A+ HOME INSPECTIONS
Structural & Mechanical

12345 Anywhere Drive
Houston, TX 77000

Prepared for: John Doe

Inspector: David Rogers T.R.E.C.: #5048

Date: 09/13/2016

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Structural & Mechanical

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 12345 Anywhere Drive, Houston, TX 77000
(Address or Other Identification of Inspected Property)

By: David Rogers, Lic #5048 09/13/2016
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.
- lack of bonding on gas piping, including corrugated stainless steel (CSST)

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report provided by the Company contains the good faith opinion of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. 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 substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

I. *That all defects have been found or that company will pay for repair of undisclosed defects.*
II. *That any of the items inspected are designed or constructed in good and workmanlike manner.*
III. *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
IV. *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:
Texas Real Estate Commission Property Inspection Report Form REI 7-3 (Revised 5/2013)

Note:
General information and or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:
A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

☑ Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection:	☐ Buyer	☐ Selling Agent	☐ Listing Agent	☑ Occupant
Building Status:	☐ Vacant	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Fair	☐ Cloudy	☐ Rain	88 Outside Temp.
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: _____

Inaccessible or obstructed areas:

☑ Sub Flooring
☐ Floors Covered
☐ Walls/Ceilings Covered or Freshly Painted
☑ Behind/Under Furniture and/or Stored Items
☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Plumbing Areas - Only Visible Plumbing Inspected
☐ Siding Over Older Existing Siding
☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): *Slab on Grade*

Comments:

Note: *It is not within the scope of this inspection to enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to foundation performance.*

Foundation Performance Opinion:

☑ **The subject dwelling appears to have experienced a moderate degree of associated movement, this inspector found the conditions to be within a magnitude which is not suggestive of conditions requiring foundation repairs at this time.**

Most of the greater Houston area soil is an expansive type clay. Therefore, proper care of the soil under your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) or to contract (when dry) at alarming rates. This requires that an even and rather constant level of moisture be maintained around the entire house. Defects in the foundation occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry.

Foundation Performance Note: *Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

Observations of Structural Movement or Settlement:

☑ **Rotating, buckling, cracking, or deflecting masonry cladding.**

Foundation Deficiencies:

☑ **Corner fractures (possible insect penetration, continue to monitor) at the following locations: left rear corner.**

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

Note: *It is not within the scope of this inspection to inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or performance of underground or surface drainage systems.*

Grading and Drainage Deficiencies:

☑ **High soil levels observed at the following locations: front porch column.**

Note: *Drainage piping installed below grade at the left and rear exterior. It was not determinable at the time of inspection if the drain line is clear and functioning properly.*

Suggested Grading and Drainage Maintenance: *Grading around the dwelling should slope away*

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from the structure, 6 inches per 10 feet. Excess runoff should drain to adjacent right-of-ways, swales or culverts. Allowing excess runoff to collect and stand around the dwelling will effect the soil conditions around the structure which may result in differential movement.

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: *Composition Shingles*

Viewed From: *Roof Level*

Comments:

Note: *It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.*

Roof Performance Opinion:

☑ **The roof covering is experiencing normal wear.**

Roof Covering Deficiencies:

☑ **Cut back tree branches at the roof structure or eaves at the following locations: rear exterior, front exterior.**

☑ **Remove leaves and debris from the roof covering.**

☑ **Damaged shingles observed at the following locations: ridge cap cracked at the second story right gable end, damaged tab at the second story left slope.**

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: *Attic Decking*

Approximate Average Depth of Insulation: *12"*

Approximate Average Thickness of Vertical Insulation: *4"*

Comments:

Note: *It is not within the scope of this inspection to enter attics and unfinished spaces where access is less than 22" x 30", head room less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations.*

Insulation Type: *Loose Fill and Batts*

Insulation Deficiencies:

☑ **Missing or down insulation batts at the garage attic walls.**

Ventilation Deficiencies:

☑ **No ventilation devices installed at the following locations: top of the garage attic.**

Attic Framing Deficiencies:

☑ **Header not installed at the roof rafter cut at the fireplace vent at the second story attic.**

☑ **Opening not sealed at the rear balcony gable base of the right eave.**

Attic Access Deficiencies:

☑ **Screw loose at the top left side of the second floor disappearing stairway ladder.**

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☑ **Exposed nails observed at the second floor attic decking.**

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

Note: *It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.*

Interior Wall Deficiencies:

No indications of defects observed at the time of inspection.

Exterior Wall Materials:

☑ *Brick*	☑ *Stone*	☑ *Wood*	☐ *Stucco Veneer*	☐ *Composite Siding*
☐ *Vinyl*	☐ *Aluminum*	☐ *Asbestos*	☑ *Cement Board*	☐ *Other:*

Exterior Wall Deficiencies:

☑ **Mortar cracks observed in the brick veneer at the following locations: above the corners of the garage car doors, stone at the right side of the front porch beam, rear balcony above the door.**

☑ **Cracks in the brick veneer observed at the following locations: right rear corner of the rear patio above the rear bedroom roof eave.**

☑ **Weep holes missing at the base of the columns at the rear balcony.**

☑ **Weep holes missing above the brick lintels at the front entry door and rear balcony door.**

☑ **Vertical trim not caulked at the second floor siding at the left and right exterior.**

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Note: *It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.*

Ceiling Deficiencies:

☑ **Moisture stain or discoloration observed at the game room ceiling.**

Floor Deficiencies:

☑ **Sub-floor fasteners loose or popping at the following rooms or locations: upstairs game room and bedroom.**

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

Comments:

Note: *It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.*

Interior Door Deficiencies:

☑ **The office French doors bolt lock is misaligned at the upper jamb strike plate.**

Exterior Doors Deficiencies:

☑ **Weather strip damaged at the following locations: garage entry door above the strike plate.**

Garage Doors Deficiencies:

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Type of Door(s): ☑ *Metal* ☐ *Wood* ☐ *Fiberglass*

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **H. Windows**

Comments:

Note: *Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.*

Window Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

Note: *It is not within the scope of this inspection to exhaustively measure every stairway component.*

Stairway Deficiencies:

☑ **No hand railing installed at the bottom two steps. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.**

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Note: *It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.*

Type of Fireplace: *Factory Built*

Flue penetration accessible at the attic: *Yes*

Gas Valve Location: *Left*

Gas Key Present: *Yes*

Fireplace Deficiencies

☑ **Remove insulation from around the flue vent pipe at the attic.**

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

Comments:

Note: *It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.*

Porches, Balconies, Decks, and Carports Deficiencies:

☑ **Spindles are wider than 4 inches apart between the left rail at brick veneer at the upstairs balcony.**

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☐	☑	☑	☐	**L. Other**

Comments:

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
☑	☐	☐	☑	**A. Service Entrance and Panels**

Comments:

Note: *It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; operate overcurrent devices.*

Service Entrance Type: *Below Ground*

Service Entrance Deficiencies:

No indications of defects observed at the time of inspection.

Main Panel Enclosure: *Siemens Load Center*

Main Service Disconnect Installed: *200 Amps*

Main Panel Deficiencies:

☑ **The branch circuits are bundled and not individually secured to the panel enclosure.**

☑ **No anti-oxidant solution installed at the aluminum service wire terminations.**

Grounding and Bonding Deficiencies:

☑ **The grounding electrode should be completely driven to the soil.**

Sub-Panel Enclosure: *Siemens Load Center*

Sub-Service Disconnect Installed (at main panel): *200 amps*

Sub-Panel Deficiencies:

☑ **The branch circuits are bundled and not individually secured to the sub-panel enclosure.**

☑ **Clean debris from the bottom of the sub-panel box.**

☑ **No anti-oxidant solution installed at the aluminum service wire terminations.**

☑ **The sub-panel cabinet is recessed at the garage common wall. 1/2 inch drywall is required at the garage side of the common wall to form a fire break between the dwelling and attached garage.**

I	NI	NP	D	
☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: *Copper Wiring*

Comments:

Note: *It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.*

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

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Branch Circuit Deficiencies:

☑ No Ground Fault Circuit Interrupter device installed at the following locations: garage left wall receptacle, garage ceiling receptacles

☑ Conduit installed short of the left exterior wall at the master A/C condensing unit.

☑ Conduit missing where the romex passes through the brick veneer at the right exterior A/C disconnects.

☑ Thermostat wires are not sleeved at the condensing unit metal cabinets.

☑ Light bulb out, possible bulb, at the following locations: right guest bathroom shower.

☑ Ceiling fans out of balance at the following rooms or locations: right guest bedroom, left rear guest bedroom, upstairs bedroom.

Smoke and Fire Alarms Deficiencies:

☑ Smoke alarms missing at the exterior of the right guest bedroom.

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: *Central*

Energy Source: *Gas*

Comments:

Note: *The visual inspection of the heating equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

Temperature Differential:

When tested the air temperature differential observed between air supply and air return was 45 degrees at the downstairs unit, 50 degrees at the master suite unit and 40 degrees at the upstairs unit. (30-60 degrees normal range)

Heating Equipment Deficiencies:

☑ The master furnace flue vent pipe 90 elbow is detached at the right side of the unit. Exhaust leakage possible where the vent pipe joint is compromised.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: *Central*

Comments:

Note: *The visual inspection of the cooling equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the*

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time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Temperature Differential:

When tested the air temperature differential noted between air supply and air return was 16 degrees downstairs (4 ton unit) and 17 degrees upstairs (3.5 ton unit) and 15 degrees at the master suite (2 ton unit). (14-20 degree normal range)

Cooling Equipment Deficiencies:

- ☑ **Remove insulation/debris from all three auxiliary condensate drain pans.**
- ☑ **The downstairs A/C evaporator overflow drain line is broken and not properly positioned to discharge into the auxiliary drain pan in the event of and overflow or blockage at the primary drain line.**
- ☑ **The master bedroom A/C evaporator support strap is detached at the left front corner.**
- ☑ **The upstairs A/C auxiliary drain pan is bent at the rear edge.**
- ☑ **The condensate drain line is depositing water at the exterior of the dwelling. Condensate drain line should deposit into the sanitary sewer system at a sink or tub trap.**
- ☑ **The primary condensate drain line for the upstairs A/C system is terminated at a vent stack p-trap at the game room left attic. Sewer gas may enter the system if the p-trap becomes dry. Current standards require the primary A/C drain line be terminated above a sink or bathtub p-trap.**

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Comments:

Note: *The visual inspection of the duct system, chases, and vents does not include internal parts that require dissembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.*

Type of Ducting: *Flexible Duct*

Duct System, Chases, and Vents Deficiencies:

- ☑ **Several of the ducts are touching and should be separated to prevent condensation from forming on the lines and dripping in the garage attic.**
- ☑ **Air leaks observed on transitional fittings between furnace, evaporator coils and or plenums where the tape joints are detached.**

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: *Front Exterior*

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I	NI	NP	D

Location of main water supply valve: *Left Exterior*

Static water pressure reading: *64 psi*

Comments:

Note: *It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

Type of Water Pipping System: *CPVC*

Bonding Clamp Location: *N/A*

Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

☑ **Exterior hose bibs not installed with anti-siphon devices at the rear and right exterior.**

☑ **The main water line is not insulated at the left exterior.**

☑ **The faucet handles are not properly secured at the following locations: right guest bathroom sink cold water faucet, left guest bathroom both sinks cold water faucets, upstairs bathroom sink hot water faucet.**

☑ **The bathtub spigot connection is loose at the upstairs bathroom.**

☑ **The master bathroom commode tank fill valve head is leaking.**

☑ **Corrosion observed at the master bathroom right sink hot water supply flex line connection to the faucet.**

☑ **Caulk the left guest bathtub enclosure where missing or deteriorated.**

☑ **The right guest bathroom shower head is leaking at the threaded connection.**

Gas Meter Location: *Front Exterior*

Bonding Clamp Location: *Water Heater*

Gas Supply, Distribution Systems and Fixtures Deficiencies:

☑ **The main gas line at the left exterior of the dwelling is rusted.**

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

Note: *It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.*

Note: *Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations: left guest bathtub, upstairs bathtub.*

Drains, Wastes and Vents Deficiencies:

☑ **The left guest bathroom rear sink drain stopper not properly holding water.**

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

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

I	NI	NP	D	

Energy Source: *Gas*

Capacity: *2 - 40 gallon tanks*

Comments:

Note: *The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.*

Water Heater Equipment Deficiencies:

☑ **Inadequate clearance at top of the water heater. The water heater should be clear of combustibles within 12" of the top of the unit (water line insulation). (manufacturers specifications)**

☑ **Corrosion observed at the water supply stand pipes at the top of the left water heater.**

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Comments:

Note: *The inspector is not required to determine the adequacy of self-draining features of circulation systems.*

Hydro-Message Therapy Equipment Deficiencies:

☑ **The hydro-massage therapy tub at the master bathroom is not installed with an easily accessible inspection panel. The circulation lines and pump/motor could not be visually inspected at the time of inspection.**

☑ **The hydro-massage therapy tub faucet handles were not properly secured.**

☐ ☑ ☑ ☐ **E. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Note: *The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.*

Dishwasher Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

Comments:

Food Waste Disposal Deficiencies:

☑ **Disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.**

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

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

I	NI	NP	D	

Comments:

Note: *The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

Range Exhaust Vent Deficiencies:

☑ **The range hood motor is vibrating or making an irregular noise during start up and shut down.**

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

Note: *The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.*

Ranges, Cooktops, and Ovens Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Note: *Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Note: *The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

☑ **The bathroom exhaust fan vent pipes has fallen from the roof jack at the rear slope of the garage attic.**

☑ **The bathroom exhaust fan is vibrating at the right hall bathroom.**

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Note: *The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.*

Garage Door Operator(s) Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Note: *The dryer vent system is visually inspected where accessible. The inspector is not required*

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

I	NI	NP	D	

to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Dryer Vents Deficiencies:

No indications of defects observed at the time of inspection.

☑ ☐ ☐ ☐ **I. Other**

Comments:

Note: *The whole house vacuum is inspected for proper operation. The whole house vacuum is not disassembled or exhaustively inspected for deficiencies. Only the operation and condition of the components that are visible are included in this inspection*

Whole House Vacuum Deficiencies:

No indications of defects observed at the time of inspection.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Note: *The lawn and garden sprinkler system is inspected in manual or service mode only. The inspector is not required to inspect for effective coverage of the irrigation system; automatic function of the controller; the effectiveness of the sensors, such as rain, moisture, wind, flow or freeze sensors; or sizing and effectiveness of backflow prevention device; anything buried, hidden, latent or concealed; operate shut-off valves.*

Programmable Timer Type and Location: *Hunter - Rear Garage Wall*

Anti-siphon Device Location: *Left Exterior*

Number of Zones Installed: *13*

Rain Gauge Installed: *No*

Lawn and Garden Sprinkler System Deficiencies:

☑ **Adjust the sprinkler heads that are spraying brick veneer and or siding to prevent deterioration of siding and water penetration into the dwelling at the following zones: 1, 2, 6, 7, and 8**

☑ **Rotary head obstructed at zone 9 at the rear planting bed stone.**

☑ **The sprinkler controller is not installed with a rain gauge sensor or could not be located at the time of inspection.**

☑ **The sprinkler system is not installed with a shut-off valve between the water meter and anti-siphon device.**