

VISTA R. E. INSPECTIONS

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Page 1 of 33

PROPERTY INSPECTION REPORT

Prepared For:	R. W.	
	(Name of Client)	
Concerning:	xxxx Nacogdoches Valley Dr, League City, Tx 77573	
	(Address or Other Identification of Inspected Property):	
By:	Felix Angel, 20185	10/16/2018
	(Name and License Number of Inspector)	(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)
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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

House: Vacant ☐ occupied ☒ 1 story ☒ 2 story ☐

Garage: Attached ☒ detached ☐

Weather: Temp (approx): 64^o F, Cloudy, Living space: 2,167 sf

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/>

- Observed a hairline crack on right slab wall.
Consult a professional such as a structural engineer, to further assess the integrity of the foundation and determine corrective actions to be taken if any at this time. Engineer's report may serve as baseline against future observations of movement.



Note: This inspector evaluated foundation based on visual evidence of distress phenomena during inspection of perimeter of the foundation, walls and ceilings for cracks and buckling, inspection of frieze and trim for movement, inspection of accessible doors and windows for fit and functionality. No assessment of foundation's elevation or slope was performed. We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movements

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- Evidence of slab repairs. Repairs could have been cosmetic type such as “popcorn concrete, etc Investigate further as needed



- Observed what appeared to be spalling on left rear corner.
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. If concerned, consult a professional for a second opinion



- Section of the left slab is not accessible for inspection of such.



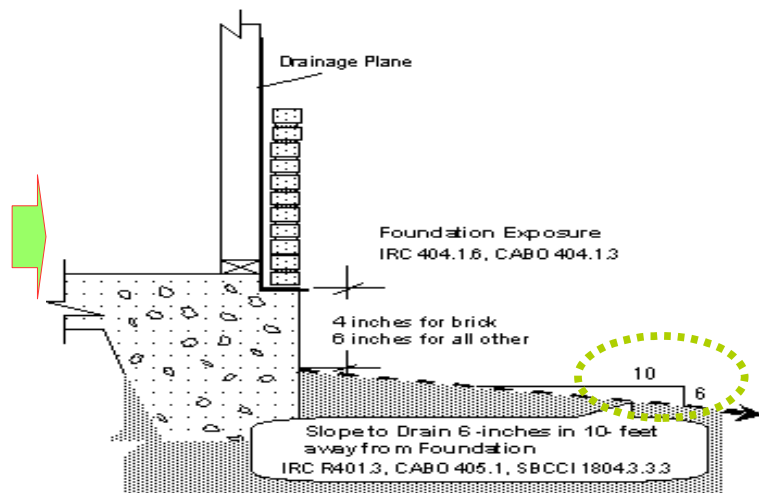
☒ ☐ ☐ ☒ **B. Grading and Drainage:**

Comments:

- Work in progress of patio doesn't seem to be properly sloped. Inspector doesn't know or cannot determine what the final slope will look like at this time. Recommend proper sloping (away) to avoid standing water near the structure which could possibly affect the foundation.



Grade clearance and sloping standard



Be sure soil is graded at least 6" per 10' from house with 4 or more inches of slab exposed for proper drainage. Planting flowerbeds or shrubs next to the foundation and keeping these areas flooded, will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity.

- Install missing splash blocks at all gutter spouts to properly divert water away from the foundation



Note: 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) and eave (front)

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 at multiple locations . Properly repair to avoid further deterioration and possible water intrusion





- Observed also, lifted/damaged flashing on front right corner/gable. Properly repair to prevent further deterioration and possible future water intrusion.



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

Viewed from: Inside the attic

Approximate Average Depth of Insulation: 13~14"

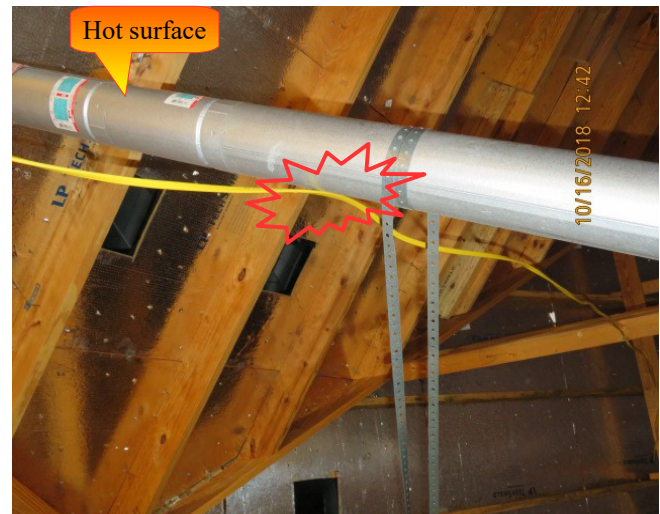
Comments:

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

- Noted missing baffles on at least two locations. Install them where needed to avoid blocking of soffits and for proper attic ventilation



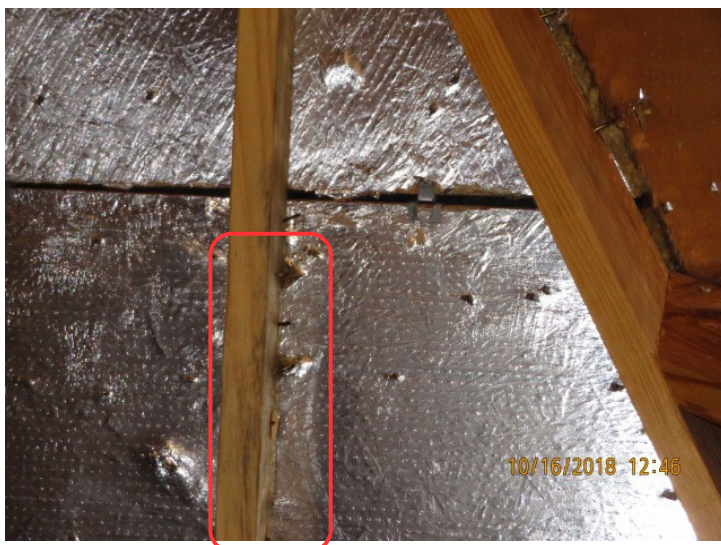
- Observed insulation in contact with an exhaust. There should be a min clearance of 1" for double wall/type "B" and 3" for single wall exhausts. In need of repair
- Yellow wire in contact with furnace exhaust. Recommend enough clearance for safety



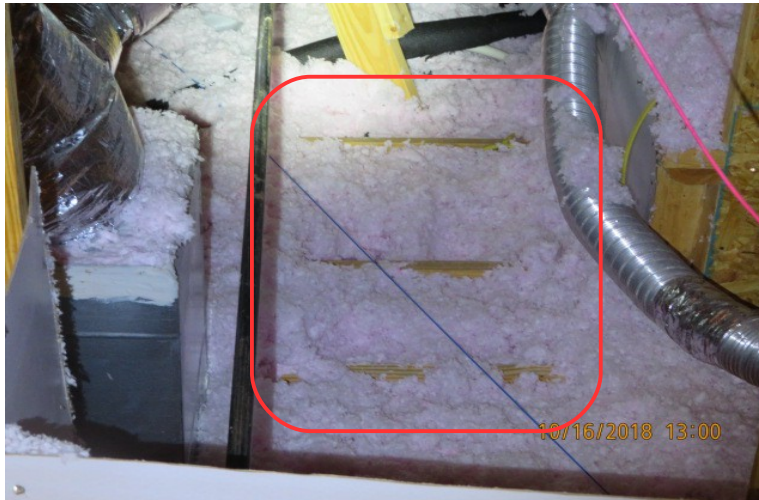
- Observed different width on rafters installed, ex: 2x10 and 2x12" (above kitchen/breakfast area). Consult with a structural engineer for assessment and or possible required corrections as needed



- Noted damaged radiant barrier by nails and bubbling foil at more than two locations. Properly monitor for possible future water infiltration at these locations and or repair at this time as needed



- Observed also, shallow insulation behind ac/heat equipment. Add required amount for energy efficiency

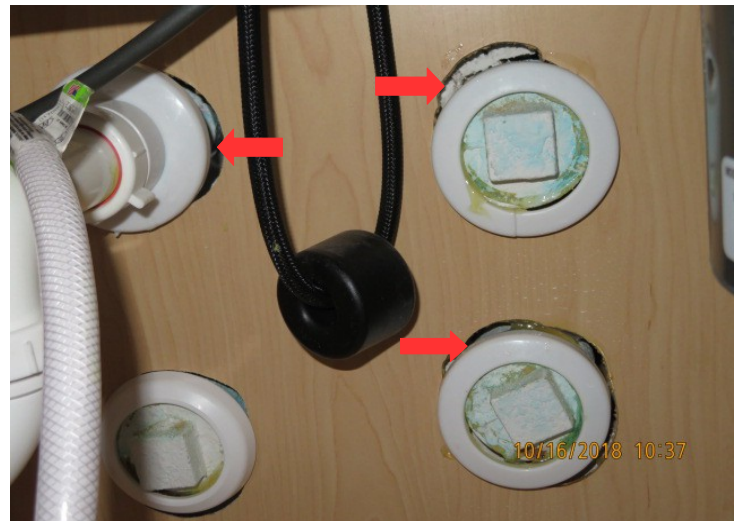


☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

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

- Recommend to properly seal holes and gaps on interior walls such as on plumbing line penetrations for energy efficiency.



- Noticed poor workmanship on bathroom walls. Properly finish wall surface as needed



- Walls in garage were not fully accessible to check condition of walls, outlets, etc, at this time.



- Noticed cracking mortar on right and front corners. Appeared to be caused by poor workmanship. In need of repair





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: Floors: Tile, carpet. Ceilings are sheetrock

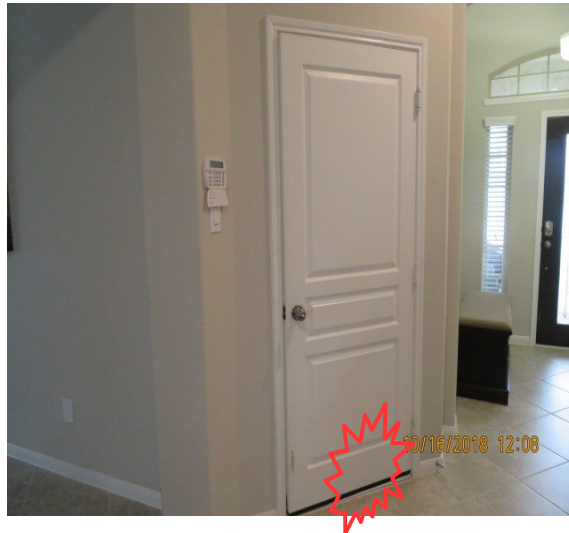
Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- Hairline crack was observed in living room. This could be associated with house settlement or the joint of sheetrock boards. Monitor over time and seek for professional assistance should existing condition deteriorates further



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

- Glass on front entrance door does not appear to be safety/tempered glass. Note: Proper use of safety glass is critical in areas that are subject to human impact. Per building code [308.3], correct safety glass must meet 16 CFR 1201 class II impact standard
- Noticed stiffness on front entrance and garage interior doors. Properly repair by a qualified person
- The garage interior door has self-closing hinges but, these do not shut door completely. Properly adjust/repair



- Cosmetic: Front door surface appeared to be deteriorating. Repair as needed



☒ ☐ ☐ ☒ 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.

- Breakfast area windows: Bottom frame of window is resting on security system sensors. Properly repair to prevent damage to sensors and frame.



- Paint is coming off the metal lintel on at least one rear window. It appeared that window was not properly prepared with primer before applying the paint (final finish). Confirm that anti-corrosive primer and paints area utilized when repairing this and other exterior windows with similar issue. Note: The expansion or failure of corroded steel during this process may cause brick and mortar cracks and affect the wall integrity.



- Noticed mildew/algae on a right window frame. Investigate root cause and properly repair



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



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

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

Comments:

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

Comments: Damper functioned appropriately at this time

- Fireplace was not functional at this time. Inspector tried to light it with no success. Homeowner stated that builder/contractor could not light it on two previous occasions either. Investigate root cause and service/repair by a qualified contractor or manufacturer
- Noticed what appeared to be csst gas connector inside the firebox. Top layer of connector is plastic and perhaps flammable. In need of proper repair for safety



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

Comments: No immediate evidence of a deficiency was observed.

☒ ☐ ☐ ☒ **L. Others**

Comments:

- Noted no decking under the kitchen sink countertop/island
Note: For granite countertops or breakable materials without decking or proper bracing, it is recommended that the overhang should not exceed 6". Recommend proper repair to avoid damaging of granite surface



- Properly seal hole on right soffit to deter entry of insects, moisture, rodents, etc to attic space



- Repair damaged cabinet door in kitchen island



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II. ELECTRICAL SYSTEMS

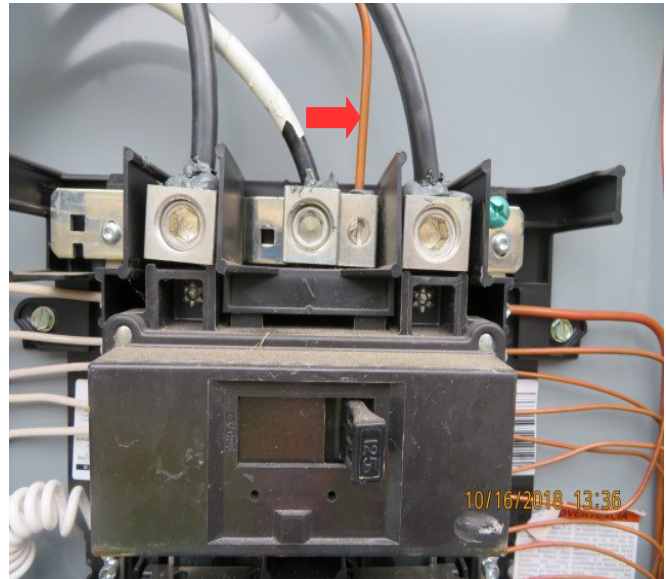
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments: Service supply enters home underground located on right wall, with 125 amp main switch, aluminum feeder and copper branch wires.

- Noticed a tandem breaker in use. These are typically used after a service panel has been filled to capacity with the standard c. breakers.
Note: The use of tandem circuit breakers could be an acceptable practice, as long as the service panel is designed for tandem circuit breakers and they're installed in locations within the service panel where they're allowed.
Consult a licensed electrician for further assessment and or confirm with local jurisdiction for acceptance/disapproval of such method and repair as needed
- Noticed also, tripped circuit within the tandem. Investigate root cause and repair



- Branch conductors were bundled and pass through a single penetration in the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. Recommend 1~3 wires per knockout.
- Inspector noticed grounding wire connected with service conductors instead of on the neutral bus bar. Inspector is not certain this is a proper connection. Consult with an electrician and repair as needed



- **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:

- Inspector could not determine function of a “Reset” receptacle located in the garage. Receptacle could not be reset. Investigate and repair as needed



- Noticed NO power on exterior outlets. Gfci reset located in the garage had power
Note: Homeowner stated that occasionally, they had gone through the same situation. Investigate root cause and repair appropriately



- Patio fan was not functional at this time. In need of repair



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

Note: Smoke and carbon monoxide detectors were checked for location, testing of such is pending.

Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensors. Recommend fresh batteries be installed twice/year 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 performed as intended during this inspection: 124° F, avge.

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.
Note: The flexible gas connection between the black iron gas pipe and the appliance (Any Gas Appliance) must have a #6 copper "Bonding Jumper" installed from the end connected to the black gas pipe, to the other end connected to the appliance. Consult an electrician for appropriate bonding



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: CA16NA042-A (3.5 ton), Serial #: 2017E36475

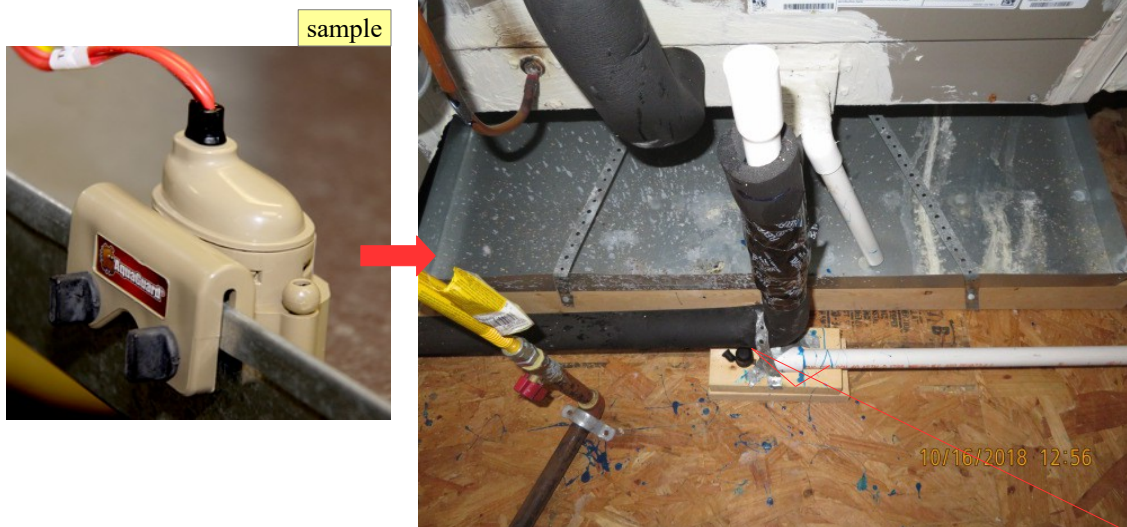
Note: The delta temperature is the difference between the intake and output air temperature. The acceptable operation range is between 14° F and 20° F.

Actual temperatures:

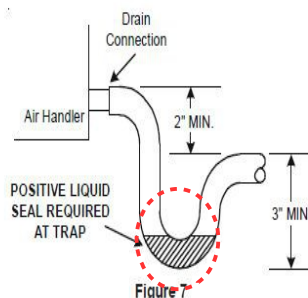
Intake/Return: 66° F, Output: 51° F, ➡ **Differential: 15° F**

Note: In the reasonable judgment of this inspector, the temperatures are within specification.

- Recommend the installation of an “Overflow” switch on emergency drain pan to prevent inadvertent condensate spills



- There was no *visible* trap within the primary condensate drain line. Both the international Plumbing Code (IPC) and the Uniform Plumbing Code (UPC) require that the condensate piping, as an indirect drain line, be trapped.



- Bacterial growth was observed at various locations of the AC/Heat equipment located in attic including at the duct connecting points.
- Paper towels were also noticed at duct connecting points. Homeowner placed towels there to absorb the water/condensate previously found at those locations and to prevent property damage.
* A licensed HVAC technician should be consulted to thoroughly assess the integrity of the system, a proper system design is in place and be able to determine root cause and for proper repair of such. Also, a professional that handles bacterial growth may need to be consulted to assess all affected areas such as but not limited to surface of equipment, inside ductwork, etc and treat as needed

examples





- Observed rust on duct damper bracket possibly caused by condensate. Thoroughly investigate for possible air leak at this and other possible locations



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

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

Comments:

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: Not visible

Static water pressure reading: 54 PSI. Standard: Min 40 PSI, Max: 80 PSI

Comments: Plumbing system performed as intended at this time

- Note: We strongly recommend the installation of a "plumbing access" (ex: 12"x12" opening) at each shower, bathtub/whirlpool to confirm for possible defective plumbing and or water leaks.

-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: Appeared to perform 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: 50 gls

Comments: Located inside the garage

- Proper bonding of gas piping is not evident.
Note, Also, 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

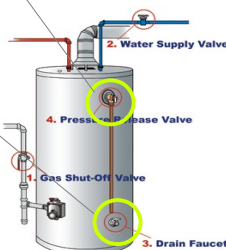


- Drain pan appeared to be missing the drain line. Install and route it to an approved location.



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
- Note: The life expectancy of a conventional well maintained water heater is approx. 13 yrs. Note: It may vary depending on manufacturer.

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

Comments:

☐ ☐ ☐ ☐ **E. Other**

Comments: N/A

I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

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 during this inspection

☒ ☐ ☐ ☐ **C. Range, Hood and Exhaust Systems**

Comments:

- Sealing tape is loose/detaching and in need of proper repair to avoid air leaks

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

Comments: Performed as intended during this inspection

- Range oven standard: 350°F +/- 25°F, **Actual: 350°F** (approx)
- Noted one missing anti-tip device on range. Recommend installation



☐ ☐ ☐ ☐ **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: Performed as intended during this inspection

☒ ☐ ☐ ☐ **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 is not part of this inspection

I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

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

Comments: All 11 zones were tested

- Zone #8: Sprinkler between master bedroom and patio appeared to be leaking: Noticed standing water. Further review and repair

☐ ☐ ☒ ☐ **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: