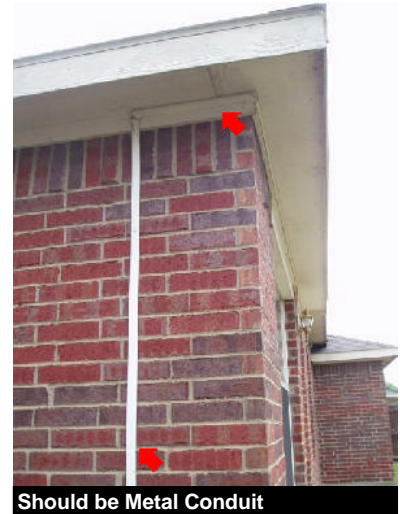
Action Necessary - The breakers/fuses in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. IMMEDIATE ACTION IS RECOMMENDED.





Panel Cover Removed: Yes
Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
Smoke Detectors: Disclaimer - The existing smoke detectors were not tested. They are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.
Doorbell: Yes - At least one exterior door has a working doorbell.
Comments:

Attention Necessary: The exterior wiring to the back patio lighting should be in metal conduit and completely enclosed from moisture penetration.



Lighting & Fixtures:

Light and Light Switch1: **Attention Necessary** - The lights installed in the garage are not functioning.

Electrical Outlets

Ground Fault Interrupt Outlets1: Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the area of the hallway bath, master bathroom and kitchen.



Heating, Ventilation & Air Conditioning

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning Unit:

Model/Serial Number/Size:

Brand - Goodman Manufacturing ; Model # A42-15; Serial # 9911418025.

Type:

Heat Pump. Electricity-powered.

Unit/Condenser Location:

Attic

Unit Tested:

The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Satisfactory

Condenser Cabinet Level:

The condenser unit should be placed on a solid level surface according to most manufacturers. This unit needs a solid pad installed.

Condensing Coil Condition:

Attention Needed - The refrigerant lines should be wrapped and insulated.





Condensate Line: Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Supply Registers: 69

Temperature at Return Registers: 53

Temperature Differential: 16 degrees - Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Heating Unit:

Model/Serial Number/Size: The heat pump uses the same outdoor coil as the air-conditioning condenser cabinet. Therefore, the Model and Serial numbers are listed on the air-conditioning portion of the report.

Unit Tested: No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

Filter Condition: Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Does each habitable room have a heat source? Yes.

Adequate Returns or Undercut Doors: Yes.



Plumbing System

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Plumbing:

Functional Supply:	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Vent Piping Material:	The vent material, as it passes through the roof, is plastic.
Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Water Heater:

Location:	Garage
Model & Serial Numbers:	Brand - Rheem ; Model # 81V52S ; Serial # 0200623167.
Tank Capacity:	A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.
Fuel Source for Water Heater:	The water heater is electrically heated.
Electric Service to Water Heater:	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
Temperature & Pressure Relief Valve:	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
Exposed Water Heater Condition:	Good - Rust free and clean. Should provide years of service.
Drip Pan Installed:	No.



Master Bathroom

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Window above Tub:

Attention Necessary: The window framing above the tub is not properly installed. The interior window sill board is up to 3/4" above the window framing, leaving a depressed joint for water to gather and rot the sill board.



Rotting Window Sill Board

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Hallway Bathroom

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. There is evidence of a leak.



Evidence of Leak under Sink

Faucet and Supply Lines:

Action Necessary - Leak Noted - The supply piping under the vanity shows signs of a leak. Services of a Qualified Licensed Plumber are needed. (See note above)



Toilet Condition:	Satisfactory - The toilet in this bathroom appears to be functional.
Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.