

# Quality Home Inspections

PO Box 1270, Dripping Springs, TX 78620

## PROPERTY INSPECTION REPORT

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Prepared For: David Heavener  
Concerning: 1402 Laurel Street  
City Georgetown State Texas Zip 78626

Inspection Date March 28, 2008

Inspector Name James F. Biddle  
March 28, 2008

License Number TREC #5901

Date

Sponsoring Inspector Joseph E. Biddle  
Phone (512)894-0404

License Number TREC #4337

E-Mail jimmy@qualityhomeinspections.info

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Invoice:

Home Inspection: \$270.00

Duplex Fee: \$90.00

Pier and Beam Fee: \$90.00

Travel Fee: \$25.00

Total: \$475.00

Paid with check #1083

A copy of the inspection agreement was presented and signed at the time of the inspection.

Additional Pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the 'NI' column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

|                 |                  |                |  |
|-----------------|------------------|----------------|--|
| I=Inspected     | NI=Not Inspected | NP=Not Present | R=Not Functioning or in Need of Repair |
| I               | NI               | NP             | R                                      |
| Inspection Item |                  |                |  |

## I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

*Comments:* .

Structure appears to have been originally a pier and beam structure. Additions with conversions have been added to the structure. Additional concrete slab added to side A.

Surface drying cracks in the garage floor foundation. (Cosmetic only, side A)

Crawl space area is not vented properly.

Crawl space access doors are not secured properly.

Crawl space is not sealed off properly to prevent rodent and small animals from entering the crawl space area.

Excessive moisture in the crawl space area; standing water present at the time of the inspection.

Appears to be some form of a water leak under the structure. (conducive for termites)

Some of the cinder block piers are below the soil grade; base blocks have sunk or they are not present. (conducive for termites)

The pier and beam structure may need to be re leveled after the leak or cause of the excise moisture has been corrected and the soil under the structure dries out.

B. Grading and Drainage

*Comments:* .

Zero to negative soil grade at various locations around the foundation.

Minimum grade recommendation is 6" of fall within 10 feet of the structure.

Front gutter full of debris.

Soil grade should be improved as needed.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

*Comments:* .

Tree debris on roof surface.

Roof penetration flashing nails are not sealed.

Heater exhaust vent rain collar is not sealed; side A.

Ridge cap shingle split on right end of the structure.

Ridge line shingle nails are not sealed.

Signs of previous hail impact at the soft metal vents. No signs of hail damage to the shingles.

Flashing nails or are not sealed.

No turn-out flashing or kick-out flashing installed at the rear roof to wall connection between the two units; unable to determine type of flashing detail installed.

Water heater exhaust vent rain collars are not sealed.

Granular surfaces of the ridge cap shingles for the second level are damaged.

Signs of a previous water leak at the plumbing vent stack for side B. Unable to determine if active.

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    D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
*Comments:* .

Large tree in contact with the roof structure; side A at the rear deck area.  
 Decking materials weathered and water damaged at the overhangs at various locations.  
 Rafter tails at the overhangs are weathered and water damaged at various locations.

. Side A --

Garage Pull down attic staircase is not secured properly. There are no 16d nails or ¼" X 3" lags screws installed.

Ridge beam splice is not supported. (garage attic)

No access too the attic area over the second floor of the structure.

. Side B --

Attic access cove is not insulated.

Attic has approximately 2" of insulation (Additional insulation recommended)

Ridge beam is not the correct size dimensional material. The beam does not span the entire width of the angle cut of the rafters. Collar ties are not installed. Roof structure appear to be stable in its current position.

Signs of a previous water leak at the plumbing vent stack. Unable to determine if active.

    E. Walls (Interior and Exterior)
*Comments:* .

Exterior --

Exterior siding wall tiles are chipped and cracked at various locations.

Exterior siding wall tiles are loose at various locations.

Exterior trim is weathered and water damaged at various locations.

Exterior wall penetrations are not sealed.

No flashing detail over the garage door opening.

Voids around the upstairs wall AC unit are not sealed properly.

. Side A --

Settling cracks in the interior wall surfaces at various locations.

. Side B --

Settling cracks in the interior wall surfaces at various locations.

Large void in wall behind the oven; sheet rock incomplete; sheet rock needed to provide properly fire barrier.

    F. Ceilings and Floors
*Comments:* .

Side A --

Settling cracks in the interior ceiling surfaces at various locations.

. Side B --

Settling cracks in the interior ceiling surfaces at various locations.

Wood floor water damaged outside of shower area.

Wood floor water damaged under the wall mounted AC unit.

Wood floor repaired with wood filler at various locations.

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## F. Ceilings and Floors (continued)

Bathroom ceiling repaired.

 G. Doors (Interior and Exterior)*Comments: .*

Side A --

. Exterior Water Heater Closet Door --

Door frame and exterior door water damaged.

. Rear Exterior Garage Door --

Side A; Bottom of the door is water damaged and the threshold seal is missing.

Deadbolt striker plate is not mortised properly to allow full throw of bolt.

Use of double keyed door locks is not recommended.

. Interior Garage Door --

Deadbolt striker plate is not mortised properly to allow full throw of bolt.

Use of double keyed door locks is not recommended.

. Front Exterior Door --

Deadbolt striker plate is not mortised properly to allow full throw of bolt.

Use of double keyed door locks is not recommended.

. Double Exterior Doors off the Family Room -- Bottom slide bolt damaged; unable to open 1/2of the door unit.

Deadbolt striker plate is not mortised properly to allow full throw of bolt.

Use of double keyed door locks is not recommended.

Door frame appears to be patched with wood filler.

Door unit uneven across the header.

. Rear Exterior Door --

Door frame is water damaged.

Use of double keyed door locks is not recommended.

. Side B --

. Side Exterior Door --

Use of double keyed door locks is not recommended.

. Rear Exterior Door --

Use of double keyed door locks is not recommended.

Deadbolt striker plate missing.

Exterior paint deteriorating; bare wood exposed; bottom slide bolt does not latch.

 H. Windows*Comments: .*

Screens missing at various locations.

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## H. Windows (continued)

Side A --

Broken glass side A in bathroom.

Broken glass garage window.

Windows in the staircase do not appear to be tempered safety glass; one window painted shut.

Window in upstairs closet was not accessible due to high piled storage.

Upstairs windows are painted shut; at least one window should function for a second means of egress.

 I. Fireplace/Chimney*Comments:* J. Porches, Decks and Carports (Attached)*Comments:* .

Side A --

Rear Wood Deck:

No access under the rear deck.

Deck surface is higher than the bottom edge of the exterior siding.

The large Pecan Tree has out grown the cut out in the deck surface; the tree is in contact with the deck.

Driveway surface is cracked.

.

Side B --

Front Landing and Stairs --

No grippable hand rail installed at the stairs.

Deck surface is higher than the bottom edge of the exterior siding.

Large gap between the landing and the fence; possible trip hazard.

No joist hangers installed in deck framing.

.

Rear Steps --

No grippable hand rail installed at the stairs.

Deck surface is higher than the bottom edge of the exterior siding.

 K. Other*Comments:* .

Rodent droppings in the garage attic area Side A.

Rodent droppings, Rat traps, and Rat bait in exterior water heater closet.

Signs of rodents in the attic area for side B.

.

Interior Staircase Side A --

No grippable handrail installed.

Overhead clearance too low. (Minimum over head clearance is 6 ft. 8in.)

No guard railing installed.

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:* Exterior Main Panel --

Exterior main panels are not clearly marked per unit.

Assuming panel on right is for side A and panel on left is for side B.

Detached garage sub-panel appears to be supplied from the left main panel.

.

Side A --

Breakers for the exterior compressor unit should be checked for proper sizing. Unit is rated for a maximum of 25 amp breakers and 30 amp breakers are being used.

Wires used for 220 volt service are not color coded properly.

.

Side B --

Exterior Main Panel --

Wires used for 220 volt service are not color coded properly.

.

Interior Sub-panel --

Breakers removed from older Federal Pacific Panel located in the bathroom; panel being used for a junction box; 12 gage wires attached to large wires; unable to determine if circuit is hot and size of breaker in use; Hazard, Refer to an electrician.

### B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

*Comments:* .

Exterior light fixtures are not sealed against the exterior wall surfaces.

Multiple light fixtures at various locations not operating (Possibly bad or missing light bulbs)

Conduit leading to the exterior compressor unit is not secured properly; side A.

Wires in contact with the soil in the crawl space area.

.

Side A --

Attic light fixture is missing the bulb guard.

Open junction boxes in the attic area; junction box with transformer attached is not secured (garage side A)

Ground wire for the electric water heater is not secured properly at the top of the water heater unit.

Family room ceiling fan motor hangs up and needs repaired.

Dryer connection was not accessible for inspection.

Kitchen counter wall outlets right of the stove and left of the refrigerator are not GFCI protected.

Light fixtures under the kitchen cabinets take a long time to warm up and turn on.

Staircase closet light fixture missing the bulb guard.

Open junction box in staircase closet.

Upstairs closet light fixture is missing the bulb guard.

Light fixture in the closet over the staircase is wired with lamp cord; improper use of an extension cord; missing bulb guard.

Junction box on vaulted shelf in family room is not secured.

.

Side B --

Two pong wall outlets are not grounded.

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**B. Branch Circuits (continued)**

- Counter outlet near the kitchen entrance is not GFCI protected.
- Kitchen ceiling fan is out of balance.
- Older three prong dryer outlet installed.
- GFCI outlet in the utility closet test to have the hot and neutral reversed and will not trip when tested.
- Wire extends over the attic access opening.
- Wires appear to have been chewed on by rodents in the attic area.

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

**A. Heating Equipment**

*Comments:* .

- Space heaters or window type heating units are not inspected.
- .
- Central heat in Side A only.

*Type and Energy Source:* Forced Air, Natural Gas

**B. Cooling Equipment**

*Comments:* .

- Both Units --
- Quality Home Inspections does not inspect window type HVAC units.
- .
- Side A --
- Central HVAC downstairs only.
- Insulation wrap on the low pressure line at the exterior compressor unit is damaged.
- P-Trap in the attic is not insulated.
- Interior coils at the air handling unit were not accessible for inspection.
- Able to obtain a good temperature differential. (19 degree split)

*Type and Energy Source:* Central A/C, Electric

**C. Ducts and Vents**

*Comments:* .

- Main plenum is not sealed at the top of the air handling unit.
- Seam tape loose; no mastic applied to the bottom edge of the plenum.

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### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

*Comments:* .

Appears to be a water supply leak under the structure in the crawl space area. Standing water in the crawl space at the time of the inspection.

Galvanized piping has a known life expectancy of 50 to 60 years. Galvanized piping tends to corroded from the inside and damage cannot be seen.

Water supply lines in the crawl space area are not insulated.

No anti-siphon devices installed at the exterior spigots.

.  
Side A --

Water supply lines in the garage attic area to the water heater are not insulated properly.

Washer connections for side A were not accessible.

.  
Kitchen --

Cold water supply cutoff valve at sink location is seized.

Hot water supply cutoff valve to the dishwasher is seized.

.  
Downstairs Bathroom --

Shower fixture leaks behind the valve handle when opened.

Toilet tank fill valve leaks at the top seal inside the tank area.

.  
Upstairs Bathroom --

Hot water supply cutoff valve at the sink location is seized.

Tub stopper does not hold water.

.  
Side B --

Water heater supply cutoff valve is seized. Water supply lines to the water heater are not insulated.

Drip pan with an exterior drain is not installed at the washer location.

Hot water supply valve at the washer location leaks at the valve stem when opened.

.  
Bathroom --

Previous repairs to the shower pan.

Toilet rocks at the floor connection.

Toilet bolt caps missing.

Toilet flapper valve leaking.

Sink stopper does not hold water.

B. Drains, Wastes, Vents

*Comments:* .

Unable to locate an exterior sewer drain line clean-out.

.  
Side B --

Unable to determine if kitchen sink drain is vented properly.

Washer drain line is not vented to the exterior.

P-trap for the shower is not insulated.

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B. Drains, Wastes, Vents (continued)

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

*Comments:* .

Side A -- A.O. Smith -- Gas

T & P = Temperature and Pressure.

T & P drain line termination point is not visible for inspection; line terminates below the deck.

Does not have a drip pan with an exterior drain line installed.

Exhaust vent is not secured to the draft hood with machine screws.

Exhaust vent terminates under an overhang and within 32" of the exterior wall surface. Should terminate a minimum 2 feet above any vertical surface within 8 feet

Side A -- State -- Electric --

Drain valve extends over the edge of the drip pan.

Side B -- Rheem -- Gas --

Draft hood is not secured properly to the top of the water heater.

Exhaust vent is not secured to the draft hood with machine screws.

Drain valve extends over the edge of the drip pan.

Drip pan does not have an exterior drain line installed.

No combustion air ducts installed in water heater closet.

Water heater dated to 1978

*Energy Source:* Natural Gas and Electric

D. Hydro-Therapy Equipment

*Comments:*

|                        |
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**V. APPLIANCES** A. Dishwasher*Comments:* .

Side A only.

 B. Food Waste Disposer*Comments:* .

Side A only.

 C. Range Hood*Comments:* .

Side A --

OK

.

Side B --

Side B does not have a vent hood installed, Vent hood system of some sort recommended.

 D. Ranges/Ovens/Cooktops*Comments:* .

Side A -- Whirlpool --

No anti-tip device installed.

Oven light not functioning, possible bad bulb.

Timer and clock function not inspected.

.

Side B -- Magic Chef --

No anti-tip device installed.

Oven is approximately 25 degrees cooler than the dial indicates.

 E. Microwave Cooking Equipment*Comments:* .

Side A -- Sharp --

Exterior trim left of the door is damaged.

.

Side B -- General Electric --

Counter top type microwave being used over the oven; unit is not designed for this application and the door is melted. Unit was not operated;

Counter top models are not in the scope of the inspection, only built units are inspected.

 F. Trash Compactor*Comments:* G. Bathroom Exhaust Fans and /or Heaters*Comments:* .

Side A only.

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H. Whole House Vacuum Systems  
*Comments:*

I. Garage Door Operators  
*Comments:* .  
Side A only.

J. Door Bell and Chimes  
*Comments:* .  
Side A only.

K. Dryer Vents  
*Comments:* .  
Side A --  
Dryer connection was not accessible for inspection. Concealed vents are not visible and therefore not inspected.  
.  
Side B --  
Exterior vent cover is not sealed to the exterior surface.

L. Other Built-in Appliances  
*Comments:*

## VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers  
*Comments:* .  
Quality Home Inspections was not contracted to inspect the sprinkler system.

B. Swimming Pools and Equipment  
*Comments:*

|                        |
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 C. Outbuildings*Comments:* .

The detached garage / apartment was not inspected.

Quality Home Inspections was not contracted to inspect the out-building. (detached garage / apartment)

The building does not meet the current building standards to be considered a living space.

The detached garage / apartment is what it is.

The plumbing vent stack weather boots are deteriorated and water entering the roof structure.

The sky light is cracked.

The plumbing system should be evaluated by plumber. There is some sort of sump pump system for the sewer with the drain lines exposed.

The foundation is too low or the soil grade around the structure is too high. There should be 6 inches of exposed foundation under the exterior siding.

The garage wall outlets are not GFCI protected.

 D. Outdoor Cooking Equipment*Comments:**Energy Source:* N/A E. Gas Lines*Comments:* .

Gas line in the garage attic area is not secured properly.

 F. Water Wells (A coliform analysis is recommended)*Comments:**Type of Pump:* N/A*Type of Storage Equipment:* N/A G. Septic Systems*Comments:* .

Quality Home Inspections does not inspect sewer or septic systems.

 H. Security Systems*Comments:* .

Quality Home Inspections does not inspect security systems.

 I. Fire Protection Equipment*Comments:* .

Smoke alarm at the top of the staircase is missing.

Smoke alarms should be inspected by the tenants periodically on a regular basis.

Client: David Heavener

## I. STRUCTURAL SYSTEMS

### A. Foundations (If all crawl space areas are not inspected, provide an explanation.) Pier & Beam w/ Slab Addition .

Structure appears to have been originally a pier and beam structure. Additions with conversions have been added to the structure. Additional concrete slab added to side A.

Surface drying cracks in the garage floor foundation. (Cosmetic only, side A)

Crawl space area is not vented properly.

Crawl space access doors are not secured properly.

Crawl space is not sealed off properly to prevent rodent and small animals from entering the crawl space area.

Excessive moisture in the crawl space area; standing water present at the time of the inspection. Appears to be some form of a water leak under the structure. (conducive for termites)

Some of the cinder block piers are below the soil grade; base blocks have sunk or they are not present. (conducive for termites)

The pier and beam structure may need to be re leveled after the leak or cause of the excise moisture has been corrected and the soil under the structure dries out.

### B. Grading and Drainage Flat .

Zero to negative soil grade at various locations around the foundation.

Minimum grade recommendation is 6" of fall within 10 feet of the structure.

Front gutter full of debris.

Soil grade should be improved as needed.

### C. Roof Covering (If the roof is inaccessible, report the method used to inspect.) Fiberglass composition shingles .

Tree debris on roof surface.

Roof penetration flashing nails are not sealed.

Heater exhaust vent rain collar is not sealed; side A.

Ridge cap shingle split on right end of the structure.

Ridge line shingle nails are not sealed.

Signs of previous hail impact at the soft metal vents. No signs of hail damage to the shingles.

Flashing nails or are not sealed.

No turn-out flashing or kick-out flashing installed at the rear roof to wall connection between the two units; unable to determine type of flashing detail installed.

Water heater exhaust vent rain collars are not sealed.

Granular surfaces of the ridge cap shingles for the second level are damaged.

Signs of a previous water leak at the plumbing vent stack for side B. Unable to determine if active.



D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) 2x6 Rafter .

Large tree in contact with the roof structure; side A at the rear deck area.

Decking materials weathered and water damaged at the overhangs at various locations. Rafter tails at the overhangs are weathered and water damaged at various locations.

.  
Side A --

Garage Pull down attic staircase is not secured properly. There are no 16d nails or ¼" X 3" lags screws installed.

Ridge beam splice is not supported. (garage attic)

No access too the attic area over the second floor of the structure.

.  
Side B --

Attic access cove is not insulated.

Attic has approximately 2" of insulation (Additional insulation recommended)

Ridge beam is not the correct size dimensional material. The beam does not span the entire width of the angle cut of the rafters. Collar ties are not installed. Roof structure appear to be stable in its current position.

Signs of a previous water leak at the plumbing vent stack. Unable to determine if active.



E. Walls (Interior and Exterior) . .

Exterior --

Exterior siding wall tiles are chipped and cracked at various locations.

Exterior siding wall tiles are loose at various locations.

Exterior trim is weathered and water damaged at various locations.

Exterior wall penetrations are not sealed.

No flashing detail over the garage door opening.

Voids around the upstairs wall AC unit are not sealed properly.

.  
Side A --

Settling cracks in the interior wall surfaces at various locations.

.  
Side B --

Settling cracks in the interior wall surfaces at various locations.

Large void in wall behind the oven; sheet rock incomplete; sheet rock needed to provide properly fire barrier.

E. Walls (Interior and Exterior) (continued)



F. Ceilings and Floors . .

Side A --

Settling cracks in the interior ceiling surfaces at various locations.

Side B --

Settling cracks in the interior ceiling surfaces at various locations.

Wood floor water damaged outside of shower area.

Wood floor water damaged under the wall mounted AC unit.

Wood floor repaired with wood filler at various locations.

Bathroom ceiling repaired.

G. Doors (Interior and Exterior) . .

Side A --

Client: David Heavener

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

Exterior Water Heater Closet Door --  
Door frame and exterior door water damaged.

.  
Rear Exterior Garage Door --  
Side A; Bottom of the door is water damaged and the threshold seal is missing.  
Deadbolt striker plate is not mortised properly to allow full throw of bolt.  
Use of double keyed door locks is not recommended.

.  
Interior Garage Door --  
Deadbolt striker plate is not mortised properly to allow full throw of bolt.  
Use of double keyed door locks is not recommended.

.  
Front Exterior Door --  
Deadbolt striker plate is not mortised properly to allow full throw of bolt.  
Use of double keyed door locks is not recommended.

.  
Double Exterior Doors off the Family Room -- Bottom slide bolt damaged; unable to open 1/2 of the door unit.  
Deadbolt striker plate is not mortised properly to allow full throw of bolt.  
Use of double keyed door locks is not recommended.  
Door frame appears to be patched with wood filler.  
Door unit uneven across the header.

.  
Rear Exterior Door --  
Door frame is water damaged.  
Use of double keyed door locks is not recommended.

.  
Side B --

.  
Side Exterior Door --  
Use of double keyed door locks is not recommended.

.  
Rear Exterior Door --  
Use of double keyed door locks is not recommended.  
Deadbolt striker plate missing.  
Exterior paint deteriorating; bare wood exposed; bottom slide bolt does not latch.

H. Windows Wood frame single pane windows .  
Screens missing at various locations.

.  
Side A --  
Broken glass side A in bathroom.  
Broken glass garage window.  
Windows in the staircase do not appear to be tempered safety glass; one window painted shut.  
Window in upstairs closet was not accessible due to high piled storage.  
Upstairs windows are painted shut; at least one window should function for a second means of egress.

## J. Porches, Decks and Carports (Attached) Concrete &amp; Wood Deck .

Side A --

Rear Wood Deck:

No access under the rear deck.

Deck surface is higher than the bottom edge of the exterior siding.

The large Pecan Tree has out grown the cut out in the deck surface; the tree is in contact with the deck.

Driveway surface is cracked.

.

Side B --

Front Landing and Stairs --

No grippable hand rail installed at the stairs.

Deck surface is higher than the bottom edge of the exterior siding.

Large gap between the landing and the fence; possible trip hazard.

No joist hangers installed in deck framing.

.

Rear Steps --

No grippable hand rail installed at the stairs.

Deck surface is higher than the bottom edge of the exterior siding.

## K. Other Miscellaneous .

Rodent droppings in the garage attic area Side A.

Rodent droppings, Rat traps, and Rat bait in exterior water heater closet.

Signs of rodents in the attic area for side B.

.

Interior Staircase Side A --

No grippable handrail installed.

Overhead clearance too low. (Minimum over head clearance is 6 ft. 8in.)

No guard railing installed.

## II. ELECTRICAL SYSTEMS

## A. Svc Entrance &amp; Panels Copper Exterior Main

Panel --

Exterior main panels are not clearly marked per unit.

Assuming panel on right is for side A and panel on left is for side B.

Detached garage sub-panel appears to be supplied from the left main panel.

.

Side A --

Breakers for the exterior compressor unit should be checked for proper sizing. Unit is rated for a maximum of 25 amp breakers and 30 amp breakers are being used.

Wires used for 220 volt service are not color coded properly.

.

Side B --



Client: David Heavener

**A. Svc Entrance & Panels (continued)**

Exterior Main Panel --

Wires used for 220 volt service are not color coded properly.

Interior Sub-panel --

Breakers removed from older Federal Pacific Panel located in the bathroom; panel being used for a junction box; 12 gage wires attached to large wires; unable to determine if circuit is hot and size of breaker in use; Hazard, Refer to an electrician.

**B. Branch Circuits Copper .**

Exterior light fixtures are not sealed against the exterior wall surfaces.

Multiple light fixtures at various locations not operating (Possibly bad or missing light bulbs)  
Conduit leading to the exterior compressor unit is not secured properly; side A.

Wires in contact with the soil in the crawl space area.

Side A --

Attic light fixture is missing the bulb guard.

Open junction boxes in the attic area; junction box with transformer attached is not secured (garage side A)

Ground wire for the electric water heater is not secured properly at the top of the water heater unit.

Family room ceiling fan motor hangs up and needs repaired.

Dryer connection was not accessible for inspection.

Kitchen counter wall outlets right of the stove and left of the refrigerator are not GFCI protected.

Light fixtures under the kitchen cabinets take a long time to warm up and turn on.

Staircase closet light fixture missing the bulb guard.

Open junction box in staircase closet.

Upstairs closet light fixture is missing the bulb guard.

Light fixture in the closet over the staircase is wired with lamp cord; improper use of an extension cord; missing bulb guard.

Junction box on vaulted shelf in family room is not secured.



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## B. Branch Circuits (continued)

Side B --

Two pong wall outlets are not grounded.  
Counter outlet near the kitchen entrance is not GFCI protected.  
Kitchen ceiling fan is out of balance.  
Older three prong dryer outlet installed.  
GFCI outlet in the utility closet test to have the hot and neutral reversed and will not trip when tested.  
Wire extends over the attic access opening.  
Wires appear to have been chewed on by rodents in the attic area.

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

## B. Cooling Equipment Bryant .

Both Units --

Quality Home Inspections does not inspect window type HVAC units.

Side A --

Central HVAC downstairs only.  
Insulation wrap on the low pressure line at the exterior compressor unit is damaged.  
P-Trap in the attic is not insulated.  
Interior coils at the air handling unit were not accessible for inspection.  
Able to obtain a good temperature differential. (19 degree split)

## C. Ducts and Vents Insulated Flex and Fiber Board .

Main plenum is not sealed at the top of the air handling unit.  
Seam tape loose; no mastic applied to the bottom edge of the plenum.

### IV. PLUMBING SYSTEM

## A. Water Supply System and Fixtures Galvanized, Copper and PVC .

Appears to be a water supply leak under the structure in the crawl space area. Standing water in the crawl space at the time of the inspection.  
Galvanized piping has a known life expectancy of 50 to 60 years. Galvanized piping tends to corroded from the inside and damage cannot be seen.  
Water supply lines in the crawl space area are not insulated.  
No anti-siphon devices installed at the exterior spigots.

Side A --

Water supply lines in the garage attic area to the water heater are not insulated properly.



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A. Water Supply System and Fixtures (continued)

Washer connections for side A were not accessible.

.  
Kitchen --

Cold water supply cutoff valve at sink location is seized.

Hot water supply cutoff valve to the dishwasher is seized.

.  
Downstairs Bathroom --

Shower fixture leaks behind the valve handle when opened.

Toilet tank fill valve leaks at the top seal inside the tank area.

.  
Upstairs Bathroom --

Hot water supply cutoff valve at the sink location is seized.

Tub stopper does not hold water.

.  
Side B --

Water heater supply cutoff valve is seized.

Water supply lines to the water heater are not insulated.

Drip pan with an exterior drain is not installed at the washer location.

Hot water supply valve at the washer location leaks at the valve stem when opened.

.  
Bathroom --

Previous repairs to the shower pan.

Toilet rocks at the floor connection.

Toilet bolt caps missing.

Toilet flapper valve leaking.

Sink stopper does not hold water.

B. Drains, Wastes, Vents Cast Iron and PVC .

Unable to locate an exterior sewer drain line clean-out.

.  
Side B --

Unable to determine if kitchen sink drain is vented properly.

Washer drain line is not vented to the exterior.

P-trap for the shower is not insulated.

C. Water Heater Multiple Units .

Side A -- A.O. Smith -- Gas

T & P = Temperature and Pressure.

T & P drain line termination point is not visible for inspection;  
line terminates below the deck.

Does not have a drip pan with an exterior drain line installed.  
Exhaust vent is not secured to the draft hood with machine  
screws.

Exhaust vent terminates under an overhang and within 32" of  
the exterior wall surface. Should terminate a minimum 2 feet  
above any vertical surface within 8 feet

Side A -- State -- Electric --

Drain valve extends over the edge of the drip pan.

Side B -- Rheem -- Gas --

Draft hood is not secured properly to the top of the water  
heater.

Exhaust vent is not secured to the draft hood with machine  
screws.

Drain valve extends over the edge of the drip pan.

Drip pan does not have an exterior drain line installed.

No combustion air ducts installed in water heater closet.

Water heater dated to 1978



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## V. APPLIANCES

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C. Range Hood Sharp .

Side A --

OK

Side B --

Side B does not have a vent hood installed, Vent hood system of some sort recommended.

D. Ranges/Ovens/Cooktops . .

Side A -- Whirlpool --

No anti-tip device installed.

Oven light not functioning, possible bad bulb.

Timer and clock function not inspected.

Side B -- Magic Chef --

No anti-tip device installed.

Oven is approximately 25 degrees cooler than the dial indicates.

E. Microwave Cooking Equipment . .

Side A -- Sharp --

Exterior trim left of the door is damaged.

Side B -- General Electric --

Client: David Heavener

## E. Microwave Cooking Equipment (continued)

Counter top type microwave being used over the oven; unit is not designed for this application and the door is melted. Unit was not operated;  
Counter top models are not in the scope of the inspection, only built units are inspected.

## K. Dryer Vents . .

Side A --

Dryer connection was not accessible for inspection. Concealed vents are not visible and therefore not inspected.

Side B --

Exterior vent cover is not sealed to the exterior surface.

## VI. OPTIONAL SYSTEMS

## C. Outbuildings Detached garage .

The detached garage / apartment was not inspected.

Quality Home Inspections was not contracted to inspect the out-building. (detached garage / apartment)

The building does not meet the current building standards to be considered a living space.

The detached garage / apartment is what it is.

The plumbing vent stack weather boots are deteriorated and water entering the roof structure.

The sky light is cracked.

The plumbing system should be evaluated by plumber. There is some sort of sump pump system for the sewer with the drain lines exposed.

The foundation is too low or the soil grade around the structure is too high. There should be 6 inches of exposed foundation under the exterior siding.

The garage wall outlets are not GFCI protected.



## E. Gas Lines Natural Gas Service .

Gas line in the garage attic area is not secured properly.

## I. Fire Protection Equipment . .

Smoke alarm at the top of the staircase is missing.

Smoke alarms should be inspected by the tenants periodically on a regular basis.