

*Home Inspection Report Prepared Exclusively For:*

**Angela Rawie & Associates**

2100 Rio Grande Dr. Austin, TX 78705



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**HOME INSPECTION SERVICES**

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TREC 5702

# PROPERTY INSPECTION REPORT

Prepared For: **Angela Rawie & Associates**

**CONFIDENTIAL REPORT**

(Name of Client)

Concerning: **2100 Rio Grande (Dormitory property)**

(Address or Other Identification of Inspected Property)

By: **Kenneth L. Larson / TREC # 5702**

(Name and License Number of Inspector)

**February 15, 2016**

(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 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. 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 does NOT prioritize or emphasize the importance of one deficiency over another.

**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.



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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)

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional attachments provided by Austin Structural Inspection Services that make this inspection report complete are listed but not limited to the following: Inspection Contract / Agreements and our Home Maintenance and Care Guide.

**This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company or inspector cannot be held liable for your understanding or misunderstanding of the reports content.**

The digital pictures in this report are a sampling of the deficiencies in place and should not be considered to show all damages and/or deficiencies found. **CLIENT IS STRONGLY ADVISED TO READ THE ENTIRE REPORT BEFORE MAKING ANY PURCHASE DECISIONS.**





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## INSPECTION AGREEMENT

### I. Scope of inspection

- A. In exchange for the inspection fee paid by Client, the Inspector agrees to provide the Client with an Inspection report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. **However, Client acknowledges the Inspection report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection report are excluded.
- C. This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and **does not warrant or guarantee all defects to be found.** Any items noted in this report are based on the opinion of the inspector. Other professionals may recommend other repairs or have differing opinions, Austin Structural is not responsible for the opinions offered by other professionals who may recommend other or different repairs. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations or option periods.

### II. Inspection Report

- A. The Inspection report provided by the Inspector will contain the Inspector's professional, good faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The inspection report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and /or market value of the Property.
- C. As noted above, the inspection report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, and other observable items as noted in the report.

### III. Disclaimer of Warranties

**The inspector makes no guarantee or warranty, express or implied, as to any of the following:**

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and that any of the items inspected are merchantable or fit for any particular purpose.



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#### IV. Limitation of Liability

Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of their choosing and further acknowledges the opportunity of hiring a different inspector to perform the inspection. By accepting or signing this Agreement, Client agrees to liability being limited to the amount of the inspection fee paid by the Client.

#### V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute, controversy, interpretations, or claims, including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or, related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and mandatory binding arbitration administered under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding judgment and the Award may be entered in any Court of competent jurisdiction.

#### VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

#### VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection may be released to the buyer's agent(s).



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## I. STRUCTURAL SYSTEMS

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### A. Foundations

Type of Foundation(s): Type of Foundation: ☐ Concrete Slab ☒ Pier and Beam

Comments:

Foundation Performance: ☐ Performing / ☒ not performing as intended

- This home uses a concrete and block perimeter beam with unevenly spaced block and wood supports under the home. Due to the age of this home being over 35 yrs, the type of concrete used is highly suspect due to pitting and deterioration.
- This foundation shows to be in need of significant repair. Floors are not deemed level throughout the structure. Under home supports were in need of additional supports. Current pier and beam supports under the home are aged and beginning to crumble. Full pier replacement is highly recommended.
- Strong musty odors were noted throughout the home. Ventilation is missing at all sides of the foundation skirting. Cross ventilation is required to allow naturally occurring moisture under the home to escape.
- It is highly recommended this foundation support structure be fully replaced by a qualified foundation repair contractor.
- Sampling of photos noted below.





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**Client Advisory Notice on Performance:** This report does not guarantee the future life or failure of the foundation, but is a limited visual observation of the conditions and circumstances present and visible at the time of this inspection. **This inspection and opinions given should not be considered an engineering report.**

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#### B. Grading & Drainage

Comments:

- Grading under the home is not deemed level. There are many depressions, holes, and uneven areas under the home that tend to hold water after heavy rain storms. Standing water contributes to the musty odors present in this home. Soils should be filled level and adjusted to drain out from under the home to prevent stagnant water conditions.



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#### C. Roof Covering Materials

Type(s) of Roof Covering: ☐ Asphalt composition ☒ Metal ☐ Tile

Comments:

Roof Condition: ☐ New ☐ Average ☒ Aged – replacement recommended

- Metal roofing on this home was noted to be damaged, corroded, having loose fasteners, and is NOT deemed to be water tight. Numerous points of moisture penetration were noted at the time of this inspection.
- Full replacement is highly recommended as this roofing is at the end of its serviceable life expectancy.
- Sampling of photos noted below.



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#### D. Roof Structure & Attic

Viewed From: attic access

Approximate Average Depth of Insulation: 0" - 4" loose fill

Comments:

- Many portions of the attic framing are original to the home. Current framing has been patched and pieced together and is not deemed structurally sound due to sagging rafters and loose connections.
- Attic bracing needs to be updated before this roof structure fails. Bracing is needed at all over spanned rafters and where rafters were spliced together.
- Client is advised that the current framing may not be able to support the weight of a second layer of roofing materials. All current roofing materials will need to be fully removed, roofing framing replaced, before any new roofing materials are added.
- Right side framing for the room addition is not properly supported. The use of chains to support the roof structure is deemed unsafe and needs to be corrected.
- Framing throughout the attic areas is water stained due to numerous roof leaks.
- Second story support beams are beginning to pull away from the home.
- Attic insulation is deemed to be non- existent, sparsely placed, and should be brought up to minimum the building standards of at least R-30 for increased energy efficiency. Air leaks and drafts were noted throughout the attic areas.
- A qualified Professional Engineer should be consulted to provide a full plan of replacement / repair for this attic structure.
- Sampling of photos noted below.





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#### E. Walls (Interior & Exterior)

Comments:

- It is the opinion of this inspector that this home is NOT deemed safe for habitation due to items noted, but not limited to, issues noted below. Significant expense repair should be expected. This report is NOT deemed to be all inclusive and lists only some of the issues found during this visual inspection. Other problems may be found during repair not already included in this report.
- Interior and exterior walls were noted to be cracked / damaged due to structural movement and moisture intrusions. Significant repair will be needed to correct these issues. Many interior walls have been cut open to access behind the wall plumbing and electrical components and were never repaired.
- Exterior brickwork has cracked at numerous areas and will need significant repairs.
- Nearly all exterior wood trim and fascia boards were noted to be heavily weathered, damaged, or missing.
- Interior masonry around many windows and doors was noted to be damaged, crumbling, or missing.
- Insulation was noted to be missing at all areas where the walls have been opened for plumbing or electrical repairs.
- Water damaged / leaks were noted around numerous window frames throughout the home. This has damaged the framing and window sills.



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- All bathrooms were noted to have at least some serious wall / moisture damaged with many areas missing substantial sections of wall tiles. Bathroom areas are NOT deemed to be water tight around the tub and shower assemblies.
- Walls at the lower level kitchen have shifted and pulled away from the flooring.
- Brick mortar at the exterior brickwork has eroded and is missing in many areas.
- A qualified Professional Engineer should be consulted to provide a full plan of replacement / repair for all framing.
- Sampling of photos noted below.





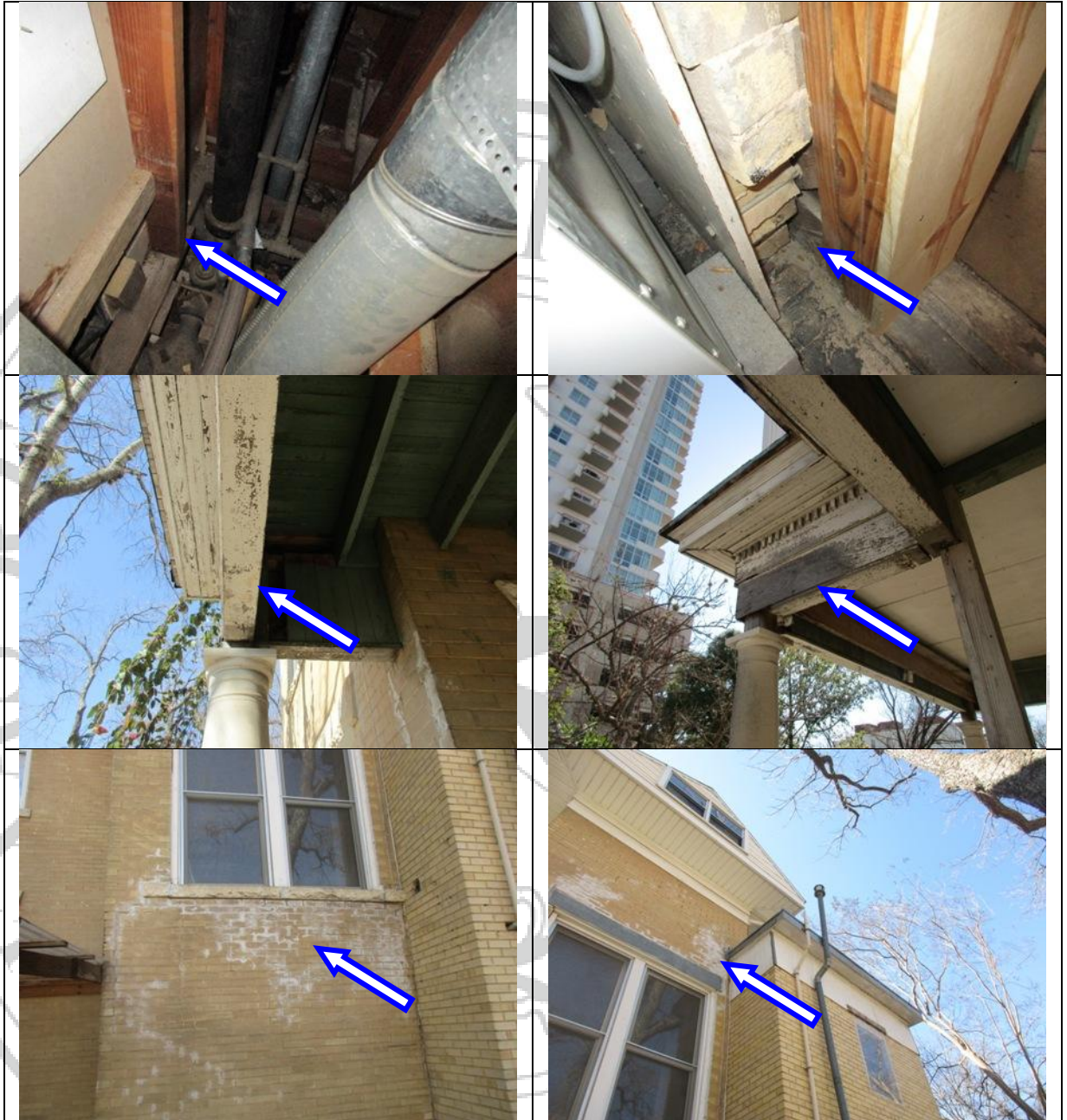
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**Client Advisory on Hazardous Materials or Mold:** No Asbestos, lead paints, moisture, mold, and / or indoor air quality (IAQ) tests were performed as they are beyond the scope of this general inspection. Client is strongly advised to contact a qualified / certified IAQ Professional for further evaluation of this property.

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#### F. Ceilings & Floors

*Comments:*

- Significant water damaged was noted throughout the home at the floors and ceilings.
- Floor tiles were noted to be missing at many of the rooms. The majority of flooring was noted to be beyond their serviceable life and should be replaced.
- Cracks at the ceilings in most rooms should be patched or repaired.
- Sampling of photos noted below.



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**Client Advisory on Performance:** The inspector cannot determine the condition of structural components hidden within wall cavities. It is the seller's responsibility to disclose any known past, present, or repaired water intrusion conditions.

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#### G. Windows

Comments:

Style: ☒ Single pane ☐ Double pane insulated

Safety glass installed in hazardous locations: ☐ Yes ☒ No

- **Windows did not all have a proper moisture flashing installed. All exterior windows must be properly flashed and caulked to prevent moisture penetration.**
- **No safety glass installed in required locations. While not required when this home was originally constructed. Safety glass is now required at all window locations within 24" of any exterior door.**
- **Windows throughout this home are an older style single pane wood framed window. These windows are aged and rotted at most locations and should all be replaced with a more energy efficient type of double pane window.**
- **Significant repair costs for windows should be expected due to age of the windows, moisture leakage, and lack of energy efficiency.**





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#### H. Stairways (Interior & Exterior)

Comments:

- Stairs at all levels are NOT deemed safe for use. Handrails are missing and unevenly spaced stairs were noted. Stairs are the most frequent location of injury accidents in the home. A consistent rise and run is important for safety. The tallest riser can be no more 3/8<sup>th</sup> inch higher than the shortest and the deepest tread can be no more 3/8<sup>th</sup> inch greater than the shallowest. Proper handrails and landings are also critical.
- Stair stringers are poorly connected to the surrounding framing and need repair.
- Sampling of photos noted below.





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## I. Porches, Balconies, Decks, and Carports

*Comments:*

- Porches are in overall poor repair. Significant repair is required where the support beams were noted to be sagging, no graspable handrails are installed, and all open post and overhand connections are open.



## II. ELECTRICAL SYSTEM

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### A. Service Entrance and Panels

*Comments:*

- Significant electrical issues noted. This home is NOT deemed safe for occupancy. This list is NOT deemed to be all inclusive and represents a sampling of the major issues found during this limited visual inspection.
- Numerous open electrical panels and connections were noted in most attic, hallways, and open wall areas.
- Permits for electrical may not have been pulled from the City. Repairs appear to have been made by non-licensed individuals and are not deemed safe. A full electrical evaluation should be made by a State Licensed Electrician with a full plan of repair and cost estimates.
- No working GFCI protected outlets present at required areas. While this was the building standard when this home was constructed, today's building standards now require GFCI protection. Ground Fault Circuit Interrupter (GFCI) protection should be located at all bathroom, exterior, and at all kitchen counter outlets.



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- Insufficient receptacles at the kitchen counter areas. 2ft/4ft rule applies for countertop spaces. Receptacles are required at least 24" from the wall of a counter and at least 48" between all other outlets so that no point is ever more than 24" from a receptacle.
- Smoke detectors are needed in all bedroom areas.
- Carbon monoxide detectors are needed in all hallway areas outside of bedrooms.
- Grounding / bonding is missing at the exterior gas meter as required per current building standards.
- Not all breakers are marked. All breakers at the service panels need to be fully identified as to their intended purpose.
- Sampling of photos noted below.



**Client Advisory on Limitations:** The inspector will not determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or requirements; conduct voltage drop calculations; or determine the accuracy of breaker labeling.





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

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#### A. Heating Equipment

Comments:

- The current crawl space furnace is deemed to aged and should be replaced.
- The furnace needs to be raised off the ground.



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#### B. Cooling Equipment

Comments:

Location: ☐ Closet ☐ Attic ☒ Exterior

- The main home unit is over 20 yrs old and needs to be replaced.
- The Delta T differential temperature between the supply and service vents was noted to be low (10 degrees). This indicates the system may not be performing correctly or should be cleaned / serviced by a licensed technician. A properly functioning system should produce a temperature differential between supply & return air of 15 - 20 degrees F. Usually, this condition indicates a loss of refrigerant or postponed maintenance. The numerous connections between fittings on the refrigerant pipes can loosen or develop cracks that allow refrigerant gas to escape. I recommend that you ask an HVAC repairman to reappraise the system prior to purchase and to provide estimates or repairs needed to restore proper temperature differentials.
- Cooling fins at the exterior compressor are bent / damaged and should be repaired by a qualified A/C technician.





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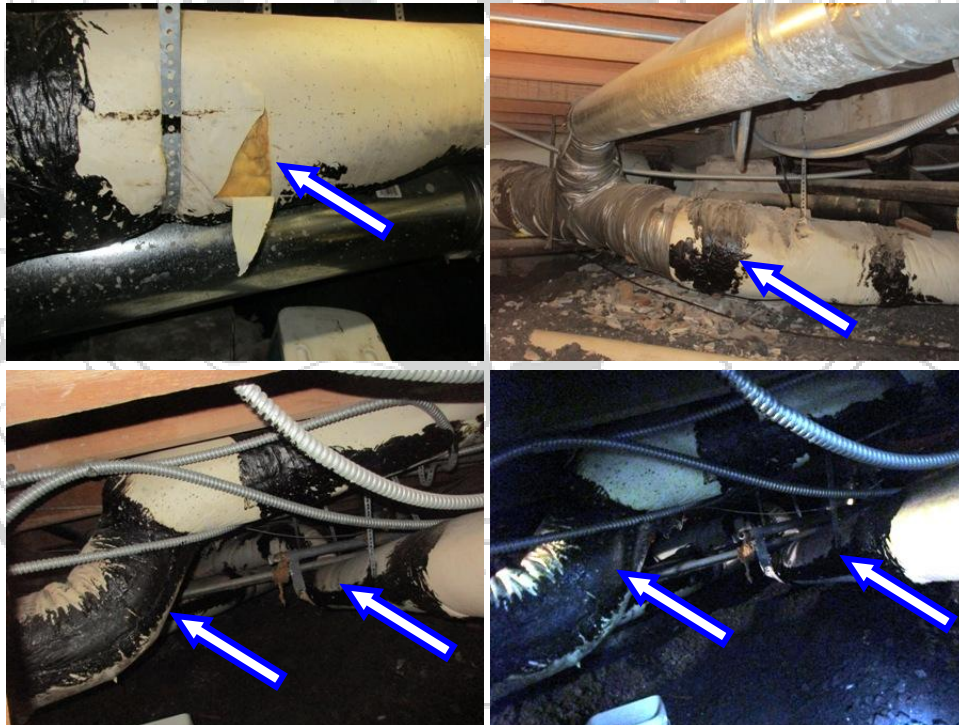
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**C. Duct System, Chases, and Vents**

*Comments:*

- **No central duct system installed. Ducts are limited and do not service all rooms. Ducts currently in place are deemed to be aged, damaged, and in need of repair.**
- FYI: A white colored mineral insulation was observed on HVAC ducts in the *readily accessible* portions of the attic and unfinished crawl spaces.
- **DISCLAIMER: THE IDENTIFICATION OF ASBESTOS IS EXCLUDED FROM THIS REPORT PER CONTRACT, AS IT REQUIRES MICROSCOPIC EXAMINATION THAT IS BEYOND THE SCOPE OF THIS LIMITED VISUAL HOME INSPECTION.** If the material is asbestos and is damaged, the fibers can be released and can mix with the dust and remain in the basement area for an indefinite period of time. In most cases the type of material observed on heating pipes such as these is identified as containing asbestos. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. If asbestos fibers are inhaled or swallowed, they can have serious effects on your health, which may not appear until 15 or more years later. Asbestos can cause asbestosis, a scarring of the lungs that leads to breathing problems and heart failure. It can also cause cancer of the lungs and mesothelioma, a rare cancer of the chest or abdomen lining. Special regulations exist for the removal and disposal of asbestos.



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#### IV. PLUMBING SYSTEM

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##### A. Water Supply System and Fixtures

Static water pressure reading: 55-60 psi (normal reading)

Comments:

- No expansion tank installed at the top of the water heaters.
- The upstairs on demand water heater is NOT functional.
- The downstairs 40 gallon water heater is missing a drain pan and the connected gas line valve needs to be capped off where it is not being used.
- Anti siphon devices are not installed at all exterior faucets.
- Upstairs tub was noted to be leaking behind the wall area.
- Upstairs tub was noted to be missing at faucet nozzle.
- All loose toilets need to be fully secured to the floors and caulked and sealed.
- Faucets at the kitchens and bathrooms were noted to leak and should be repaired.
- Upstairs toilet was installed too close to the wall. A minimum 15" between wall & center of the bowl is required. Larger persons may find it difficult sitting on toilet.
- When tub faucets were turned on there was a heavy brown sediment that was evident in the water. The old galvanized / steel water pipes are fully depreciated and are beginning to show evidence of corrosion. While the old water pipes may be serviceable the client should be aware that repairs may be costly, for security I advise that you ask a plumber to provide estimates for the replacement of the old pipes with modern copper or PEX lines.
- Sampling of photos noted below.



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