



Brad Leland
Inspections you can Trust

Inspection Report

Brock Bemonte

Friday, March 16, 2018



4521 Coronado St.

Brad Leland
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PROPERTY INSPECTION REPORT

Prepared For: Brock Bemonte
(Name of Client)

Concerning: 4521 Coronado St., Seabrook, TX
(Address or Other Identification of Inspected Property)

By: Brad Leland, Lic #TREC #5229 03/16/2018
(Name and License Number of Inspector) (Date)

(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.

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. 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, bathroom, 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.

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 requires 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Furnished
Weather Conditions: Fair Cloudy Rain 77 F Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for you exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and

subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Slab on Grade

Performance Opinion: In my opinion the foundation is performing as it was intended at this time.

The foundation face is not visible for inspection at the back of the home where the back deck is installed.



Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

B. Grading and Drainage

Comments: There is a low area that may collect rain water behind the garage. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.

Dirt has been lowered around foundation of home, should assist with the moisture content varying along the foundation.

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Dirt has been lowered around entire perimeter of home exposing the recommended 4-6 inches of foundation to help prevent any insect infestations from occurring in the future.



The soil levels are high in relationship with the interior in several areas. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face without creating reverse drainage. It is generally accepted that in an ideal situation, a brick veneer house should have about 4-6 inches of clearance.



There was heavy foliage in several areas , therefore the face of the foundation and the brick walls in these areas were not visible. This condition will also hold moisture in these areas and may be

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conducive for insect activity. Cutting back the foliage in these areas is recommended.



Foliage has been removed along the outside of the home, inspector recommended that it not be in direct contact with the home/foundation. All foliage contacting home was removed to prevent potential issues in the future.



There appears to be a sub surface drain system. This drain system should assist in diverting rain water to the street or storm sewer. The overall effectiveness of this system was not determined. Underground drains can become clogged or obstructed.



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Accessible Areas

Comments: The gutter system was not sloped adequately to allow for proper drainage at the front of the home. Water loading can cause a gutter system to pull away from the roof structure. This condition makes it easier for water to pass in between the gutter and the fascia board and is considered a conducive condition for wood decay and water penetration.



D. Roof Structures and Attics

Viewed From: Attic accesses only-not safely/reasonable accessible in most areas

Attic Floor - Approximate Average Depth of Insulation: 4-6 inches

Interior Attic Wall - Approximate Average Depth of Insulation: Not installed where visible

Comments: There were openings or gaps in the roof structure fascia/roof overhang at the rear northeast corner of the home. These gaps should be sealed to keep rain water from entering the interior structure.



The eve vent screen was torn at the back of the home. Attic screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Attic screens that are torn enough to allow insect infestation should be repaired or replaced.

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Exterior of home was cleaned and repainted to help preserve quality of the materials as well as prevent wood decay and or water penetration.



The exterior paint was peeling on the roof overhang in some areas. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration.



The insulation on the attic floor was thin to meet minimum current standards (r-30, 113/4"). It is recommended that additional insulation be added for energy efficiency.



The insulation on the interior attic wall/walls was not complete where visible. It is recommended

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that additional insulation be added for energy efficiency.



There was water damage to the roof overhang a the rear northeast corner of the home. All damaged elements should be repaired/replaced.



E. Walls (Interior and Exterior)

Comments: There was a small crack in the interior sheetrock above the door on the back wall of the garage. This crack should be repaired and monitored for further activity.

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There were small cracks in the exterior brick on the north side of the home. Cracks in the exterior bricks are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure. These cracks should be filled and monitored for future movement, while also maintaining an even moisture content in the soils surrounding the foundation.

Soil has been moved to help keep an even moisture content around foundation.



The was heavy corrosion on the metal lintels. A rust inhibitive primer/paint (e.g. Rust-O-Leum)

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should be used to prevent further oxidation. These lintels are commonly found over window and door openings that have brick/stonework above the opening.



It is necessary to seal around the electric breaker box, electric meter box and the air conditioning compressor quick disconnect box to prevent moisture intrusion and corrosion to the metal boxes.



Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

F. Ceilings and Floors

Note: Some areas of flooring were not visible due to large items of furniture, area rugs and stored items.

Comments: The fire stopping was not complete at the wood attic access panel in the garage. When a garage is attached to the structure, special considerations must be taken into account. The garage is statistically the number two place for a house fire to originate. 5/8" wallboard is usually installed to hold a fire in this area for approximately twenty minutes. The absence of this

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fire barrier can allow a fire to spread quickly into the attic.



Attic ladder has been replaced and professionally installed and no longer has a gap when it is closed.

The attic access ladder panel does not seal tight when closed and is not insulated The attic ladder panel should seal tightly against the frame when closed and be insulated to prevent radiant heat from transferring from the attic to the living quarters. It is recommended that the assembly be replaced do to some of the hardware not being secured.



The interior paint was peeling on the ceiling of the garage. It is recommended that a qualified paint contractor be consulted regarding the repair of this condition.

Professional painters were hired to repaint garage ceiling, this has been completed.

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G. Doors (Interior and Exterior)

Note: It is recommended that you replace/rekey exterior locks upon taking possession of the home.

Comments: The French doors off the dining area stick when operated. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted. In most cases, doors that stick or do not latch properly are an indication of past movement in the structure.

All interior to exterior doors have been replaced. Two new sets of french doors have been professionally installed in the living room area (Where this problem was) It is now resolved.



The top hinges are loose at several of the doors.

The seal between the glass panes is loose at the living room sliding glass doors.

Sliding glass door was replaced with french door. (one of the two sets mentioned above in red.) This issue is now resolved.

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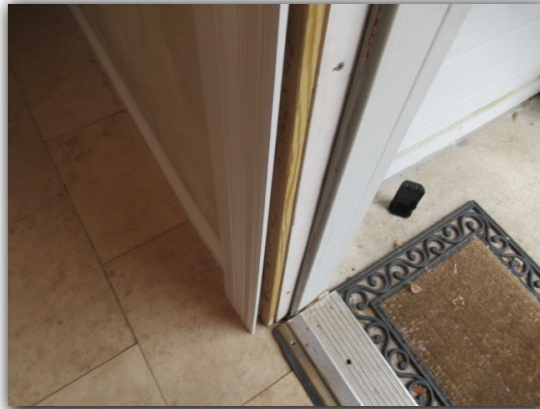
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The interior trim at the front door is not secured and is not completely painted.

New front door has been professionally installed and home has been repainted to resolve these issues.



The plunger in the door knob assembly of the door from the house to the garage has been installed backwards.

Home to garage door and hardware have both been replaced and professionally installed. Issue is now resolved.



The overhead garage door does not close completely as intended and does not seal well when shut.

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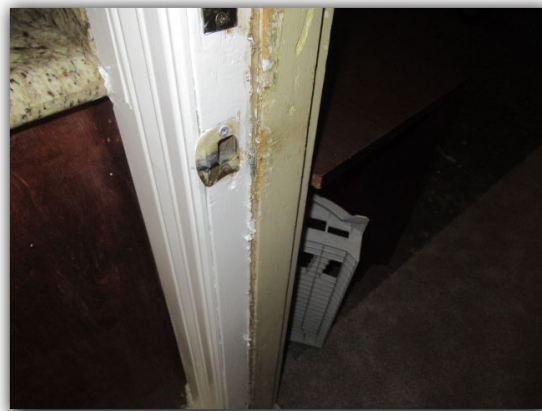
The guest bedroom closet doors have been removed.

New closet doors were purchased and professionally installed.



The weather stripping is torn at the door from the house to the garage.

Weather stripping was replaced along with the door. Issue is resolved.



The weather stripping at the front door is not complete.

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Sliding glass door was replaced with french door, screen no longer needed/intended.

The sliding screen door was missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All sliding glass doors that have channels for screens should have them installed.

There is water damage to the exterior trim outside the dining area French doors. All damaged material should be replaced.

New door frames were professionally installed so there should no longer be water damage to the materials.



H. Windows

Comments: The windows of the home appear to be performing properly.

I. Stairways (Interior and Exterior)

Comment: Not present

J. Fireplaces and Chimneys

Comments: There were cracks in the heat shield inside the fireplace. Most small openings can be sealed using a temperature rated fireplace caulk. I recommend consulting a chimney sweep service company so a corrective course of action can be evaluated.

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There was corrosion on the damper assembly. This condition is an indication of moisture intrusion.



The gas on/off valve was not located.



The igniter tube has been removed and the gas line has not been capped off.

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It is recommended that a chimney sweep be consulted regarding this condition as well as check the entire fireplace/chimney system for any other possible defects.

K. Porches, Balconies, Decks, and Carports

Comments: There were cracks in the north side back patio and it has settled unevenly.



There is earth to wood contact at the back deck. This condition promotes water damage and insect infestation.

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L. Other

Comments: Driveway sections were cracked/settled unevenly.



The fence was not complete behind the garage.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

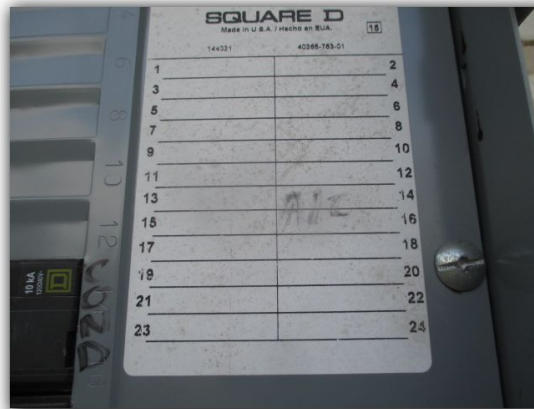
Amp Service Box: 125 amp 240 volt service

Type of Main Service Cables: Copper

Location of Breaker Box: Back of home



Comments: The breakers were not labeled at the service box as required.



White wires were used as a "hot" wire and are connected to a circuit breaker. In most instances the white wires are the grounded conductors, and if they are used as a "hot" wire, they must be wrapped with black or red tape to identify them as a "hot" wire.

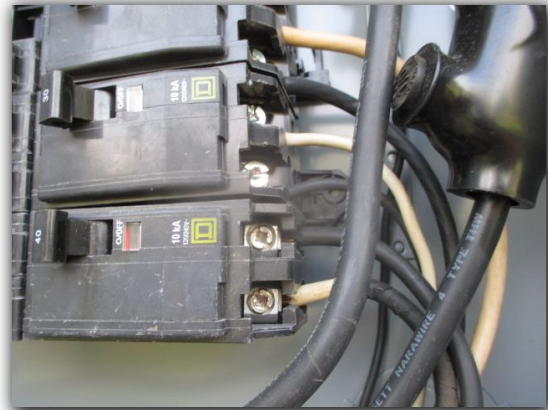
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - Romex

Comments: The house is not properly protected by G.F.C.I. (Ground Fault circuit interrupt) breakers. This is required statement by the T.R.E.C. (6/13/94) G.F.C.I. Breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage, except for one that may be set aside for an extra refrigerator or freezer.

Professional electrician was hired and replaced all outlets, brought them up to standards, and installed face plates. These issues have been resolved.

Several of the electrical fixture face plates are missing. Face plates that are missing for either light switches or electrical outlets are considered a safety. Small children can fit their fingers inside. This is an item that is specifically checked in a real estate inspection.



The living room ceiling fan appears to be on a dimmer switch which is not rated for this application.

Dimmer replaced with correct switch.
Issue resolved.

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Professional electrician was hired and rewired the outlets to resolve the polarity problem. Issue has been resolved.

A polarity problem was detected as the hot and neutral wires appear to be reversed at the outlet at the refrigerator location and at the GFCI outlet in the kitchen. Outlets are checked using a circuit tester. As fixing one outlet may cause other outlets down the line to have problems, I recommend that the system in these areas be serviced by a licensed electrician.



Electrical outlets were replaced by professional electrician and are no longer loose. issue resolved.

Some of the electrical outlets are loose and need to be secured to avoid possible loose connections/electric shorts.

Dining area light and living room ceiling fan have been replaced and installed by a professional electrician, this issue has been resolved.

There is exposed wiring that is not protected by conduit as is required at the dining area light and the living room ceiling fan.

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New light fixtures and light bulbs were professionally installed by an electrician. Issue has been resolved.

Several of the lights were not working. This condition may be a result of a need for light bulb replacement.

The 220 outlet for the dryer is not a 4 prong type as is necessary for newer appliances.



Smoke alarms/detectors have been installed throughout the home for safety.

It is necessary that there be smoke alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms and in the attic is also a good idea. These smoke alarms should go off simultaneously to meet current code requirements.

A smoke detector and a carbon monoxide detector are linked to the ADT system and will notify your account of any activity and contact the authorities automatically.

A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

Note: Not all electrical outlets were accesible due to furniture

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of System: Central

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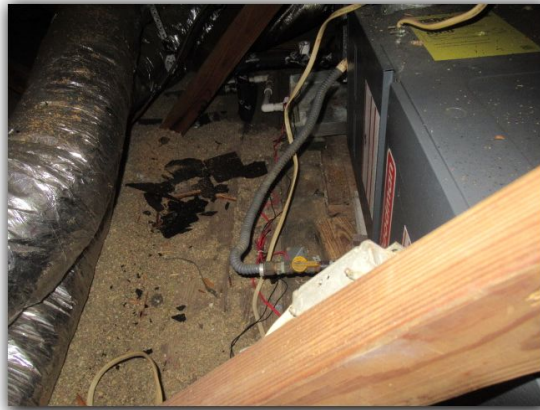
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Energy Source: Gas



Comments: There is no condensate drip leg/sediment trap installed on the furnace gas supply line as is now required.



B. Cooling Equipment

Type of System: Central - Air Conditioner

Exterior Compressor: 3 tons

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Differential Air Temperature Drop During Operation:
Air Going Into System: 76 f Returned Air: 65 f



Contractor was hired for this issue, and an Air conditioning service was completed by previous owner prior to sale closing. It was confirmed to be in working order by time of closing. Issue has been resolved.

Comments: The system did not operate within the allowable tolerances. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

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C. Duct Systems, Chases, and Vents

Comments: Ducts in the attic area are in contact with each other which may cause condensation and damage to the outer coating. These ducts should be separated a minimum of one inch or unfaced insulation placed between them.

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The filter in the return air chase was missing. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems.

An air filter has been installed. Issue resolved.



The duct work was not strapped up off of the attic floor as it should be in order to provide maximum air flow and also to prevent damage to the ducts.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public Private

Sewer Type: Public Private

Location of Water Meter: Front Yard Next to Driveway

Location of Main Water Supply Valve: South Side of Home

Static Water Pressure Reading: 50 psi

:

Type of Water Supply Lines: Copper

Note: 24 hour shower pan test specifically excluded

Comments: There is a leak at the waster supply under the kitchen sink. Leaks can promote water penetration to the structure. Concealed damage is a possibility. The plumbing should be serviced and any damaged elements replaced or repaired.

The hall bathroom tub/shower diverting valve did not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the shower head. Weak or defective diverting valves should be repaired or replaced when they no longer function properly.



It is recommended that there be an inspection port provided on the back side of the plumbing wall of the tile shower in the master bathroom so that it is possible to check for leaks.

Professional plumber was hired and repaired the leak under the sink in the kitchen. Issue resolved.

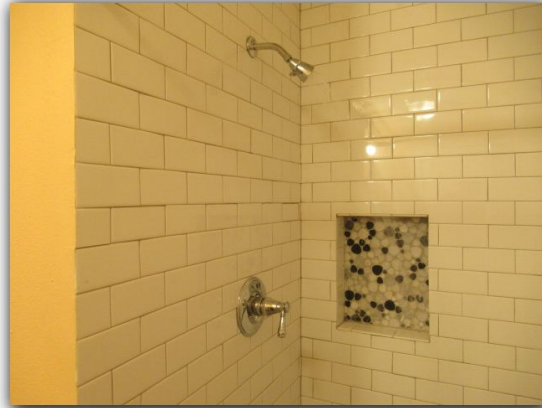
I=Inspected

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I	NI	NP	D
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The cold water supply valve for the hall bathtub/shower does not have a positive stop.



The pedestal sink in the hall bathroom is not secured to the wall.

Pedestal sink has been removed and replaced with a new bathroom vanity that was professionally installed.



Water supply to kitchen sink was restored. Issue resolved.

The water supply was turned off at the kitchen sink.

The exterior faucets do not have back flow protectors. Anti-siphon devices keep contaminated

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water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire plumbing system for any other possible defects.

B. Drains, Wastes, and Vents

Note: It is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there are any unseen damaged drain lines.

Comments: The left side of the kitchen sink was slow to drain. This is an indication that there is an obstruction in the drain line.

Sink has been serviced by professional plumber. The sink now drains at a normal rate. Issue resolved.



It is necessary that there be an inspection ports provided for the hall bathtub/shower so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

I=Inspected

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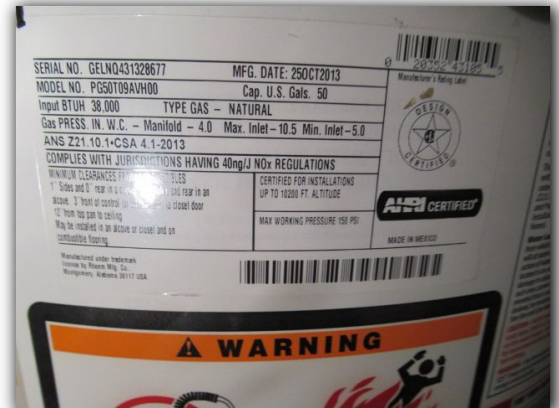
I NI NP D



C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallon



Note: The inspection does not check the operation of the temperature & pressure relief valve(s) since valves appear to be over 3 years old and manufacture recommends replacement of TPR valves over 3 years of age. Malfunction of the valve during testing could result in loss of use of unit as the valve may stick and drain continuously.

Comments: The temperature and pressure relief valve should drain into a line that is plumbed to the outside. This line can be 3/4" C.P.V.C Plastic (not reduced in size) and should terminate from 2 to 6 inches from the ground.

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The water heater flue pipe did not appear to be completely of the double walled type as is required for gas appliances.



The water heater flue pipe was not secured/strapped to the rafters.



There was no condensate drip leg/sediment trap installed on the water heater gas supply line as is now required.

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I	NI	NP	D
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The CSST gas supply has not been bonded as is now required.

There was corrosion at the water supply lines and a slow drip leak. It is recommended that these fittings be replaced.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire water heating system for any other possible defects.

D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

E. Other

Location of Gas Meter: Back of home

I=Inspected

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D=Deficient

I	NI	NP	D
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Comments: Gas meter appears to be performing properly.

V. APPLIANCES

A. Dishwashers

Comments: The dishwasher was not operational as the water supply was turned off to it at the time of the inspection.

Brand new stainless steel dishwasher has been installed and is now in normal working order. Issue resolved.



The upper basket is not secured to the left side slide rail.

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I	NI	NP	D
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New dishwasher installed (See above comment)

The dishwasher had rust on the baskets.



New dishwasher installed (See above comment)

The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain lines should be elevated or a back flow device installed.



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B. Food Waste Disposers

Comments: The garbage disposal was not operational as it has been disconnected from the power supply.

New garbage disposal was purchased and professionally installed and is now in normal working order. Issue resolved.



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C. Range Hood and Exhaust Systems

Comments: The range hood light did not operate. Ample lighting is mandatory near cooking surfaces. Low or diffused lighting can create a dangerous cooking environment in the kitchen. Most appliance lights can be purchased at home improvement or appliance stores.

The range top has a re-circulating vent hood. The air is filtered, and then it is re-deposited in the kitchen. Most vent-hood appliances, especially ones that use gas, will have a flue which is terminated outside of the house to remove combustion products, moisture, grease, and heat. The installation of a flue will also lower your electric bill during the hot months.

New kitchen appliances were professionally installed to resolve these issues.



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D. Ranges, Cooktops, and Ovens

Comments: The range is not secured to the surrounding cabinet or wall and the anti tip device is not securing the range as intended. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.

New range professionally installed.

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I NI NP D



E. Microwave Ovens

Comments: The microwave control knob did not operate when tested.

New microwave has been professionally installed. Issue resolved.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Both of the exhaust fans in the bathrooms were not drawing air as intended.

Exhaust fans replaced in bathrooms and now function.

G. Garage Door Operators

Comments: The garage door operator was not in working condition at the time of the inspection.

Brand new garage door operator was installed professionally and is now automatic with a button near garage door entry to home, and two wireless remotes. It is now in working order. Issue resolved.

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H. Dryer Exhaust Systems

Note: It is recommended that periodic cleaning of the dryer venting duct of lint be done to reduce risk of blockage that may result in overheating/fire.

Comments: The exterior dryer vent wall cap was not sealed to the wall as it should be in order to prevent possible water penetration.



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I. Other

Comments: Not present

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: The control box was not visible/not located therefore the sprinkler system was not operated and performance tested.

Landscaper was hired and tested/activated the sprinkler system. It is in working order. Control panel is in the garage near large garage door on the wall.