

GCH Inspections, LLC

Property Inspection Report



1042 W 23rd St, Unit D, Houston, TX 77008

Inspection prepared for: Patrick Smith

Real Estate Agent: Jessica Anderson - Coldwell Bankers United - Greenway Plaza

Date of Inspection: 4/22/2018 Time: 1:00 PM

Age of Home: 2008 Size: 2242

Order ID: 386

Inspector: George Horton

License #21544

8115 Copper Shore Cir., Houston, TX 77095

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Email: george@gchinspections.com

www.gchinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Patrick Smith
 (Name of Client)

Concerning: 1042 W 23rd St, Unit D
Houston TX, 77008
 (Address or Other Identification of Inspected Property)

By: George Horton, License #21544 4/22/2018
 (Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- Written Opinion: The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible.
- An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. We cannot predict future performance or represent the stability of this foundation based on a single observation.
- All components were found to be performing and in satisfactory condition at the time of the inspection
- Foundation is functioning as intended.

B. Grading and Drainage

Comments:

- Surface and french drains observed and not tested at the time of inspection



Subsurface drains

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

I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Architectural composition shingles

Viewed From:

- Roof was unobservable due to 3 stories high, close proximity to other townhome's and too much wind to fly drone.

Comments:

- The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgement, the inspector cannot safely reach and/or stay on the roof without significant damage to the roof covering materials.

D. Roof Structure and Attics

Viewed From:

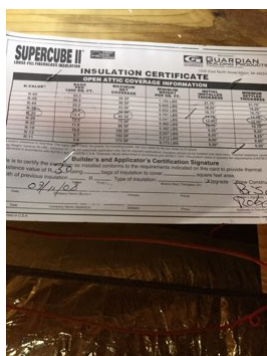
- Inside Attic

Approximate Average Depth of Insulation:

- Insulation is 6 inches deep

Comments:

- An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.
- Observed boulder's R-Value certificate in upper attic.
- The Attic structure was 2"x 6" rafters spaced on 16" inch centers with properly installed purlin (horizontal) and strut (vertical) bracing.
- The attic access does not have weather stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.
- Could not access all areas of the attic due to limited space, insulation over rafters, hidden wires, duct work all made access to all areas unsafe to inspect further.
- Unable to determine if house has proper ventilation due to insulation in soffits. Recommend having soffits cleared.
- Observed some gypsum board loose, I was unable to get close to determine is fully sealed to adjustment.



R Value per installer



Unable to safely access



Blocking soffit vent

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I	NI	NP	D
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Unable to verify if sealed completely



Blocking soffit vent

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior stucco, stone veneer, and cement fiber board.
- Drywall walls noted on interior

Comments:

- The home was occupied at the time of inspection. Multiple areas around the home were not accessible; therefore, not all walls, electrical outlets, windows, and floor areas were inspected because personal items concealed some of these areas.
- Deterioration was noted on roof trim on the back of home, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials.
- Seal all electrical lighting fixtures at wall connections to help prevent water penetration. It is good idea to leave a small opening at the bottom to allow any moisture to escape.
- Observed deteriorated sealant on siding in multiple areas, recommend sealing end joints.
- One or more locations on the exterior cladding showed evidence of paint peeling, fading, blistering and/or cracking and repairs should be considered.
- Observed both over driven nails that with out sealant protecting nail heads from rust. Recommend a qualified siding installer review and repair.
- Observed plumbing penetration under bathroom sink is not sealed. Recommend sealing this area to maintain fireblocking.
- Unable to verify that the fire resistance sheathing fire protection wall or fire resistance sheathing that separates this unit from the adjacent unit/dwelling is compromised or has been repaired improperly and does not afford the intended fire protection. This is considered unsafe until corrected. A qualified person should correct for safety.
- Observed a moisture stain in the water closet of master bathroom. Moisture meter indicated there is a high concentration of moisture. Recommend a qualified contractor to determine conditions behind wall and leak source.
- Observed what appears to a previous repair on stucco by front door. Unable to determine if repair is adequate.

I=Inspected

NI=Not Inspected

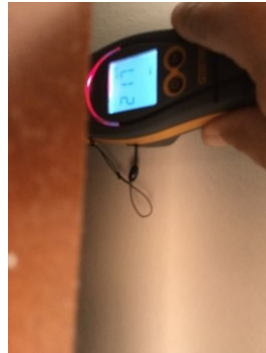
NP=Not Present

D=Deficient

I	NI	NP	D
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Moisture stain in Master Water Closet.



Moisture meter reading wet location



White efflorescence



34 inch separation



End joints missing sealant



Possible previous repair



Appears deteriorating



End joints missing sealant



Paint peeling



Missing head flashing



Possible moisture stain



Sealant deteriorating

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I	NI	NP	D
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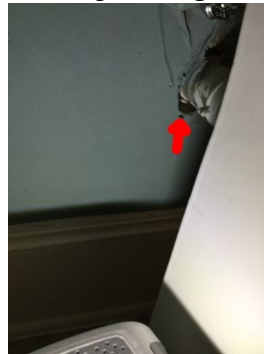
Exposed nail heads



Separating



Unable to inspect



Not sealed

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- The home was occupied at the time of inspection. Multiple areas around the home were not accessible; therefore, not all walls, electrical outlets, windows, and floor areas were inspected because personal items concealed some of these areas.
- Observed float that seals two pieces of drywall coming loose in the ceiling. This is cosmetic, but I recommend repair.
- Observed what appears to be a possible moisture stain. Personal belonging was blocking ladder access. Recommend a qualified contractor to assess stain.



Possible water stain

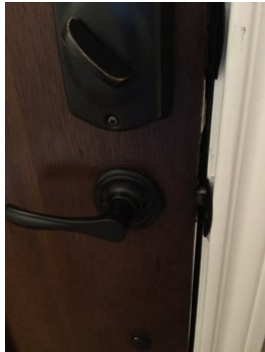
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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

- Observed front door with weather stripping not sealing correctly. Recommend repair to prevent moisture and or insects into home.
- Observed washer blocked laundry room door from closing.



Daylight



Door blocked by washer

H. Windows

Window Types:

- Garden style window
- Windows are vinyl clad

Comments:

- The home was occupied at the time of inspection. Multiple areas around the home were not accessible; therefore, not all walls, electrical outlets, windows, and floor areas were inspected because personal items concealed some of these areas.
- Observed sign of previous repair.
- Could not verify if windows have proper head flashing.
- Observed upstairs windows with sill at below 24 inches. Child fall prevention states that if window are greater that 72 inches above the outside grade, the lowest widow sill height is 24 inches. Windows with sill less than 24 inches are required to have windows that: Window opening will not let a 4 inch sphere pass through or opening with fall prevention devices or approved window opening limiting devices. Recommend a qualified window contractor repair windows to increase child safety.



Safety glass



Less than 24 inches



Less than 24 inches

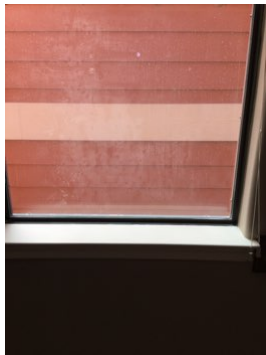
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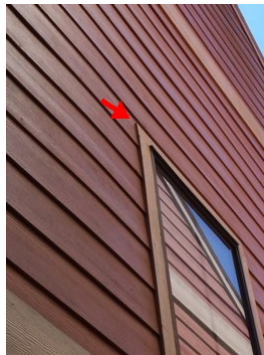
NP=Not Present

D=Deficient

I	NI	NP	D
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Unable to verify safety glass



Unable to see head flashing



Unable to see head flashing



Sign of previous repair

I. Stairways (Interior and Exterior)

Comments:

- Stairway lighting is recommended at the top and bottom of the landing and to illuminate all stairs.

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- It was observed that corrosion resistant flashing is needed at the point of attachment from the deck to the structure to avoid water penetration
- Observed balcony sealant is deteriorating at the edge. Recommend a qualified contractor repair.

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Sealant deteriorating

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage
- Townhome, no master switch

Materials and Amp Rating:

- Aluminum Service Entrance Conductors.

Comments:

- Observed wrong type of clamp was used for the grounding rod. The correct clamp is just above the pipe clamp. Recommend a licensed electrician review and repair as necessary.



Wrong clamp



Service Panel



Labeled, no master shut off

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Not connected



Master switch locked

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- The home was occupied at the time of inspection. Multiple areas around the home were not accessible; therefore, not all walls, electrical outlets, windows, and floor areas were inspected because personal items concealed some of these areas.
- Unable to verify if ceiling mounted lighting fixtures in the bathroom{s} shower areas are not rated for high humidity and/or wet locations.
- Note. Home was occupied therefor outside and garage outlets were not tested for **GFCI** circuit.
- Seal all electrical lighting fixtures at wall connections to help prevent water penetration. It is good idea to leave a small opening at the bottom to allow any moisture to escape.
- Observed electrical wall plate is loose. Recommend tightening plate so nothing can get between wall and wall plate.



Loose wall plate

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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I	NI	NP	D
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A. Heating Equipment

Type of Systems:

- The home has a split system.

Energy Sources:

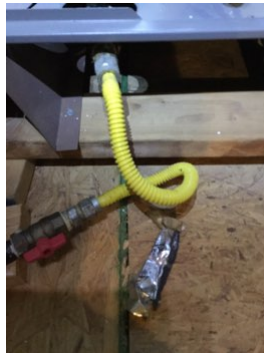
- The furnace is gas powered

Comments:

- The inspector was unable to verify proper electrical bonding of gas supply lines. Bonding of the gas lines helps prevent fires that may be caused by static electricity or lightning. The bonding connection may be concealed behind drywall, insulation or other building materials, but should be verified by a licensed electrician.
- Observed the absence of a 'gas drip leg' on the connection. Drip legs help remove any contaminants in the gas line prior to the gas entering the unit. Recommend consult with a plumber for the need and expense of a gas drip leg.
- Observed daylight at vent roof penetration. Recommend a licensed plumber seal vent to prevent moisture from penetrating attic.



Appears clean



Missing drip leg and bonding



Functioning

B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

- The ambient air test was performed by using thermometers on the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The return air temperature on your downstairs system reads 68 degrees and the supply vents read 53. The upstairs return reads 67 degrees and the supply reads 53. This indicates that the units is cooling properly. The unit is working as intended
- The condenser unit had dirty and/or damaged fins
- The evaporator unit was noted to have some level of rust and/or corrosion on the enclosure
- Evidence of past and/or present water leakage was observed around the coil enclosure
- Rust and/or corrosion was noted in the condensate drip pan
- Observed primary drains access with out a caps. Recommend next time AC is serviced have caps added.
- Observed access port caps are not the locking type.

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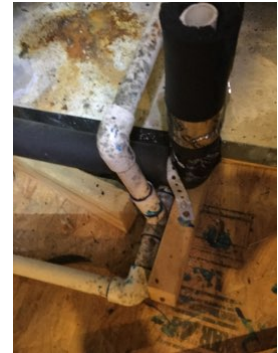
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Rust



Missing cap



Possible organic growth



Rust at evaporator



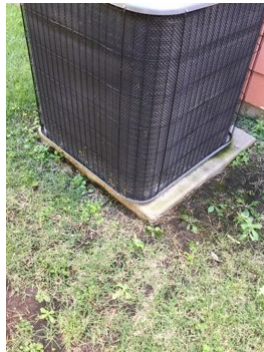
Lennox



Data plate



Missing locking caps



Fins dirty slight damage



Downstairs return register - 67%



Downstairs supply vent - 53%



2nd floor return register 68%



2nd floor supply vent 57%.

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3rd floor return register 68%



3rd floor supply vent 53%

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:

- Observed duck work touching framing which can cause moisture to build up on AC unit. Recommend a licensed HVAC technician review and adjust straps.



Touching framing

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Common water supply, HOA (Home Owner Association) pays for water, thus there are no individual water meters.

Location of Main Water Supply Valve:

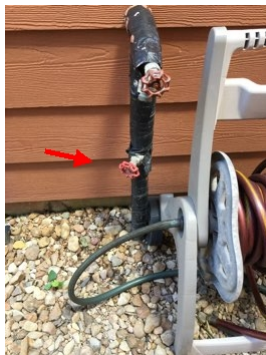
- Left side of home.

Comments:

- **CSST** {Corrugated Stainless Steel Tubing} was observed and this piping is required to be properly bonded and grounded to the electrical system to avoid energized charges caused by indirect lightning strikes. The piping is prone to develop pinholes on an energy strike and cause gas leakage resulting in a fire and/or other catastrophic situation. It is highly recommended that a licensed electrician be consulted for further evaluation. Additional information can be found at {www.csstsafety.com} sponsored by the National Association of State Fire Marshals.

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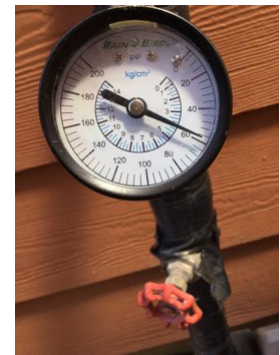
- Observed sink stoppers and linkage not functioning. Recommend repair.
- Observed kitchen sink faucet sprayer not recoiling back into the housing. This is for your information.



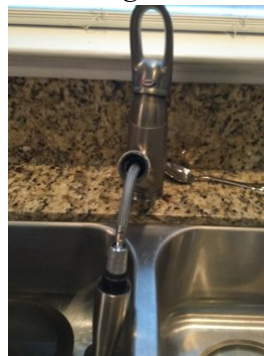
Main shut off valve



Missing sealant



56 PSI



Does not retract

B. Drains, Wastes, and Vents

Comments:

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I	NI	NP	D
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Clean out



Linkage broken

C. Water Heating Equipment

Energy Source:

- Water heater is located in the attic

Capacity:

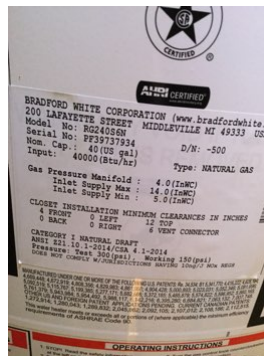
- Unit is 40 gallons

Comments:

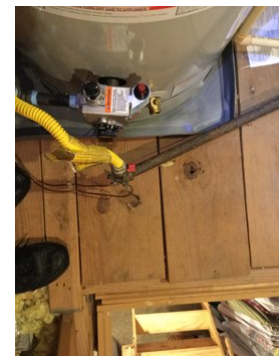
- The inspector was unable to verify proper electrical bonding of gas supply lines. Bonding of the gas lines helps prevent fires that may be caused by static electricity or lightning. The bonding connection may be concealed behind drywall, insulation or other building materials, but should be verified by a licensed electrician.
- The water heater was situated in the attic space; however, current mechanical building standards require a passageway of continuous solid decking not less than {24"} wide and a platform for the appliance at least {30" x 30"} for service and/or replacement
- Observed Hood Vent not secured and centered over exhaust. This is a LIFE SAFETY Issue and needs to be addressed ASAP. Recommend a licensed plumber to repair.



Brand



Data plate



Not adequate work space

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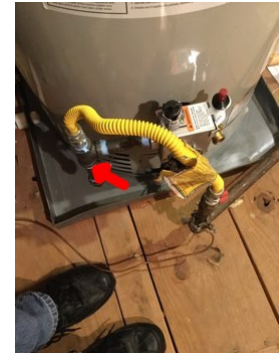
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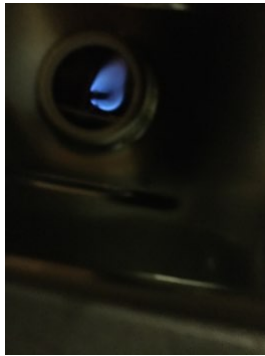
Improper connection



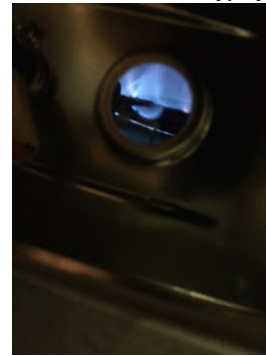
Daylight



Unable to verify if properly bonded



Pilot light



Burners

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

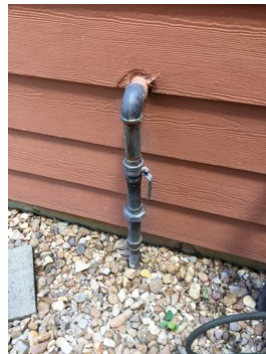
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:

Comments:



Gas shut off

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection



Whirlpool

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection
- Self filtering unit with fan
- One or more of the light bulbs was burned out



Light not functioning

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

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas
- Stove: Gas Burners
- Oven was set to 350, temperature reading was 359. This is within normal operating range.
- One or more of the surface burners did not work at the time of the inspection
- No gas shut-off valve was visible and current standards require a shut-off valve within {6'} of the appliance
- Gas odor was detected and should be further evaluated



Left front not functioning



359°

E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Whirlpool



Data plate

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

G. Garage Door Operators

Door Type:

- One {16'} steel door

Comments:

- The overhead garage door{s} was functional at the time of the inspection
- The garage door sensors should be installed within {6"} of the finished floor



Too high

H. Dryer Exhaust Systems

Comments:

- Dryer exhaust

M1502.4.1 Material and size. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016-inch (0.4 mm) thick. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter and should vent to the exterior.

- Could not fully inspect the dryer vent, it is obscured by dryer.



Unable to access

I. Other

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Not inspected

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Materials:

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:

Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The attic access does not have weather stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed. • Could not access all areas of the attic due to limited space, insulation over rafters, hidden wires, duct work all made access to all areas unsafe to inspect further. • Unable to determine if house has proper ventilation due to insulation in soffits. Recommend having soffits cleared. • Observed some gypsum board loose, I was unable to get close to determine is fully sealed to adjustment.
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Deterioration was noted on roof trim on the back of home, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. • Seal all electrical lighting fixtures at wall connections to help prevent water penetration. It is good idea to leave a small opening at the bottom to allow any moisture to escape. • Observed deteriorated sealant on siding in multiple areas, recommend sealing end joints. • One or more locations on the exterior cladding showed evidence of paint peeling, fading, blistering and/or cracking and repairs should be considered. • Observed both over driven nails that with out sealant protecting nail heads from rust. Recommend a qualified siding installer review and repair. • Observed plumbing penetration under bathroom sink is not sealed. Recommend sealing this area to maintain fireblocking. • Unable to verify that the fire resistance sheathing fire protection wall or fire resistance sheathing that separates this unit from the adjacent unit/dwelling is compromised or has been repaired improperly and does not afford the intended fire protection. This is considered unsafe until corrected. A qualified person should correct for safety. • Observed a moisture stain in the water closet of master bathroom. Moisture meter indicated there is a high concentration of moisture. Recommend a qualified contractor to determine conditions behind wall and leak source. • Observed what appears to a previous repair on stucco by front door. Unable to determine if repair is adequate.
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Observed float that seals two pieces of drywall coming loose in the ceiling. This is cosmetic, but I recommend repair. • Observed what appears to be a possible moisture stain. Personal belonging was blocking ladder access. Recommend a qualified contractor to assess stain.
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Observed front door with weather stripping not sealing correctly. Recommend repair to prevent moisture and or insects into home. • Observed washer blocked laundry room door from closing.

Page 9 Item: H	Windows	<ul style="list-style-type: none"> • Could not verify if windows have proper head flashing. • Observed upstairs windows with sill at below 24 inches. Child fall prevention states that if window are greater than 72 inches above the outside grade, the lowest window sill height is 24 inches. Windows with sill less than 24 inches are required to have windows that: Window opening will not let a 4 inch sphere pass through or opening with fall prevention devices or approved window opening limiting devices. Recommend a qualified window contractor repair windows to increase child safety.
Page 10 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • It was observed that corrosion resistant flashing is needed at the point of attachment from the deck to the structure to avoid water penetration • Observed balcony sealant is deteriorating at the edge. Recommend a qualified contractor repair.

ELECTRICAL SYSTEMS

Page 11 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Observed wrong type of clamp was used for the grounding rod. The correct clamp is just above the pipe clamp. Recommend a licensed electrician review and repair as necessary.
Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Seal all electrical lighting fixtures at wall connections to help prevent water penetration. It is good idea to leave a small opening at the bottom to allow any moisture to escape. • Observed electrical wall plate is loose. Recommend tightening plate so nothing can get between wall and wall plate.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 13 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Observed the absence of a 'gas drip leg' on the connection. Drip legs help remove any contaminants in the gas line prior to the gas entering the unit. Recommend consult with a plumber for the need and expense of a gas drip leg. • Observed daylight at vent roof penetration. Recommend a licensed plumber seal vent to prevent moisture from penetrating attic.
Page 13 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The ambient air test was performed by using thermometers on the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The return air temperature on your downstairs system reads 68 degrees and the supply vents read 53. The upstairs return reads 67 degrees and the supply reads 53. This indicates that the units is cooling properly. The unit is working as intended • The condenser unit had dirty and/or damaged fins • The evaporator unit was noted to have some level of rust and/or corrosion on the enclosure • Evidence of past and/or present water leakage was observed around the coil enclosure • Rust and/or corrosion was noted in the condensate drip pan • Observed primary drains access with out a caps. Recommend next time AC is serviced have caps added. • Observed access port caps are not the locking type.
Page 15 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Observed duck work touching framing which can cause moisture to build up on AC unit. Recommend a licensed HVAC technician review and adjust straps.

PLUMBING SYSTEM

Page 16 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • CSST {Corrugated Stainless Steel Tubing} was observed and this piping is required to be properly bonded and grounded to the electrical system to avoid energized charges caused by indirect lightning strikes. The piping is prone to develop pinholes on an energy strike and cause gas leakage resulting in a fire and/or other catastrophic situation. It is highly recommended that a licensed electrician be consulted for further evaluation. Additional information can be found at {www.csstsafety.com} sponsored by the National Association of State Fire Marshals. • Observed sink stoppers and linkage not functioning. Recommend repair. • Observed kitchen sink faucet sprayer not recoiling back into the housing. This is for your information.
Page 17 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The water heater was situated in the attic space; however, current mechanical building standards require a passageway of continuous solid decking not less than {24"} wide and a platform for the appliance at least {30" x 30"} for service and/or replacement • Observed Hood Vent not secured and centered over exhaust. This is a LIFE SAFETY Issue and needs to be addressed ASAP. Recommend a licensed plumber to repair.

APPLIANCES

Page 19 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • One or more of the light bulbs was burned out
Page 20 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • One or more of the surface burners did not work at the time of the inspection • No gas shut-off valve was visible and current standards require a shut-off valve within {6'} of the appliance • Gas odor was detected and should be further evaluated
Page 21 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door sensors should be installed within {6"} of the finished floor