

VISTA R. E. INSPECTIONS

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Page 1 of 40

PROPERTY INSPECTION REPORT

Prepared For:	Mr. Maradiaga (Name of Client)	
Concerning:	0000 Leafy B. New City, Tx 77000 (Address or Other Identification of Inspected Property):	
By:	Felix Angel, 20185 (Name and License Number of Inspector)	00/002018 (Date)
	N/A (Name, License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENTS RESPONSIBILITY

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

Promulgated by the Texas Real Estate Commission (TREC) P. O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

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).

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 license holders 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 require 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.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188 TEXAS REAL ESTATE CONSUMER NOTICE
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THE TEXAS REAL ESTATE COMMISSION MAINTAINS A RECOVERY FUND FOR AGGRIEVED CONSUMERS AND SERVICE RECIPIENTS. MORE INFORMATION CAN BE OBTAINED AT:
P.O. BOX 12188 , AUSTIN, TX 78711, P#: (512) 465-3900

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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 inspection was conducted per the Standards of Texas Real Estate Commission, Standards of Practice for real estate inspectors. Unless otherwise noted, this inspection was conducted within the limitations of visual inspection, without the use of specialized tools or procedures, destructive testing, etc. This report is not intended to be exhaustive or technical in nature but rather, provide an overview of the property's general condition. This leaves the possibility of undetected defects. Tests for any hazardous substances such as but not limited to mold, asbestos, high sulphur sheetrock were not conducted. Detection of hazardous substance are beyond the scope of this inspection and require a specialist in that field. Where questions exist, a trade's person specializing in that field should be consulted. Reporting of defects should only be expected as made reasonably detectable by the method of inspection employed here.

The following words and terms used in this report shall have no other meaning other than that described below:

Accessible: In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

- a) Hazard to the inspector;
- b) Having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
- c) Using specialized equipment or procedures
- d) Disassembling items other than covers or panels intended to be removed for inspections.
- e) Damaging property, permanent construction or building finish, or
- f) Using a ladder for portions of the inspection other than the roof or attic space

Chapter 1102: Texas Occupations code

Component: A part of a system

Cosmetic: Related only to appearance or aesthetics and not related to performance, operability, or water penetration.

Deficiency: In the reasonable judgment of the inspector; a condition that: a) Adversely and materially affects the performance of a system, or component, or b) Constitutes a hazard to life, limb or property as specified by these standards of practice

Deficient: Reported as having one or more deficiencies

Inspect: To operate in normal ranges using ordinary controls at typical settings, look and examine accessible systems or components and report observed deficiencies as specified by these standards of practice

Performance: Achievement of an operation, function or configuration relative to acceptable industry standard practices with consideration of age and normal wear and tear from ordinary use

Report: To provide the inspector's opinions and findings on the standard inspection report form as required by 535.222 and 535.223 of this title

Specialized equipment: Equipment such as, thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation termination devices, and ladders capable of reaching surfaces over one story above ground surfaces

Specialized procedures: Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

Standards of practice: The standard of practice for real estate inspectors mandated by the TREC

Substantially completed: The stage of construction when a new building, addition, improvement, or alteration to an existing building is sufficiently complete that can be occupied or used for its intended purpose.

Technically exhaustive: A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

Client: The person or persons and only those notated as client (s) on page one of this document

Inspector – The person noted as inspector on page one of this report

NEW HOME INSPECTION

House: Vacant ☒ occupied ☐ 1 story ☐ 2 story ☒ Sq Feet: 2,600+/- sf.

Garage: Attached ☐ detached ☐

Weather: Temperature (approx): 75° F, Cloudy

Present at the inspection: Buyer ☒ Agent ☐ Other: ☐



I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I. STRUCTURAL SYSTEMS

I NI NP D

☒ ☐ ☐ ☒ **A. Foundations**
Type of Foundation (s): Slab on grade

Comments:

This type of foundation system is designed to be kept stable by the supporting soil some movement in the foundation system is typical for this type of construction; **Care must be taken to maintain proper moisture level in the supporting soil at the foundation perimeter; a lack of moisture control will cause excessive foundation movement due to shrinkage and swelling of the soil.**

Note: Foundation inspection is limited to observation of accessible interior and exterior structural components. The rate of movement cannot be predicted during a one-time inspection.

Note: Assessment of foundation performance and condition is based solely upon this inspector's opinion, and his interpretation of the visually observed conditions at the time of inspection with out prediction of future performance. Most foundation movement occurs over an extended period of time and this inspection is of a first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection.

This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or any other condition not detectable within the scope of a visual only inspection. As there are not absolute criteria to judge foundation performance, other inspectors or foundation experts may form a different opinion when assessing this foundations performance. Additional information regarding foundations can be obtained at <http://www.houston-slab-foundations.info/>

- Slab integrity appears stable and appears to be performing as intended at this time.
The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines *Functioning as* performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was functional and without obvious need of remediation at the time of the inspection.
- Note: This inspector evaluated foundation based on visual evidence of distress phenomena during inspection of the foundation, floor, walls and ceilings for cracks and buckling, inspection of frieze and trim for movement, inspection of accessible doors and windows for proper functionality, etc.

- Noted spalling on at least two corners.
Note: This usually is caused by thermal expansion of the brick wall and a typical tight connection connecting the brick and concrete surface. The brick will expand in the hot weather and will put forth a force adequate to shear the corner from the foundation. This is quite common and is not to be considered a structural defect. Recommend to properly seal gaps to avoid any further damage and deter the possible entrance of termite or other bugs



- Other: Noted ant/insect activity. Recommend to consult a pest control professional for treatment



☒ ☐ ☐ ☐ **B. Grading and Drainage:**

Comments:

- Routinely, clean gutters and spouts for a more positive drainage.
- **Maintenance tip:** Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI). A periodic inspection, preventative treatment for active infestations may get scheduled as necessary.

☒ ☐ ☐ ☒ C. Roof Covering Materials:

Types of Roof Covering: Composition Shingles

Viewed from: Ground (Steeped and unsafe roof)

Comments:

Note: This inspection does not evaluate the roof for life expectancy or insurability

Note: Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause, this item was not inspected.

- Observed slightly lifting shingles on right roof plane. Properly repair to avoid further deterioration and possible water intrusion



- Also spotted lifting flashing and short trim on right corner. Properly repair to prevent water intrusion



- Overview of roof condition the day of the inspection.



☒ ☐ ☐ ☒ **D. Roofs structures and Attics:**

Viewed from: Inside the attic

Approximate Average Depth of Insulation: 11"

Comments:

Note: Sections of or most of attic space were not accessible or safe enough to conduct a proper inspection of attic and roof deck at this time

- Insulate ladder rungs for insulating value



- Insulation is shallow at some locations. Proper amount should be added for insulating value



- Observed insulation in contact with an exhaust. There should be a min clearance of 1" for double wall/type "B" and 3" for single wall exhausts. In need of repair



- Cracking rafters noted above the water heaters and above the attic access. Recommend proper repair to avoid further deterioration and possible roof sagging.



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

Comments:

NOTE: Could not check integrity of wall framing without removal of exterior siding where wood siding deterioration may exist.

- Observed stains and defective wall paint throughout. Properly repair. Samples below

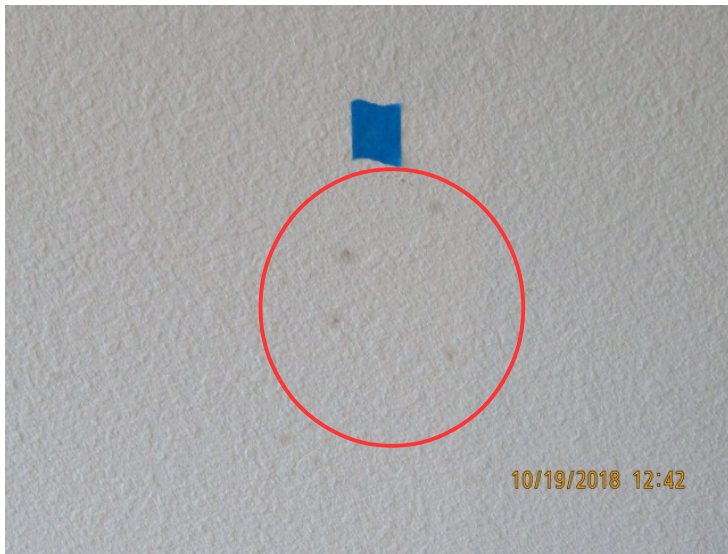




- Repair also, texture imperfections where needed. Examples:



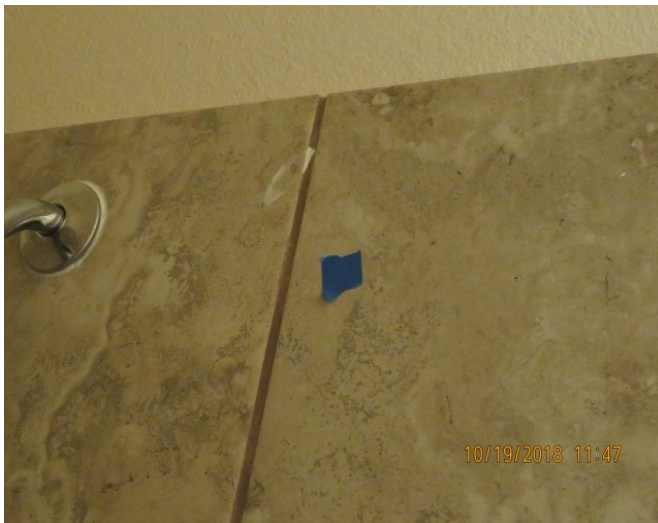
- Observed gray spots at several upstairs wall locations: bedrooms, utility room, hallway, etc. Inspector was not able to determine the source, or root cause. Consult a professional to conduct a thorough assessment, and perhaps an air quality test, moist level test, etc. Properly repair as needed



- Noticed missing filler (wood trim) above and on the sides of the garage door. In need of repair



- Remove wall paint from shower tiles



- Properly seal cracked grouts on soap holder



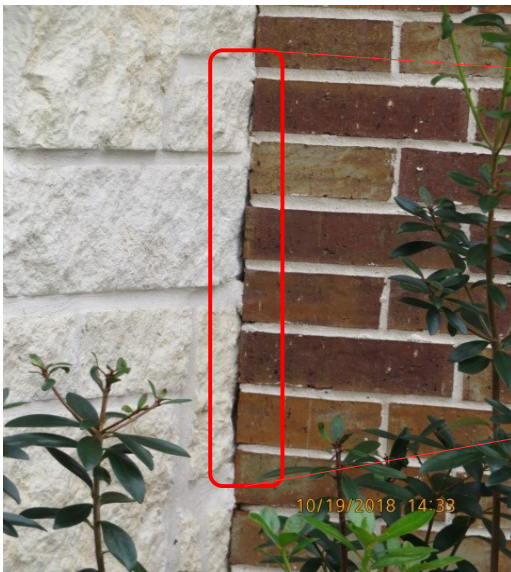
- Repair over-cut siding panel on rear wall
- Remove white paint from siding
- Secure loose outlet and seal around to prevent water seeping



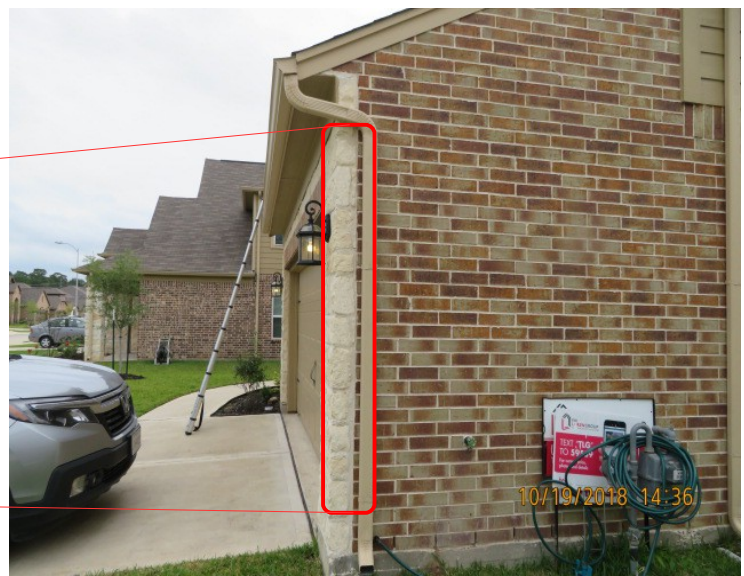
- Replace deteriorated caulking on expansion joints to avoid water infiltration

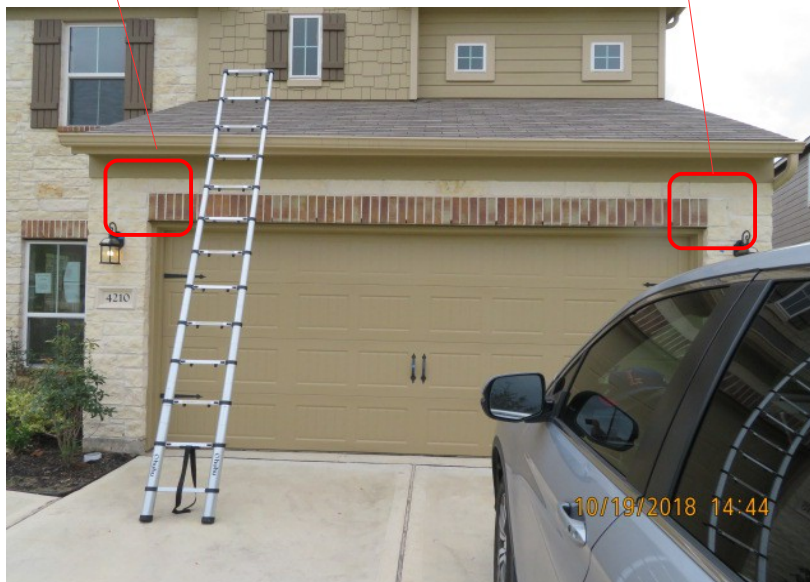
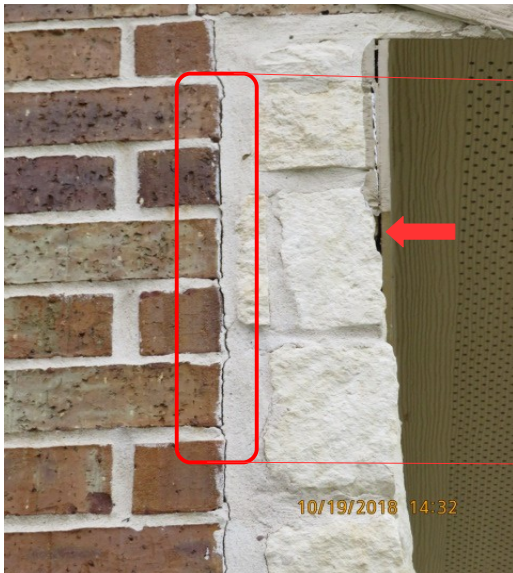


- Apply missing caulking on front exterior walls to avoid water intrusion



- Mortar separation in the masonry noticed in the garage area. Properly repair





- Seal holes/gaps where needed to prevent water intrusion



Note to customer: No mold and/or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned, the client is advised to contact a qualified IAQ Professional for further evaluations of this house

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- Unpainted surface or evidence of repair in living area. Investigate further and properly repair



- Remove dark stains from floor molding where needed



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

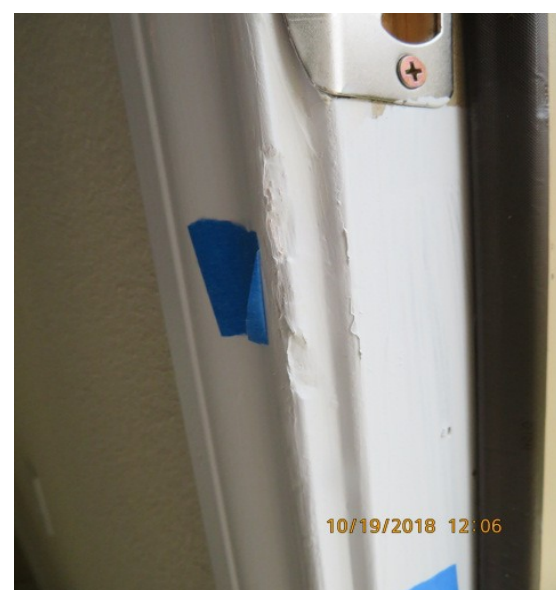
Comments:

- Trim excess of metal flashing on rear exterior door for safety
- Secure loose door handles



- Properly repair paint defects, dents, nicks, poor finish of door/frames



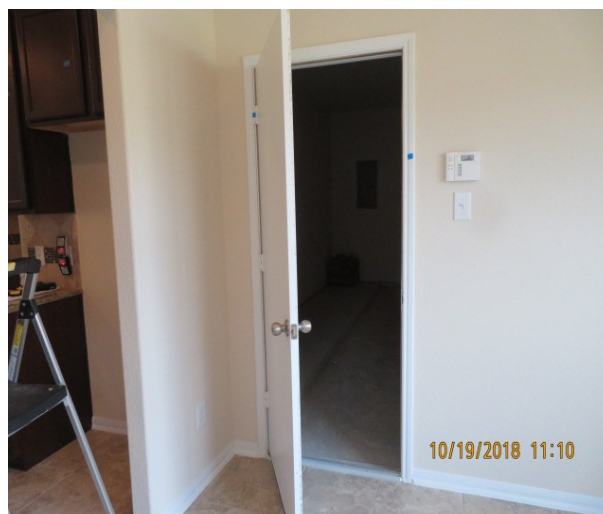




- Adjust ball-spring on upstairs closet doors



- Self-closing hinges on garage interior door are not functional. In need of repair



- Observed rusting garage door lintel.
Note: The expansion or failure of corroded steel during this process may cause brick and mortar cracks and affect the wall integrity. In need of proper repair



☒ ☐ ☐ ☒ **H. Windows**

Comments: Windows are double pane windows

Note: Inspection for safety glass is not and was not inspected by this company. Inspector could not determine whether glass that is not labeled safety glass is safety glass since some tempered and particularly laminated safety glass is not permanently labeled or glass (such as at skylights, sun room covers etc) is not accessible to inspect for labels.

- Observed stiffness in front entrance and master bathroom windows. Note: All windows should be functional at all times to ease the egress in case of emergency



- Properly clean stains off window frames and sills



- Repair paint/texture imperfections where needed
- Seal cracks in window encasing where needed



- Remove construction debris from window railing for proper drainage



- Clean window surface/frames



- Properly replace deteriorated caulking/mortar on exterior windows to avoid water infiltration





- Where needed, replace damaged window screens and or install them where missing

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**
Comments:

- Refer to markings (tapes)

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

- Seal seam at fireplace trim
- Seal gap under the chimney exhaust to deter entry of insects, moisture, etc



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

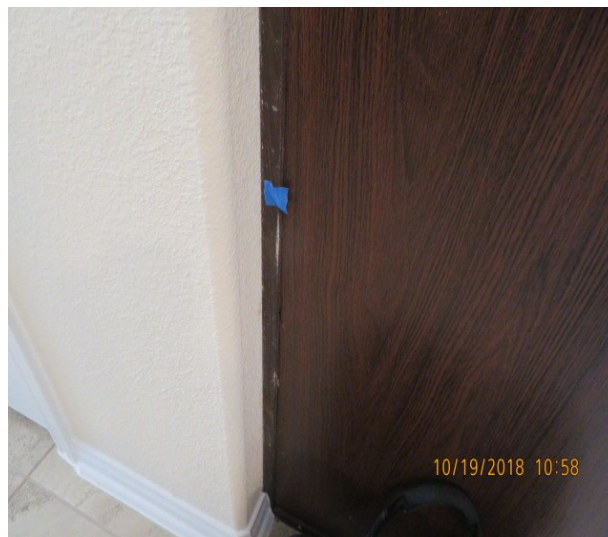
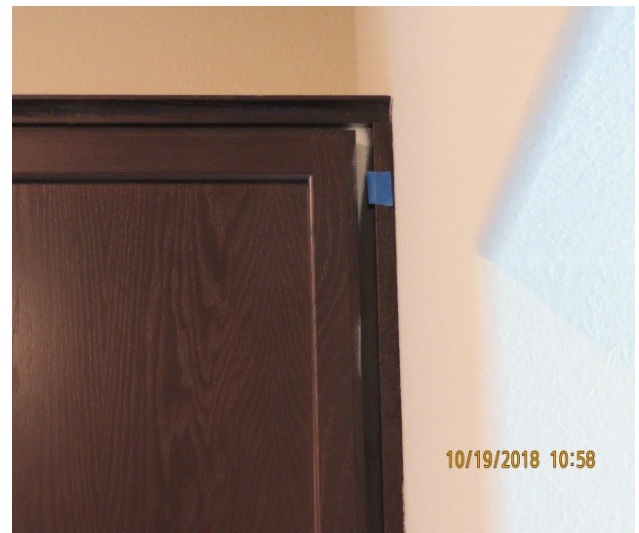
Comments: No immediate evidence of a deficiency was observed.

☒ ☐ ☐ ☒ **L. Others**

Comments:

- Properly remove white paint, repair scratches, etc off kitchen and bathroom cabinetry





- Replace deteriorating caulking, apply caulking where missing, repair poor finish countertop surfaces.



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D= Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

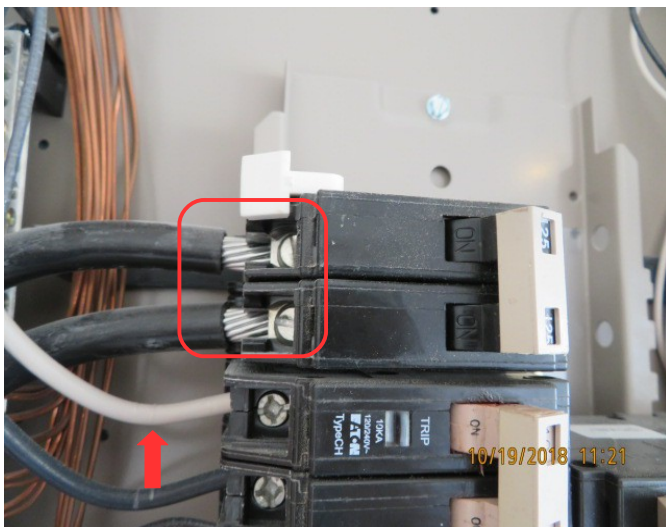
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments: Service supply enters home underground located inside the garage, with 125 amp main switch, aluminum feeder and copper branch wires.

- Seal gaps around the meter box to prevent water infiltration
- Repair defective latch on service panel



- No anti-oxidant compound on feeder aluminum cables. As oxide builds and continues to build on aluminum wires, it also builds up resistance. Recommend Alnox or Penetrox A13k
- Neutral wires are used as HOT wires. Neutral wires can be used as HOT wires when these are properly identified: Use of colored tape such as black, red etc is acceptable
- Observed tripped breakers: Disposal and c. washer. Investigate root cause and properly repair



- **Maintenance and Safety Tip:** Arc Fault Circuit Interrupters (AFCIs) are specially designed circuit breakers located in the service panel. Monthly testing of these devices is typically recommended by the manufacturer.
- Recommend to consult a licensed electrician to confirm integrity of electrical system and perform required repairs

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures***Type of Wiring:* Copper*Comments:*

- In walls or ceilings of concrete, tile, or other noncombustible material, boxes shall be installed so that the front edge of the box will not be set back of the finished surface more than ¼" inch. (6.35 mm). Reference NEC 1993 -370.20, Reference NEC 2008 - 314.20 & IRC E3806.5. In walls and ceilings constructed of wood or other combustible material, boxes shall be flush with the finished surface or project there from. Reference NEC 1993 - 370.20, Reference NEC 2008 - 314.20 & IRC E3806.5.



- Recommend to consult a licensed electrician to perform repairs on all deficiencies appropriately
- =====

- Smoke alarm appeared to be loose. Properly secure/repair



- **Note:** Noted only one Carbon Monoxide alarm upstairs. One alarm may not be sufficient for both sides/hallways. Code states: Carbon Monoxide alarm required immediately outside each sleep room. Install for personal safety

Note: Smoke detectors are checked for location only. Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Recommend fresh batteries be installed at move-in and tested monthly as recommended by the Consumer Product Safety Commission (CPSC). Additional information on smoke detectors and fire safety can be obtained at http://www.homesafetycouncil.org/safety_guide/sg_fire_w005.asp

Note: The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced.

Safety Tip: The National Fire Protection Association recommends that one and two-family dwellings and multifamily dwelling units should be protected with CO detectors if the dwelling has fuel-burning equipment, a fireplace, or is attached to a garage. The units should be installed following the manufacturer's recommendation for placement in your home. Additional safety information may be viewed online at: www.nfpa.org and www.sparky.org.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments: System appeared to perform as intended during this inspection

A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

The gas heating cycle was checked by placing the system into the heat mode, adjusting the thermostat to demand heat and observing (through sight or sound) a) flame ignition, b) fan operation

- Required bonding on gas piping was not evident at this time. Install for safety



Note: The EPA recommends that if a house has a fuel- burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central

Comments:

Note for Central AC systems: The inspector did not determine the efficiency, adequacy or capacity of the system. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the units nor determine the types of materials contained in the insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperature or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

Information for Central AC systems: Unless specified, the following is not determined: system capacity or sizing; code compliance, refrigerant leaks or refrigerant type (R22 versus its replacement); remaining lifespan; evaporator coils condition or tilt, condensing units and air handlers are not disassembled and the condition of these systems interior components remains undetermined.

This inspection does not check for microbiologicals such as mold or air quality


Note: The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant. Additional information is available at:

<http://www.epa.gov/Ozone/title6/phaseout/hcfcfaqs.html>

> Model/Capacity: CA16NA060-A (5 ton), Serial #: 3117E11206

Note: The delta temperature is the difference between the intake and output air temperature. The acceptable **operation range is between 14° F and 20° F.**

Actual temperatures:

Intake/Return: 65° F, Output: 56° F,  **Differential: 09° F**

Note: In the reasonable judgment of this inspector, the temperatures are * OUT OF SPECIFICATION

- Consult a hvac technician to assess the integrity of the AC/HEAT system and determine appropriate corrective actions to be taken

- Observed corrosion in secondary drain pan: Usually caused by condensation from evaporator coil. Further investigate root cause and conduct proper service/repair as needed
- Recommend the installation of an "Overflow" switch on secondary drain pan to prevent possible spills



- Remove debris from emergency drain pan to prevent clogging of drain line
- Replace damaged filter



- Clean also, ac supply grills and ductwork as needed



- Maintenance Tip: Routinely, clean inside intakes, ducts, and routinely replace filters to protect evaporator coil from clogging or damage.

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

Comments:

- Observed ducts in contact with each other. Properly provide sufficient clearance to prevent condensation



I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I NI NP D

IV. PLUMBING SYSTEMS

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

Location of water meter: By Street Right of Way

Location of main water supply valve: Inside the garage

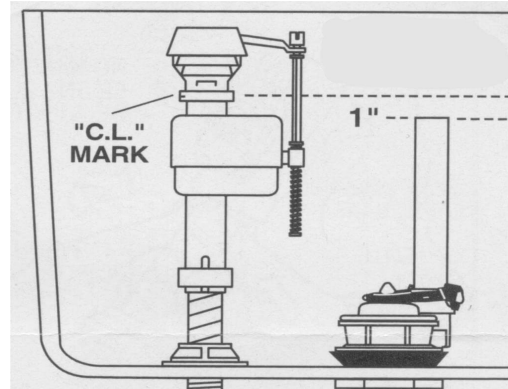
Static water pressure reading: 64 PSI. Standard: Min 40 PSI, Max: 80 PSI

Comments:

- Noticed water leak in master bathroom left sink. Connection did not appeared to be properly secured. In need of repair



- Cold water could not be obtained in master bathroom, even at lowest setting. In need of proper repair by a licensed plumber. Note: Water needs to run continuously for several minutes in order to detect issue
- Water level is above the "Water level mark" in master bathroom. Confirm other fixtures for same/similar issue and repair .



- Apply caulking around overflow flange to seal gaps and avoid water seeping
Note: Do not cover the slot at bottom of flange
- Note: We strongly recommend the installation of a "plumbing access" (min. 12"x12" opening) at each shower, bathtub/whirlpool to confirm for possible defective plumbing and or water leaks.
- Recommend to consult a licensed plumber to perform repairs appropriately and comply with UPC code where needed

-Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

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

Comments: Performed as intended at this time

-Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. *Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs. This inspection does not include buried sewer/drain lines, or washer drains.*

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 gls dual system

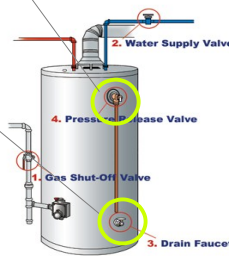
Comments: Located in attic

- Proper bonding of gas piping is not evident, including corrugated stainless steel tubing (CSST).
Note: The Hot and Cold water, supplying the water heater gas or electric, must have a #6 copper "Bonding Jumper" Installed from one water pipe to the other water pipe.
- Remove debris in drain pan to prevent clogging of drain line



Maintenance tip.:

- Drain tank at least once a year, test TPR (Temperature Pressure Release) valve semi-annual, and replace it once /3 years
- It's always best to follow manufacturer's maintenance instructions.



- Note: TPR (temperature relief) valve does not get tested at this inspection to prevent damage to valve, and possible damages to the property

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

Comments:

☐ ☐ ☐ ☐ **E. Other**

Comments: N/A

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I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers***Comments:* Performed as intended the day of the inspection

Note: Dishwasher was tested on normal wash mode

☒ ☐ ☐ ☐ **B. Food Waste Disposer***Comments:* Performed as intended the day of the inspection☒ ☐ ☐ ☐ **C. Range, Hood and Exhaust Systems***Comments:* Performed as intended during this inspection☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens***Comments:* Performed as intended during this inspection

- Range oven standard: 350°F +/- 25°F, **Actual: 375°F** (approx)

☐ ☐ ☐ ☐ **E. Microwave Ovens***Comments:* Performed as intended at this time☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters***Comments:* Exhausts and or functional windows are in place and performed as intended during this inspection☐ ☐ ☒ ☐ **G. Garage Door Operators***Comments:* Not present**Note:** Units installed after 1991 should have photoelectric garage door sensors. We recommend that you consider upgrading your unit if photoelectric sensors are not installed.

Other: Install door operator button at least 5' above garage floor on wall as required for child safety

Install photoelectric sensors at 6" from the floor for child safety

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems***Comments:* Present

- Note: recommend checking dryer hoses and cleaning ducts approx. every six months. Hoses should be replaced every five years. A dryer can erupt in flames if lint builds up inside the machine or its ducts. Note: Exhaust duct terminations shall be equipped with a back draft damper. **Screens shall not be installed at the duct termination**

☐ ☐ ☐ ☐ **I. Other***Comments:* Testing/inspection of cloths washer and or dryer are not part of this inspection

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I NI NP D

VI. OPTIONAL SYSTEMS☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems***Comments:*☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment***Type of Construction:**Comments:*☐ ☐ ☒ ☐ **C. Outbuildings***Comments:*☐ ☐ ☒ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)*Type of Pump:**Type of Storage Equipment:**Comments:*☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:*☐ ☐ ☐ ☐ **F. Other***Comments:*