

**Texas Inspection**  
Since 1986  
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JLM

## PROPERTY INSPECTION REPORT

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**Report # 19159**

**Prepared For:**

**[REDACTED]**

(Name of Client)

**Concerning:**

**1116 Robinhood Lane Angleton, TX 77515**

(Address or Other Identification of Inspected Property)

**By:**

**Kenny Boulton**

**July 1, 2019**

**TREC Professional Inspector Lic.# 698**

(Date)

**Real Estate Co.  
Agent**

**Birdsong Real Estate  
Ruth Ann Few**

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### 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>). REI 7-3 (Revised 05/2013)

General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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; and
- lack of electrical bonding and grounding.
- 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF AN CONTRATURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Note: Not all items listed under OBSERVATIONS are in need of repair and can be listed as additional information for the benefit of the client.**

**Present at the time of the inspection - Client  
Outside Temperature - 82°  
Weather Conditions – Partly Cloudy**

**Front of semi vacant unoccupied house with master bathroom addition and garage converted to living space most closely faces north.**

**Note: Given the age of the house, various code additions and changes have been made over the years that did not exist or apply at the time of construction.**

NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

## Texas Inspection Inspection Agreement

- 1) This inspection of the subject property shall be performed by the Inspector for the Client named in this report in accordance with the Standards of Practice of the Texas Real Estate Commission Inspectors Standards of Practice. There will no other liability to unnamed parties that may use this report.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Systems or items that are blocked, hidden, covered, underground, have restricted access due to clearances or otherwise inaccessible at the time of the inspection are not included. The following items are not in the scope of the inspection: Any area that is not exposed to view, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by TREC Standards as well as detached buildings, fences, gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, water treatment devices/systems, thermostatic or time clock controls, alarm systems, draperies, blinds, shutters and landscape lighting.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a warrantor, guarantor or insurer. Any losses will be limited to no more than the original inspection fee.
- 4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE (EXCEPT IN NEW CONSTRUCTION) AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION AND ANY OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
- 7) Because of circumstances beyond the Inspector's control, the signing of a Pre-Inspection Agreement prior to the inspection is not always possible. Therefore this Inspection Agreement is considered the acceptance of any and all conditions. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of all or any part of this inspection report in the transaction of this property is the binding acceptance of this Inspection Agreement with its terms and conditions, whether signed or unsigned by the client.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency	
I	NI	NP	D	Inspection Item

**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Type of Foundation:*

Slab on Grade with Master Bathroom Addition and Garage Converted to Living Space

*Foundation Material:*

Poured Concrete

*Method of Inspection:*

Visual inspection of interior and exterior

*Comments (An opinion on performance is mandatory.):*

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**OBSERVATIONS**

**FOUNDATION**

The foundations, with signs of past repairs on the front and right side as noted by square patching in the exposed concrete, is not performing as intended.

Interior surfaces were showing signs of movement as indicated by the cracking and patching in drywall walls at various places. All three of the bedroom doors do not latch when closed with the middle bedroom closet door cut off on the top and still dragging the top of the frame. The front bedroom closet door drags the wood flooring. Obvious sloping was noted in the left side of the floors along the left side of the house in all three bedrooms with separation in the wood flooring joints at the beginning of the slop in the middle bedroom and a rise in the middle of the hall floor. Cracking with some separations in the cracks were noted at various places in the concrete perimeter beams where exposed. Given the exterior siding installation, establishing deflection when sighting the length runs of the exterior walls was not conclusive.

This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

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**B. Grading & Drainage**

*Comments:*

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**OBSERVATIONS**

**GRADING AND DRAINAGE**

The finished grade should slope or fall away from the house at a rate of one inch per foot for at least the first six (6) feet.

I	NI	NP	D	Inspection Item
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C. **Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Types of Roof Covering:*  
Fiberglass Composition Shingles  
*Viewed From:*  
Walked on Roof

*Comments:*

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**OBSERVATIONS**

**SLOPED ROOFING**

All debris should be removed from the roofing.

Three limbs should be cut back away from the roofing a minimum of three feet.

The tree limb worn ridge cap shingles on the middle area of the main roof ridge row and one damaged ridge cap shingle on the master bedroom roofing should be replaced.

The roofing was found to be in otherwise good overall condition.

D. **Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

*Viewed From:*  
Entered attic and performed a visual inspection.  
*Roof Structure:*  
Solid Plank Roof Sheathing  
Rafters  
*Roof Ventilation:*  
Ridge Vents  
Soffit Vents  
Gable Vents  
*Approximate Average Depth of Insulation:*  
Compressed 3" Average Blown-in  
*Approximate Average Thickness of Vertical Insulation:*  
Not Visible

*Comments:*

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**OBSERVATIONS**

**ROOF STRUCTURE**

The loose hardware on the attic stairs should be tightened.

**INSULATION/VENTILATION**

Missing insulation in the kitchen and garage conversion.

Insulation improvements to current values of R.30 may be cost effective where insulation is thinner, depending on the anticipated term of ownership.

The gable end vents should be re-screened to prevent insect and vermin entry.

I	NI	NP	D	Inspection Item
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E. Walls (Interior & Exterior)

*Interior Wall Finishes:*

- Paneling
- Drywall
- Tile – Hall Bathroom

*Exterior Wall Finishes:*

- Vinyl Siding

*Exterior Wall Structure:*

- Wood Frame

*Comments:*

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OBSERVATIONS

INTERIOR WALLS

The interior finishes are incomplete in the laundry room with missing drywall under the kitchen sink.

One of the hall bathroom wall tiles is missing between the toilet and lavatory cabinet.

Cracking and some patching were noted in the drywall at various places in the house.

Typical drywall flaws were observed.

EXTERIOR WALLS

The screws sticking out of window metal trims should be removed and the holes sealed.

The loose left side gable vent trim should be secured.

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LIMITATIONS

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

F. Ceilings & Floors

*Ceiling Finishes:*

- Drywall
- Ceiling Tiles

*Floor Surfaces:*

- Tile
- Wood
- Laminate

*Comments:*

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OBSERVATIONS

I	NI	NP	D	Inspection Item
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**CEILINGS**

Water staining was noted in the garage conversion right front ceiling tile and around the living room AC register. These areas were tested with a Tramex MRH III moisture meter and were found to be dry at the time of the inspection.

Cracking was noted in the front bedroom drywall ceiling.

Drywall patching was noted in the kitchen, living room and garage conversion ceilings.

Typical drywall flaws were observed.

**FLOORS**

Slopes were noted in the left side floors of all three bedrooms.

Missing floor trim at the front entry door should be replaced.

Curling edges and damaged laminate finish around the edges was noted in the laminate flooring in the middle of the living room.

Possible wood destroying insect damage was noted in the front bedroom wood flooring. This area should be inspected by a licensed pest control specialist.

**LIMITATIONS**

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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

*Door Types:*

- Metal
- Wood
- Fiberglass
- Storm

*Comments:*

**OBSERVATIONS**

**INTERIOR DOORS**

All three bedroom doors do not latch when closed.

The front bedroom closet door drags on the wood flooring.

The middle bedroom door top has been cut but still drags in the top of the door frame.

The kitchen to laundry room door has a pet door installed in the bottom of the door and the screen is damaged.

The kitchen to living room door has been removed.

**EXTERIOR DOORS**

The storm door closer is missing and the door will not lock.

The storm door used as the rear exterior door is considered to be a secured door for use as the only exterior door.



I	NI	NP	D	Inspection Item
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**H. Windows (random sampling for operation)**

*Window Styles:*  
Single Hung  
*Glazing Type:*  
Single Pane  
*Comments:*

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**OBSERVATIONS**

**WINDOWS**

The kitchen and garage conversion window screens are missing.  
Damaged screens were noted on the living room right window, hall bathroom window and master bedroom right window.  
The front bedroom front window side mounted spiral spring is loose that helps hold the window in the open position.  
The stuck shut hall bathroom window should be repaired for proper ventilation to the bathroom.

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

*Comments:*

**J. Fireplace/Chimney**

*Fireplace:*  
*Chimney:*  
*Comments:*

**K. Porches, Balconies, Decks, Piers, Bulkheads, Boat House and Carports**

*Comments:*

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**OBSERVATIONS**

**CARPORT**

All debris should be removed from the carport roofing.

**L. Cabinets and Cabinet Doors**

*Comments:*

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**OBSERVATIONS**

**CABINETS AND CABINET DOORS**

The particle board laminate underlayment for the kitchen counter top is water damaged at the rear of the kitchen where the sink was noted properly sealed when it was installed in the counter top.

The kitchen counter top laminate right side wall end cap should be secured.

I	NI	NP	D	Inspection Item
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**M. Other**  
*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Size of Electrical Service:*

130 Amp or Better 120/240 Volt Single Phase Service

*Service Entrance Wires Entrance and Type:*

Overhead 2 THHN Copper Service Wires

*Main Disconnect Type:*

125 Amp Breakers

*Service Grounding Wire Type and Connection:*

Copper with Driven Ground Rod

*Distribution Panel(s):*

GE main panel located on the right exterior wall with a Square D sub panel in the laundry room right interior wall

*Comments:*

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**OBSERVATIONS**

**SERVICE / ENTRANCE**

Tree limbs and vines should be cut back away from the service wires.

**MAIN PANEL**

All circuits should be properly identified.

Current codes now require Arc Fault Interrupter (AFI) breaker protection be provided for the living areas and bedrooms. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

**SUB PANEL**

All circuits should be properly identified.

2 of the 4 dead front panel screws are missing.

The sub panel is not properly bonded/grounded.

Linking (sometimes referred to as bridging) should be provided wherever two breakers serve the same circuit. This ensures that the entire circuit is shut off whenever a breaker is tripped. Linking is required, for example, on circuits serving central air conditioning, water heaters and any 240 volt appliance.

Typical for the age, the ground and neutral wires are combined in the panel.

Current codes now require Arc Fault Interrupter (AFI) breaker protection be provided for the living areas and bedrooms. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

I	NI	NP	D	Inspection Item
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LIMITATIONS

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

*Type of Branch Circuit Wiring:*

Copper

*Receptacles:*

Ungrounded and Grounded

*Ground Fault Circuit Interrupters:*

None

*Comments:*

OBSERVATIONS

DISTRIBUTION WIRING

Damaged sheathing on the wiring on purlin brace in the attic in to the left of the attic stairs should be replaced or appropriately repaired.

The exposed wiring on the laundry room should be installed in conduit.

The light fixture in the laundry room wired into the ceiling light with lamp cord wiring should be removed.

The ungrounded extension cord should not be used as the source of power to the range. An outlet should be installed in the wall at the water heater.

The extension cord material wiring from the sub panel in the laundry room to the outlet next to the door to the kitchen should be removed and the outlet properly wired.

Wiring is no longer allowed to be installed on top of ceiling joists within six feet of the attic access opening.

OUTLETS

The damaged outlets in the front bedroom left and front walls should be replaced.

The installation of ground fault circuit interrupter (GFCI) protection is now recommended all kitchen counter top, bathroom and laundry room locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Ungrounded 3-prong outlets throughout except in the master bedroom addition and garage conversion should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Missing outlet cover plates at various places should be replaced.

Typical for the age, some of the outlet spacing and currently required locations do not meet current standards.

SWITCHES

I	NI	NP	D	Inspection Item
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A switched fixture should be provided for the garage conversion room.  
 The pull chain light switches are missing on the kitchen and master bedroom ceiling fans.  
 The master bedroom pull chain ceiling fan switch is damaged.  
 The missing laundry room switch cover plate should be replaced.

**FIXTURES**

The front exterior light and laundry room light are inoperative. If the bulbs are not blown, the circuit should be investigated.  
 The master bathroom light fixture globe is missing and should be replaced.  
 The kitchen ceiling fan is out of balance. Repair is usually minor and is recommended for proper operation.  
 Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. At least one smoke alarm should be installed on each story.

**LIMITATIONS**

Furniture and/or storage restricted access to some components.  
 Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type And Energy Source:*  
*Type of Heating System:*  
 2005 Carrier 66,000 BTU Gas Forced Air System

*Comments:*

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**B. Cooling Equipment**

*Type of System:*  
*Type of Cooling System:*  
 2004 Bryant (out) and 2005 CAC/BDP (in) 36,000 BTU/3 Ton Central Forced Air System  
 Output Air: 55° – Input Air: 72° = 17° Temperature Differential  
*Energy Source:*  
 Electricity

*Comments:*

**OBSERVATIONS**

**CENTRAL AIR CONDITIONING**

The outdoor unit of the central air conditioning system should be properly anchored to the pad.

I	NI	NP	D	Inspection Item
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Oversized 40 amp breakers in the laundry room sub panel to the outdoor unit of the central air conditioning system should be replaced with breakers sized no larger than 30 amps as per the unit data plate specifications.

Separations at joints, breaks and/or damaged insulation on the refrigerant line should be repaired to prevent line condensation sweating and dripping.

A minimum of the first ten feet of the primary condensate drain line should be insulated to prevent line sweating and dripping.

Rodent chew damage was noted in the attic on the insulation for the HVAC system refrigerant line and condensate drain line. The attic should be inspected by a licensed pest control specialist and improvements made as necessary.

The air conditioning system primary condensate drain line terminates on the ground on the left side of the house. This drain line is now required to terminate into the wet side of a p-trap at a lavatory or sink to assure periodic use of that fixture will retain water in the trap at all times.

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**C. Ducts Systems, Chases and Vents**  
*Comments:*

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**OBSERVATIONS**

**SUPPLY AIR DUCTWORK**

Ductwork in the area of the plenum should be suspended so no duct touches other ducts. This can create a moisture/condensation issue between the two ducts. Isolation insulation should be installed between touching ducts or the ducts should be separated by re-configuration of the current ductwork suspension.

The split in the vapor barrier on one of the ducts at the plenum should be sealed.

**RETURN AIR DUCTWORK**

The loose return air filter grill will not close completely and latch and should be replaced.

The return air chase should be cleaned and sealed.

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Location of water meter:*

Right side of driveway

*Location of main water supply valve:*

None

*Static Pressure Reading:*

51 PSI

*Water Supply Source:*

Private Water Well

*Service Pipe to House:*

PVC

*Supply Piping:*

I	NI	NP	D	<b>Inspection Item</b>
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CPVC  
*Comments:*

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**OBSERVATIONS**

**SUPPLY PIPING**

A main shut off valve should be installed on the incoming water line on the right exterior wall of the house  
Where visible and accessible, it appears all of the original galvanized steel piping has been replaced with CPVC piping.

**FIXTURES**

The master shower has been installed without any type of enclosure. When used, water sprays on the drywall walls and floor trims in the bathroom and water runs across the floor with insufficient slope in the shower area floor to the drain. Improvement is needed.  
The kitchen sink should be better sealed at the installation in the counter top.  
The loose master lavatory faucet should be secured to the counter top.  
The master lavatory drain stop is missing.  
The bathtub drain stop is missing.  
The tub is very rusty at the drain and at the overflow escutcheon.  
The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.  
Cracking was noted in the tub enclosure tile at the window opening and along several of the lower tiles at the tub. The cracking in the tiles should be sealed.  
Both loose toilets should be reset and properly secured to the floors.  
There are no anti-siphon devices on the hose bibs.

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**LIMITATIONS**

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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**B. Drains, Wastes, Vents**

*Waste System:*

Public Sewer System

*Drain / Waste / Vent Piping:*

Cast Iron

Galvanized Steel

PVC

*Comments:*

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**OBSERVATIONS**

**WASTE / VENT**

I	NI	NP	D	Inspection Item
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The approximately one inch hole in the side of the four inch cast iron vent pipe in the attic should be sealed.

No clean out for the main drain was found at the front of the house. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.

For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

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**LIMITATIONS**

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Type, Capacity and Energy source:*

Laundry room – 2014 Rheem 40 Gallon Gas Water Heater

*Comments:*

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**OBSERVATIONS**

**WATER HEATER**

The vent pipe serving the water heater should have minimum of one inch of clearance from the roof sheathing materials.

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**D. Hydro-Message Therapy Equipment**

*Comments:*

**V. APPLIANCES**

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**A. Dishwasher**

*Comments:*

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**B. Food Waste Disposer**

*Comments:*

- 

**C. Range Hood**

*Comments:*

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**OBSERVATIONS**

**RANGE HOOD**

A range hood is needed for the proper venting of the cooking area. An appropriately sized unit should be installed.

I	NI	NP	D	Inspection Item
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- D. Ranges, Cooktops and Ovens**  
*Comments:*

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**OBSERVATIONS**

**GAS RANGE**

An anti tip device should be installed on the range. Anti-tip devices are a safety feature that prevent the tipping or movement of the range and are standard equipment supplied with the unit.

The ungrounded extension cord should not be used as the source of power to the range. An outlet should be installed in the wall at the water heater.

- E. Microwave Oven**  
*Comments:*

- F. Trash Compactor**  
*Comments:*

- G. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

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**OBSERVATIONS**

**BATHROOM EXHAUST FAN**

A bathroom exhaust fan should be installed in the master bathroom and vented to the building exterior.

**BATHROOM HEATER**

The use of older unvented gas bathroom heaters are no longer recommended.

- H. Whole House Vacuum Systems**  
*Comments:*

- I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection.**  
*Comments:*

- J. Doorbell and Chimes**  
*Comments:*

- K. Dryer Vents**



I	NI	NP	D	Inspection Item
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Comments:

- 

**M. Other**

Comments:

**VI. OPTIONAL SYSTEMS**

- 

**A. Lawn Sprinklers**

Comments:

- 

**B. Swimming Pool/Spa and Equipment**

Comments:

- 

**C. Outbuildings**

Comments:

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**OBSERVATIONS**

**SHED**

With the shed locked, the interior of the building could not be inspected.

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**D. Outdoor Cooking Equipment**

Comments:

- 

**E. Gas Lines – Checked at Fixture Connections Only**

Comments:

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**OBSERVATIONS**

**GAS LINES**

A "drip leg" is normally required for in the gas line at the gas appliance connections that traps moisture and debris before entering the appliance with none found.

No grounding/bonding was found for the gas line.

The unused master bedroom gas valve should be capped or the valve removed and the gas pipe capped.