



# PROPERTY INSPECTION REPORT

**Prepared For:** Anna Nocera  
(Name of Client)

**Concerning:** 2913 Port Rose Ln, League City TX 77573  
(Address or Other Identification of Inspected Property)

**By:** Nick Jones - TREC #9019 05/02/2019 10:00  
(Name and License Number of Inspector) am (Date)

Jeremy Benefiel TREC #8595  
(Name, License Number of Sponsoring Inspector)

## 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](http://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.

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.

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**

*In Attendance:* Buyer

*Occupancy:* Vacant

*Type of Building:* Single Family

*Temperature (approximate):* 82 Fahrenheit (F)

*Weather Conditions:* Partly Cloudy

---

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

**A. Foundations**

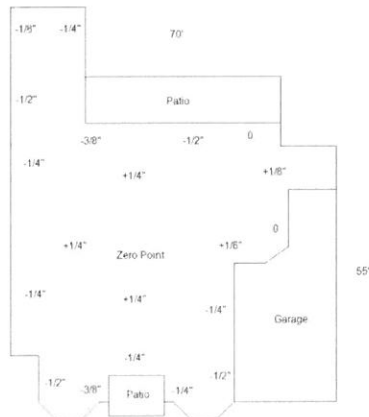
*Type of Foundation(s):* Slab on Grade

*Performance Opinion: Functioning as Intended :*

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no signs of any issues at the time of inspection. See the drawing provided below for the measurements taken at time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.



### 1: Slab: Corner Pops

✂ Maintenance Item

Cracks noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

Recommendation: Contact a qualified professional.



**B. Grading and Drainage**

**1: Landscaping: Trim/ Remove Foliage/Tree limbs**

✍ Maintenance Item

Recommend trimming foliage in contact with the structure to prevent damage to the veneer and moisture penetration over time. Recommend all tree limbs be cleared back a minimum of 3' from the roof covering.

Recommendation: Contact a qualified landscaping contractor

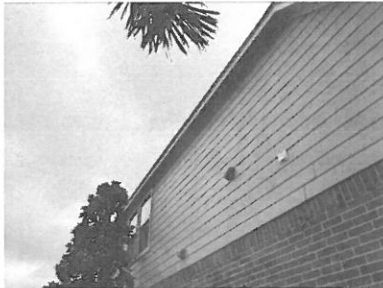


**2: Gutters & Downspouts: No Gutters**

☹ Recommendation

No gutters were observed to be installed along the sides of the home. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation. Some areas along the left exterior of the home where soil erosion was observed. Recommend correction.

Recommendation: Contact a qualified gutter contractor



**3: Gutters & Downspouts: Missing Splash Blocks**

✍ Maintenance Item

Splash blocks were missing from multiple downspouts. Splash blocks placed under the downspout discharge helps disperse the water away from the foundation and to prevent soil erosion. Correct as needed.

Recommendation: Contact a qualified professional.



*Certified Roof Technician:*

The roof covering is in need of repairs, a Certified Roofing Company should be consulted for further evaluation.

**1: Signs of previous repairs**

☹ Recommendation

Notice how many signs of previous repairs to the roof covering around one of the furnace vent stacks. Roof sealant has been applied around the vent penetration through the roof covering. Recommend consulting with the sellers regarding any previous issues, and further evaluation by qualified roofer.

Recommendation: Contact a qualified roofing professional.



**2: Flashing lifted**

☹ Recommendation

Sections of the flashing at the back lower roof slope are lifted need properly secured and sealed. Recommend correction.

Recommendation: Contact a qualified roofing professional.



**3: Wear and damage**

☹ Recommendation

Excessive wear observed to the roof covering at the back right in back left roof slope's. Disappears related to tree limbs that were previously hanging on the roof covering. The covering is worn, the shingles are damaged, and the roof is a need of repair at these areas. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified roofing professional.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

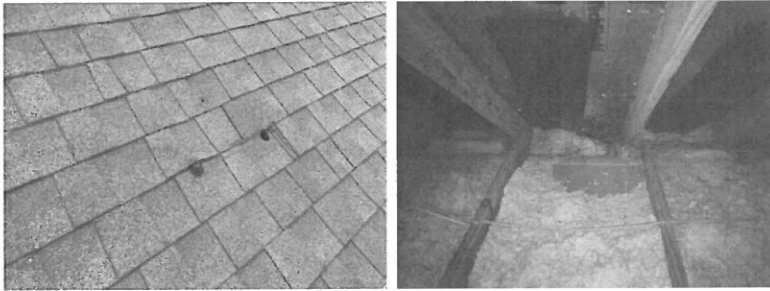
I NI NP D

**4: "Soft" spot and water damage**

⊖ Recommendation

Hole observed in the roof covering at the back left roof slope above the master bedroom area. Extensive water damage observed to the roof sheathing at this location, and signs of water penetration observed in the attic space and at master bedroom ceiling. Recommend further evaluation of this condition to determine the extent of necessary repairs.

Recommendation: Contact a qualified roofing professional.

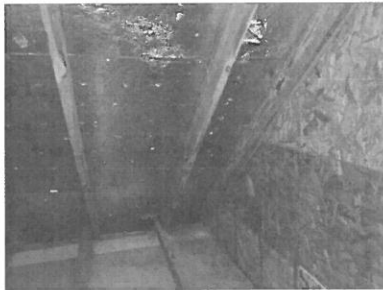


**5: Sheathing damage in garage attic**

⊖ Recommendation

Signs of water penetration to the roof sheathing observed at the attic space above the garage. This area can be accessed from the front right lower attic space hatch. This condition is indicative of moisture penetration, and requires further evaluation by qualified roofer.

Recommendation: Contact a qualified professional.



**6: Roof covering shows overall wear**

⊖ Recommendation

The roof covering appears original to the home, making it at approximately 11 years of age. The roof covering shows accelerated deterioration of the roof shingles, indicated by the excessive granule loss observed on the roof covering at time of inspection. Recommend consulting with a qualified roofer to evaluate this condition and determine the best method to avoid premature failure of the covering.

Note: potential solutions may include improving the attic ventilation.

Recommendation: Contact a qualified roofing professional.

**D. Roof Structures & Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 12 Inches -*

*Type of Attic Roof Ventilation:* Soffit Vent, Power Ventilator

*Type of Insulation Material:* Blown Fiberglass

*Attic: Performing:*

All wood members in the attic space were performing as intended at the time of inspection.

### 1: Note: Rodent Activity

☹ Recommendation

There was evidence of possible rodent activity in the attic and traps/bait stations observed around the home. While this is not uncommon, a qualified pest control company should be contacted if remediation is desired, and to monitor and service the bait stations.

Recommendation: Contact a qualified professional.



### 2: Attic ventilation

☹ Recommendation

No upper ventilation is in place for the back left attic space above the master bedroom area, as well as for the attic space for the back lower roof slope. The powered air vent to later at the left side of the upper attic space was not functioning at the time of inspection. Recommend further evaluation of the powered air vent to later to ensure proper function, and supplementing the upper been elation at the attic space for the home.

Note: Improving the ventilation of the attic space can help prolong the life of the roof covering.

Recommendation: Contact a qualified professional.



### 3: Degraded/moisture damaged insulation

☹ Recommendation

Several locations throughout the attic space where the insulation has been damaged from moisture issues, or the insulation is degraded or displaced. These locations include above the master bedroom area, where moisture issues from roof leaking as well as ductwork have degraded the insulation, as well as multiple locations throughout the attic space where the insulation has been displaced. Thermal imaging revealed multiple locations with poor insulation that should be supplemented. Recommend further evaluation and correction as needed for energy efficiency reasons.

Recommendation: Contact a qualified insulation contractor.



#### 4: Converted attic space

☹ Recommendation

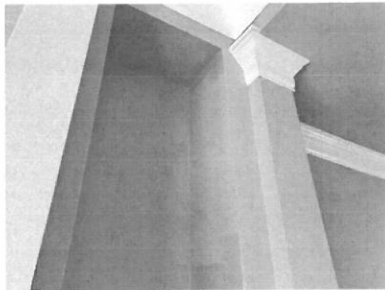
The back right lower attic space appears to have been converted by the previous homeowner for an unknown purpose. Several issues related to some components in this attic space were observed at the time of inspection (See report for further details). Recommend consulting with the sellers to determine what purpose this room was used for previously. Recommend consulting with a qualified contractor to evaluate further and repair as needed.

Recommendation: Contact a qualified professional.

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

*Fresh Paint:*

Fresh paint and new finishes can hide defects from the inspector.



#### 1: Caulking & Sealing

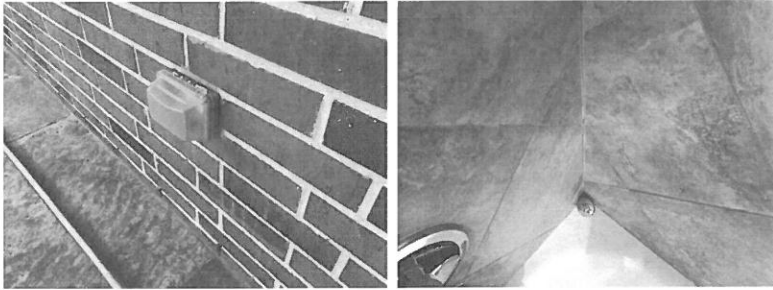
🔧 Maintenance Item

Caulking and sealing is needed various locations to prevent any possible moisture penetration into the building or other issues. These locations include around wall vent covers, electrical outlets/fixtures, transitions between siding, plumbing penetration, brick control joints, A/C lines, and gaps in shower enclosures and backsplash.

Recommendation: Contact a qualified professional.







## 2: Exterior Walls: Minor Mortar Cracks in Brick/Stone

✂ Maintenance Item

Minor cracks were observed in the mortar for the masonry at various locations around exterior of home. Recommend repair to prevent further deterioration.

Recommendation: Contact a qualified professional.



## 3: Master shower enclosure

⊖ Recommendation

Excessive cracking and separation observed at the grout and tile near the corners of the master shower enclosure. Sections of the walls give when pressure was applied, indicative of potential moisture penetration. Recommend further evaluation of these conditions to determine the extent of necessary repairs.

Recommendation: Contact a qualified professional.



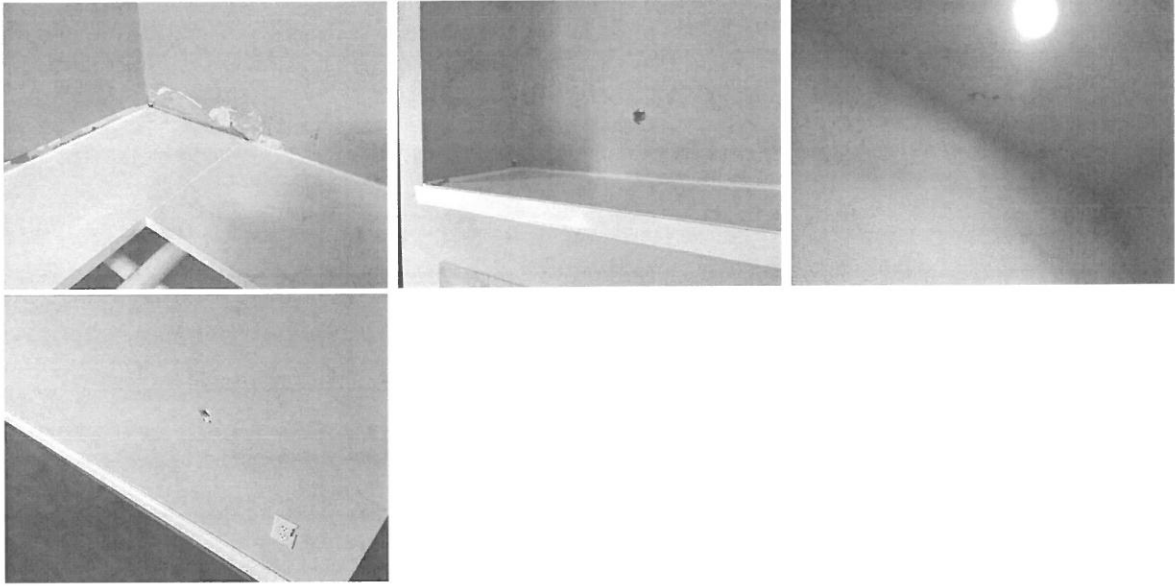
## 4: Damaged drywall

✂ Maintenance Item

Damage observed the drywall at various locations around the home, including the back corner of the master closet, near master fireplace, upstairs hallway, and upstairs back right bedroom. Recommend correction as needed.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------



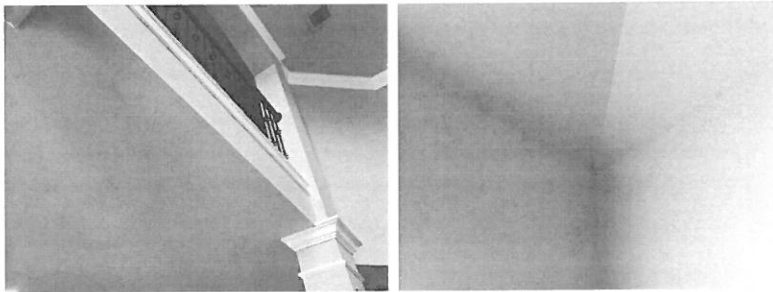
**F. Ceilings and Floors**

**1: Ceiling: Cracked Tape Joints**

🔧 Maintenance Item

Cracked taped joints were observed on the ceiling finish at multiple locations. Repair as needed to prevent further deterioration.

Recommendation: Contact a qualified professional.

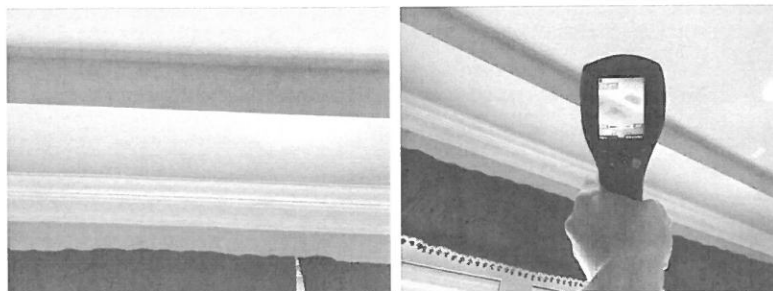


**2: Ceiling: Water Mark**

🔧 Recommendation

Water staining observed at the interior of the home at the ceiling in master bedroom. Thermal imaging revealed signs of active moisture and displaced/degraded insulation at these locations. Recommend further evaluation to determine the extent of the damage and necessary repairs.

Recommendation: Contact a qualified professional.

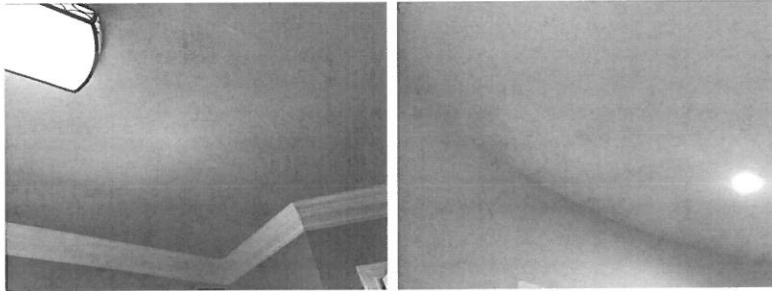


### 3: Note: Patched Ceilings

☹ Recommendation

Patched ceiling areas were observed at the time of the inspection. These patches appear related to previous issues. Some of the repairs are of poor cosmetic quality, recommend correction as desired. Consult with the sellers to attempt to determine the nature of any previous repairs.

Recommendation: Contact a qualified professional.



### 4: Carpet

✂ Maintenance Item

Staining observed on the carpet at various locations, including near the door to the master bedroom area. Recommend correction as desired.

Recommendation: Contact a qualified professional.

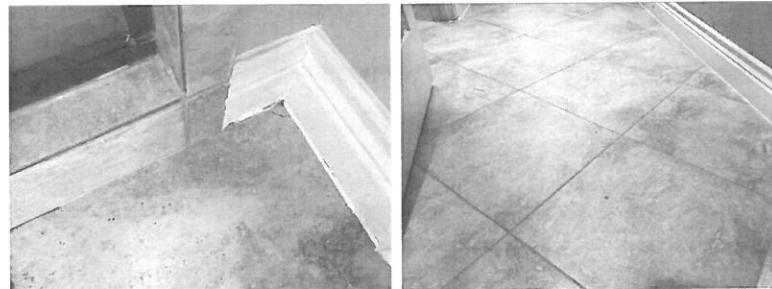


### 5: Cracked tiles

✂ Maintenance Item

Cracked floor tiles observed in the master bathroom near the shower entry. Recommend correction as desired.

Recommendation: Contact a qualified professional.



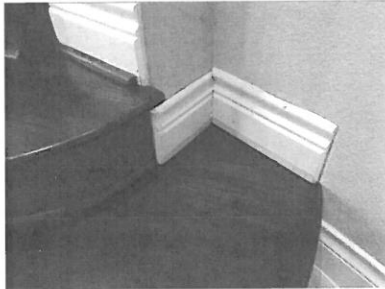
I	NI	NP	D
---	----	----	---

**6: Moldings absent**

☹ Recommendation

Sections of the shoe molding are absent near the stairs in front of the study area. Recommend correction as desired.

Recommendation: Contact a qualified professional.



**7: Scratches to wood floor**

☹ Recommendation

Scratches observed to the wood floor coverings at various locations throughout the home, including the front left living/den area. Recommend further evaluation corrections as needed.

Recommendation: Contact a qualified professional.



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

**1: Interior Door Hardware: Missing Door Stops**

✂ Maintenance Item

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.

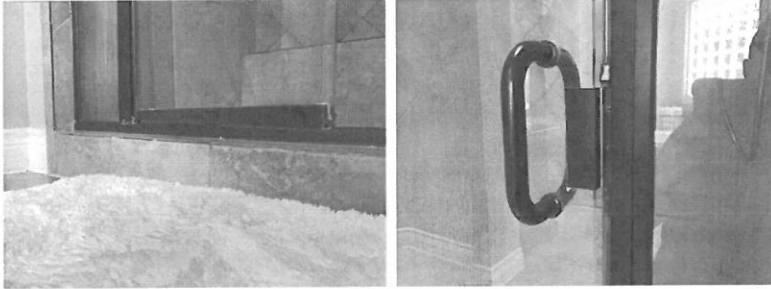


**2: Master shower door**

☹ Recommendation

The seal is absent from the base of the master shower enclosure door. Excessive rusting observed on the latch components, and the door seals poorly when closed. Recommend correction.

Recommendation: Contact a qualified professional.

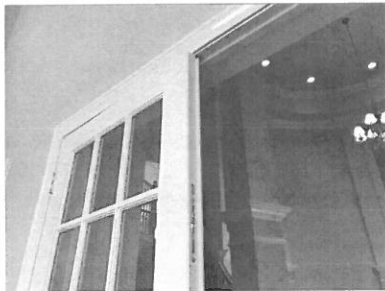


**3: Study door bolt**

🔧 Maintenance Item

The top bolt at the study door does not properly engage the jamb. Recommend adjustment.

Recommendation: Contact a qualified professional.



**4: Self closing hinges not adjusted**

🔧 Maintenance Item

The self-closing hinges at the interior garage door are not adjusted at the time of inspection. Recommend correction as desired

Recommendation: Contact a qualified professional.



**5: Note: Pet door installed**

☹ Recommendation

A pet access door has been installed at the upstairs front left bedroom door. Recommend you budget for repair or replacement of the door as desired

Recommendation: Contact a qualified professional.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
---	----	----	---



**6: Upstairs right bathroom door**

⊖ Recommendation

The door to the upstairs right bathroom is rubbing the floor excessively. Recommend adjustment and repair to the floor.

Recommendation: Contact a qualified professional.

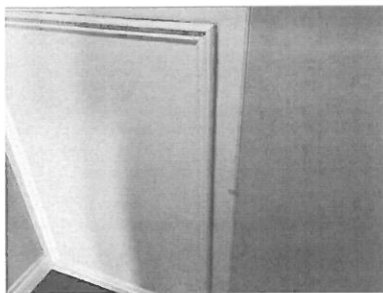


**7: No latch at attic door**

⊖ Recommendation

No latch in place for the attic access door at the upstairs back right bedroom closet. Recommend correction.

Recommendation: Contact a qualified professional.



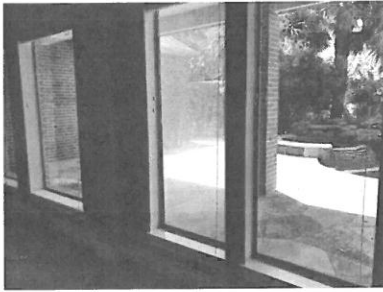
**H. Windows**

**1: Failed Seal**

⊖ Recommendation

Seal appears compromised on double pane window near the back exterior door. This condition is indicated by build-up observed between the panes of glass and will potentially require replacement of the glass. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified window repair/installation contractor.



**2: Missing/Damaged Screen(s)**

⊖ Recommendation

One or more windows were observed to have missing/damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



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

*Stairways:*

All portions of the stairways were observed to be performing as intended at the time of inspection.

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

*Performing as intended:*

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

**J. Fireplaces and Chimneys**

*Fireplace Functioning :*

The fireplace was functioning as designed at the time of the inspection.

**1: Chimney Flue: No Anti-Closing Device**

▲ Safety Hazard

No anti-closing device was installed at the damper for the gas log system in living room. This safety device prevents the damper from completely closing and ensures that proper ventilation is provided at all times.

Recommendation: Contact a qualified professional.



I	NI	NP	D
---	----	----	---

**1: Drawer slides**

✎ Maintenance Item

Drawer slides at several locations were not functioning properly and need adjustment or replacement. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified professional.

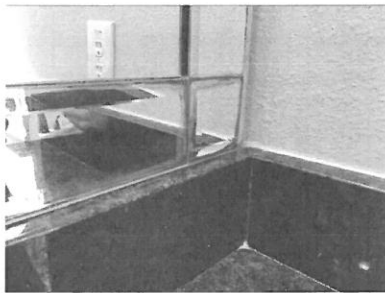


**2: Mirrors**

⊖ Recommendation

Damage observed to the backing on the mirror at the left most master vanity sink area. This is caused by moisture from normal use getting behind the glass. Recommend further evaluation and correction as desired.

Recommendation: Contact a qualified professional.



**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Main Disconnect/Service Box Type and Location:* Breakers-Exterior Wall -

•

*Service Entrance Cable Location:* Copper -

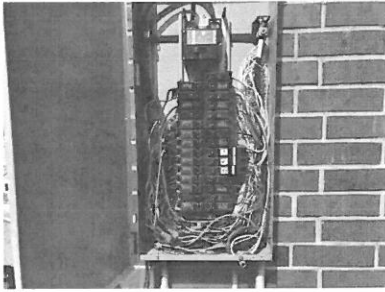
•

*Service Size:* 200 Amps -

•

*Photo of Panel:*



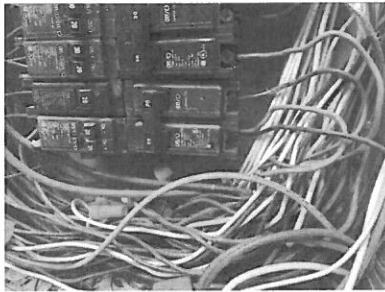


**1: Double Lugged Breaker**

⊖ Recommendation

The bottom right 20 amp tandem breaker has a screw terminal that has been double tapped. This terminal is not designed for multiple conductors. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified electrical contractor.



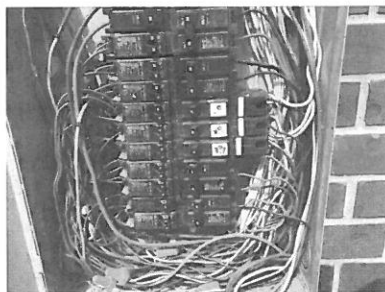
**2: Arc-Fault Test Faulty**

⊖ Recommendation

The top most arc-fault breaker was tested but did not perform as intended. Evaluation and/or remediation by a licensed electrician is recommended.

note: recommend replacement of the other arc fault breaker's to avoid future issue.

Recommendation: Contact a qualified electrical contractor.



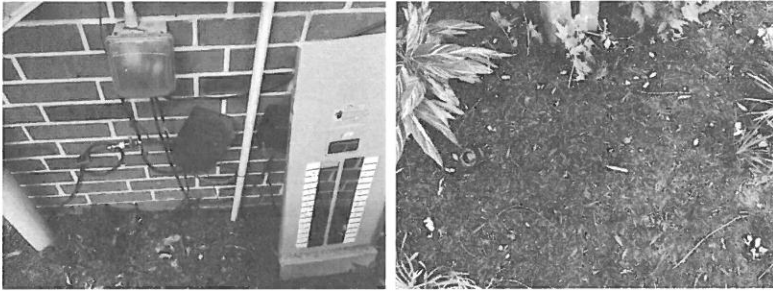
**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Landscape lighting:*

The low-voltage landscape lighting around the exterior of the home is not included in the scope of this inspection.

Note: damage was observed to multiple light fixtures around the exterior of the home. Recommend further evaluation of the system.



*Audio/Video not included:*

The A/V equipment in the media room as well as the camera system in place for the home are not included in the scope of this inspection. Recommend consulting with the sellers for more information or a qualified contractor to come and evaluate the equipment.

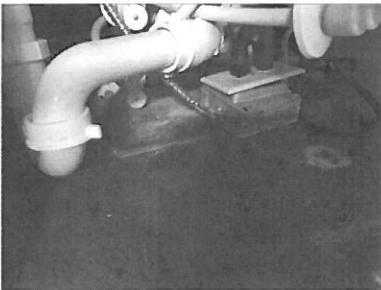


**1: Loose connections under kitchen sink**

▲ Safety Hazard

The conduit protecting the wiring at area under the kitchen sink has become loose, exposing the wiring. Recommend correction for safety reasons.

Recommendation: Contact a qualified electrical contractor.



**2: Undercabinet lights in kitchen**

✂ Maintenance Item

Several of the lights at the undercabinet area and kitchen were missing bulbs or not functioning at time of inspection. Recommend correction as needed.

Recommendation: Contact a qualified professional.

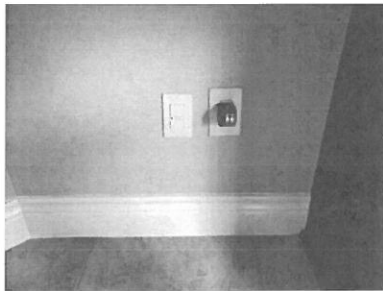


### 3: No GFCI protection

⊖ Recommendation

No GFCI protection present for the outlets at the kitchen counter closest to the living area, one of the outlets beneath sitting area in master bathroom, and the outlets in the laundry room. Modern codes require GFCI protection at all outlets in kitchen, bathrooms, and laundry rooms. Recommend correction.

Recommendation: Contact a qualified electrical contractor.

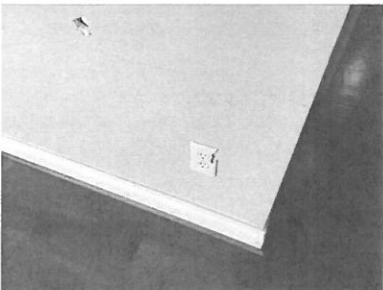


### 4: Outlets loose/Covers damaged

⊖ Recommendation

Multiple locations throughout the home where the outlets are loose and need properly repaired. Multiple locations around the home where cover plates are damaged and need replaced. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified electrical contractor.



### 5: Bare bulb

⊖ Recommendation

Light fixture at the closet beneath the stairs is a bare bulb type. Building code requires light fixtures in closet to be properly protected. Recommend correction.

Recommendation: Contact a qualified electrical contractor.

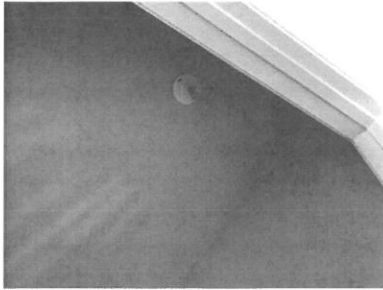
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
---	----	----	---

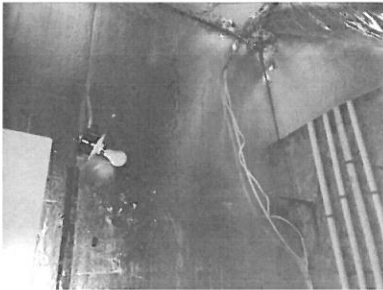


### 6: Wiring at attic

⊖ Recommendation

Extension cords observed to be running to the converted attic space at the back right lower attic. Recommend these wires to be traced to their original source and properly removed as needed. Light fixture at this attic space is not properly secured. Recommend correction.

Recommendation: Contact a qualified electrical contractor.

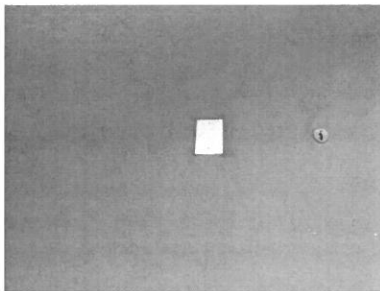
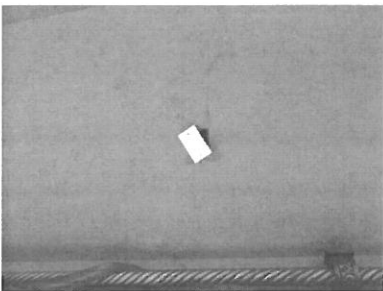


### 7: Burning around speaker boxes in media room

⊖ Recommendation

Note: burn marks observed around the junction boxes for the surround sound at the media room. Recommend consulting with the sellers regarding this condition and further evaluation as needed.

Recommendation: Contact a qualified professional.



## III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Natural Gas

*Heating Equipment:* Performing as intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

I	NI	NP	D
---	----	----	---

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #1- 5 ton (downstairs) system

Condenser: Original Carrier 2008

Evaporator: Trane equipment Replaced approximately 2015

Supply Air Temp: 55 Degrees F

Return Air Temp: 72 Degrees F

Temp. Differential: 17 Degrees F

Unit #1- 4 ton (upstairs) system

Condenser: Original Carrier 2008

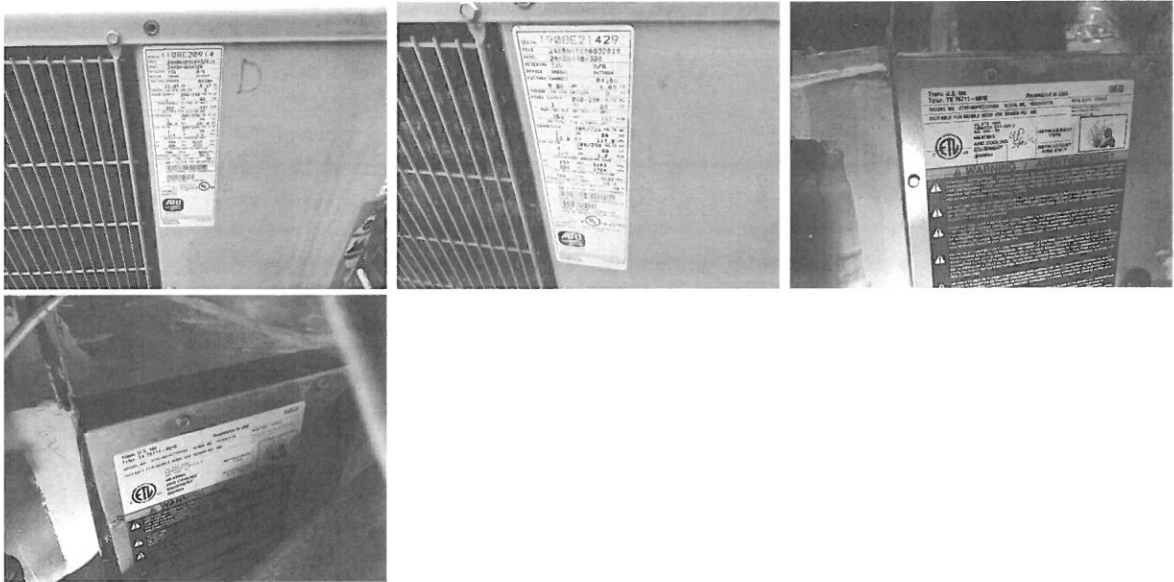
Evaporator: Trane equipment Replaced approximately 2015

Supply Air Temp: 55 Degrees F

Return Air Temp: 72 Degrees F

Temp. Differential: 17 Degrees F

The A/C equipment appeared to be performing as intended at the time of inspection.



C. Duct System, Chases, and Vents

I	NI	NP	D
---	----	----	---

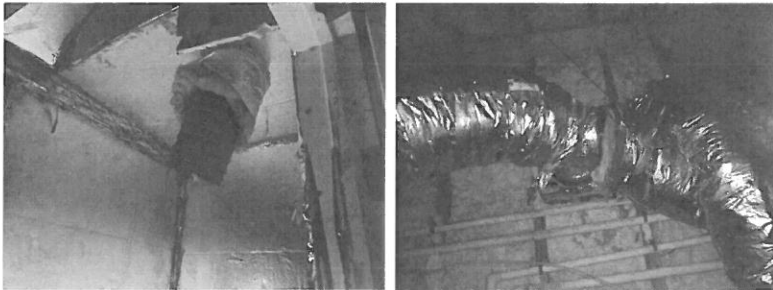
**1: Duct to converted attic**

⊖ Recommendation

A supply duct has been run to the converted attic space at the back right lower portion of the attic. This duct is connected to the system near the back living area, and should be properly removed from the supply system. Recommend further evaluation and correction as needed.

Note: excessive condensation observed around the connection of this duct to the HVAC system.

Recommendation: Contact a qualified heating and cooling contractor



**2: Signs of heavy condensation**

⊖ Recommendation

Signs of heavy condensation of the duct systems were observed at the time of inspection. This includes staining around the air plenums at the air handlers, as well as signs of moisture at the supply plenums throughout the attic space. Recommend further evaluation to prevent further condensation damage, and professional cleaning of the duct system.

Recommendation: Contact a qualified heating and cooling contractor

**IV. PLUMBING SYSTEMS**

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

*Location of Water Meter:* Front yard near street

*Location of Main Water Supply Valve :* Exterior wall- Left side

*Static Water Pressure Reading:* 50-55 PSI -

•

**1: Hose Bibb (outdoor faucet): Backflow Prevention Missing**

✂ Maintenance Item

One or more hose bibb(s) Missing a backflow preventer. These devices are inexpensive and easily installed, and help prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project



**2: Minor leak at shut off valve**

☹ Recommendation

Minor leaking observed around the valve stem at the shut off on the right exterior of the home. Recommend correction.

Recommendation: Contact a qualified plumbing contractor.

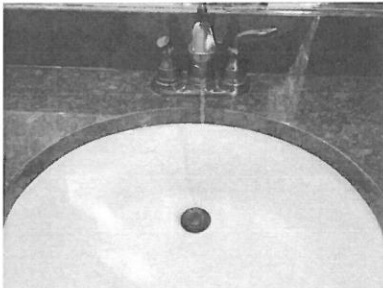


**3: Poor flow at sink**

☹ Recommendation

Poor functional flow observed at the left most vanity sink in the master bathroom. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified plumbing contractor.



**4: Leak at master toilet**

☹ Recommendation

Leak observed around the supply connection to the toilet in the master bathroom. Recommend correction.

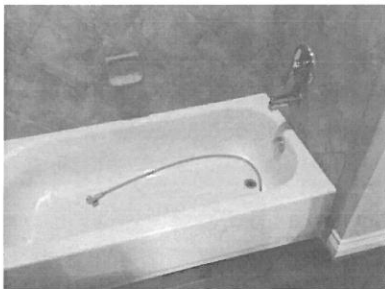
Recommendation: Contact a qualified plumbing contractor.



**5: Upstairs right bathroom shower head**

☹ Recommendation

The showerhead at the upstairs right bathroom was disassembled at the time of inspection. Recommend repair or replacement as needed.



**B. Drains, Wastes, & Vents**

**1: Vent capped**

🔧 Recommendation

One of the plumbing vents at the back right roof slope was observed to be capped at the time of inspection. Recommend removal of this cap to ensure proper function of the drain and vent system.

Recommendation: Contact a qualified plumbing contractor.

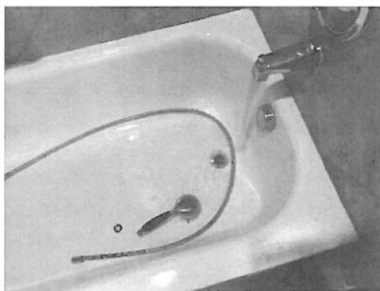
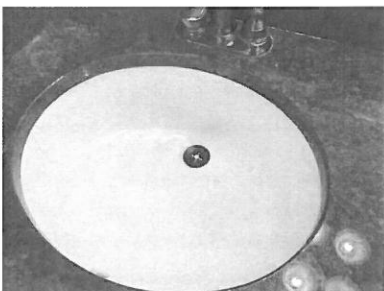


**2: Stoppers need repaired/replaced**

🔧 Maintenance Item

Multiple stoppers around the home at the bathroom sinks and tubs were absent and need repaired or replaced. Recommend correction as needed.

Recommendation: Contact a qualified plumbing contractor.



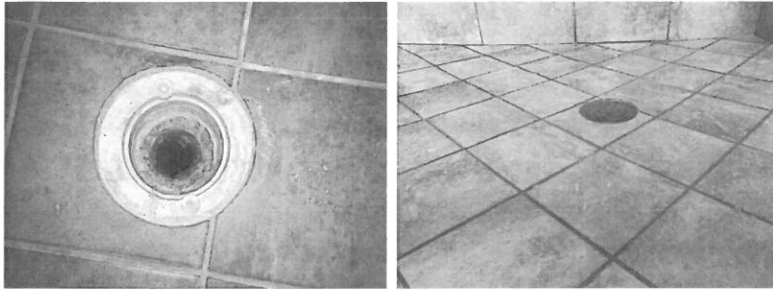
**3: Master shower drain**

🔧 Maintenance Item

Excessive hair and other debris buildup observed in the drain at the master shower. The drain was observed to be running excessively slow at the time of inspection and water observed backing up. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified plumbing contractor.



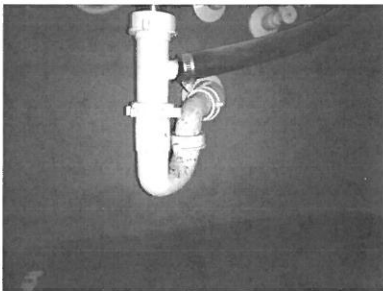


**4: Sweat at AC connection**

● Recommendation

Excessive condensation of the trap and drain line connection were observed at the upstairs front right vanity sink. This is the location where the primary drain for the air-conditioning system connects to the plumbing drain system. Recommend further evaluation to ensure the trap is not obstructed and to prevent future moisture damage from excessive condensation.

Recommendation: Contact a qualified plumbing contractor.



**C. Water Heating Equipment**

*Energy Sources:* Natural Gas

*Capacity:* (2) 40 Gallon Units -

- 

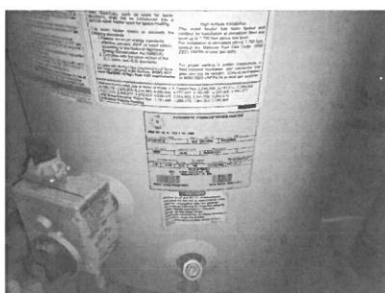
*Location:* Attic -

- 

*Comments:*

Water heaters are original to the home, making them approximately 11 years of age. Recommend consulting with the plumber to a service and evaluate the equipment.

Note: the average life of a typical gas fired water heater is approximately 12 to 15 years.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
---	----	----	---

**1: Unit noisy**

☹ Recommendation

Mild rumbling observed coming from the appliance during recharge. This is indicator of deposit buildup inside the tank. Recommend the units be properly flushed and serviced.

Recommendation: Contact a qualified plumbing contractor.

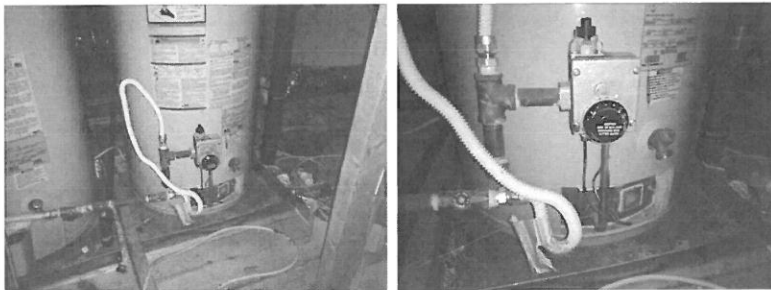


**2: Right unit not lit**

☹ Recommendation

The right water heater was not lit at the time of inspection. The inspector did light the pilot and the unit appeared to operate properly at time of inspection. Recommend further evaluation to ensure proper function of the equipment.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Hydro-therapy tub: Performing as intended:*

The tub appeared to be operating properly at the time of inspection and motor circuit was properly GFCI protected.

*No Access to Plumbing and Pump:*

There was no access point to inspect for leaks in the jets or the pump.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
---	----	----	---

**1: Dirty Sediment From Jets**

✎ Maintenance Item

When the jets were operated a lot of sediment blew out of the jets. This is an indication of dirty lines behind the jets. Recommend to clean system prior to use.

Recommendation: Contact a handyman or DIY project

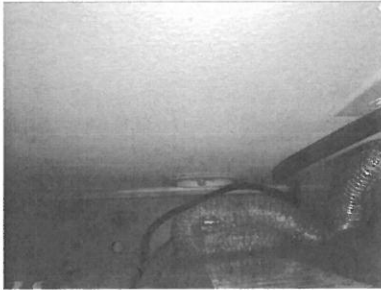
**E. Other**

**1: Cap gas at dryer**

▲ Safety Hazard

The gas line connection for the dryer at the laundry room should be capped when not in use. Recommend correction

Recommendation: Contact a qualified professional.



**V. APPLIANCES**

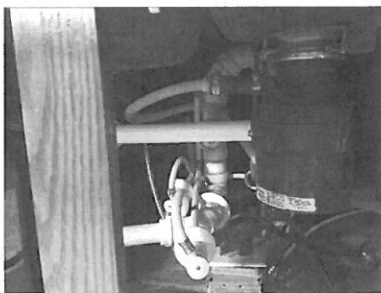
**A. Dishwashers**

*The dishwasher was performing as intended at the time of the inspection.:*

**1: Missing Anti-Siphon Loop**

✎ Maintenance Item

There should be an anti-siphon loop or an air gap in the dishwasher drain line to prevent backwash from the waste disposal. Correct as needed.



**2: Racks damaged**

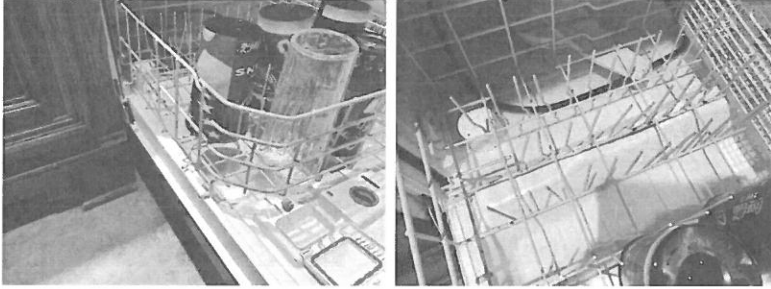
⊖ Recommendation

The wheels are missing from the bottom rack inside the dishwasher, and the racks show excessive rusting. Recommend a budget for replacement.

Recommendation: Contact a qualified professional.

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

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
---------------------------------------



**B. Food Waste Disposers**

*Food waste disposal was performing as intended at the time of the inspection.:*

**1: Switch not located at island**

**▲** Safety Hazard

The switch for the disposer unit is located at the exterior wall and not at the kitchen sink. Recommend caution with this switch and considering relocation.

Recommendation: Contact a qualified electrical contractor.



**C. Range Hood and Exhaust Systems**

*Range hood was performing as intended at the time of the inspection.:*

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

*Cooktop was performing as intended at the time of the inspection.:*

*Ovens were performing as intended at the time of the inspection.:*

**1: Oven control panel damage**

**●** Recommendation

The control panel for the oven unit is damaged. Recommend repair or replacement.

Recommendation: Contact a qualified professional.



**E. Microwave Ovens**

*Microwave was performing as intended at the time of the inspection.:*

**1: Display worn**

⊖ Recommendation

The display for the microwave unit is excessively faded and difficult to read. Recommend correction as desired.

Recommendation: Contact a qualified professional.



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

**1: Vent cap damaged**

⊖ Recommendation

One of the exhaust vents at the left exterior of the home is missing a louver from the. Recommend correction to prevent potential pest intrusion into the structure.

Recommendation: Contact a qualified professional.

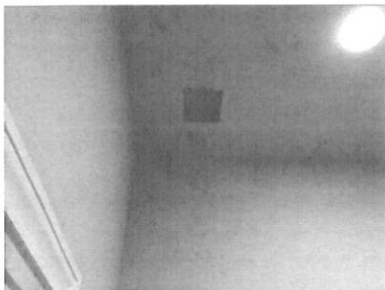


**2: Fan at up right bathroom**

⊖ Recommendation

The fan at the upstairs right bathroom appears to be absent from the box. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

**1: Auto Reverse Sensor Not Working**

▲ Safety Hazard

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.

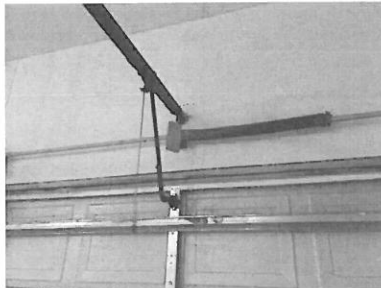


**2: Spring Out of Balance**

✂ Maintenance Item

Spring for the overhead garage doors was observed to be out of balance when manually operated. Recommend adjustment to prevent stress on the operator.

Recommendation: Contact a qualified garage door contractor.



**H. Dryer Exhaust Systems**

**1: Dryer vent**

⊖ Recommendation

Improper termination of the dryer exhaust vent observed at the back right lower attic space. Signs of excessive lint buildup were observed at this location. A flexible vent appears to be in use for the dryer at the time of inspection. This vent type is not permitted, and code requires a rigid duct to be used for dryer vents. Recommend consulting with a qualified contractor to fully evaluate the dryer duct assembly to determine the extent of necessary repairs.

Note: ensure that contractor evaluated the length of the dryer duct to determine if a blower assist motor is needed.

Recommendation: Contact a qualified professional.



## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

**1: Damage to control wire conduit**

✎ Maintenance Item

The conduit protecting the control wires at the right exterior of the home is damaged and needs repaired or replaced.

Recommendation: Contact a qualified professional.



**2: Rain sensor wires cut**

☹ Recommendation

The wiring for the rain sensor at the left exterior of the home has been cut near the base of the fence. Recommend correction and further about UHN to ensure proper operation of this device.

Recommendation: Contact a qualified professional.



**3: Leaking at vacuum breaker**

☹ Recommendation

Leaking observed around the vacuum breaker assembly at the time of inspection. Recommend further evaluation and correction

as needed.

Recommendation: Contact a qualified professional.

I	NI	NP	D
---	----	----	---



**4: System not operating**

⊖ Recommendation

Several attempts were made to operate the zones from the controller at the time of inspection, but no response from the system was observed. All valves were turned on and system should of been operating. Recommend further evaluation to determine the extent of necessary repairs on the system.

Recommendation: Contact a qualified landscaping contractor

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:* Pool, Hot Tub

*Recommend a Pool Contractor:*

Recommend a licensed, competent pool contractor be consulted to further evaluate and perform the necessary repairs.

**1: Cracking at grouting/mortar**

⊖ Recommendation

Minor cracking/separation was observed on the mortar and grout joints for the tile at the decking around the pool. Recommend these areas be repaired or filled to prevent further deterioration or moisture penetration.

Recommendation: Contact a qualified professional.



**2: Flapper weirs absent**

⊖ Recommendation

The flapper weirs are absent from the skimmer basket assemblies. Recommend correction.

Recommendation: Contact a qualified professional.



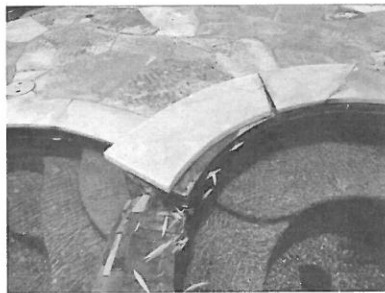


### 3: Coping

⊖ Recommendation

Sections of the stones used for coping were observed to be loose and in need of repair, this includes the area around the spa. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified professional.

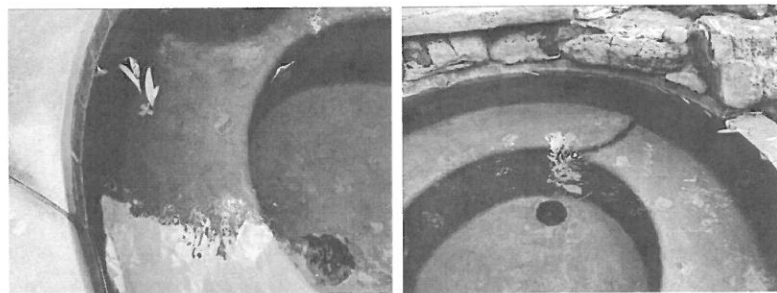


### 4: Finish at spa

⊖ Recommendation

Note: minor deterioration of the finish at the spa area was observed at the time of inspection. This deterioration includes minor cracking as well as the finish being dirty and needing cleaned.

Recommendation: Contact a qualified professional.



### 5: Lights

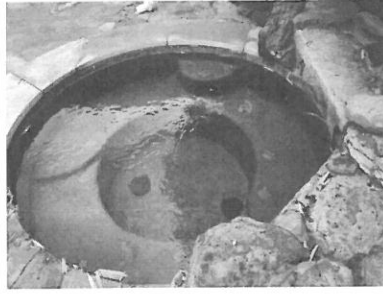
⊖ Recommendation

The GFCI protection for the light circuit continually tripped at time of inspection. This is indicative of an issue that requires further evaluation and correction.

Note: the lights will not work until this issue is resolved.

Recommendation: Contact a qualified professional.

I	NI	NP	D
---	----	----	---



### 6: Spa setting

#### Recommendation

Note: recommend further evaluation to ensure proper settings are in place for the control valves. When the system was set to a spa mode from the exterior control box the valves were not turned the proper position. The controller at the interior of the home was not used at time of inspection. Recommend all settings be evaluated by a qualified contractor.

Recommendation: Contact a qualified professional.

