

Direct Home Inspection



"The Right Direction to a Quality Home Inspection"

PROPERTY INSPECTION REPORT

Prepared for: Autumn and Emery Kincaide



**Address: 6734 and 6736 W Fuqua Drive
Houston, Texas 77489**

PROPERTY INSPECTION REPORT

Prepared For: Autumn and Emery Kincade

(Name of Client)

Concerning: 6734 and 6736 W Fuqua Drive, Houston, Texas 77489

(Address or Other Identification of Inspected Property)

By: Harold K. Randle License # 10237

September 28, 2019

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by the 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 as deficient 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 AN EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188.
(<http://www.trec.state.texas.gov>).

(512) 936-3000
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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 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 insure 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 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 PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: Partly Cloudy

Temperature: 80°F

Present At Inspection:

Client

Homeowner

Buyers Agent

Sellers Agent

Locations of items given within the inspection report (such as left, right, front, back, rear, etc.) are taken from the vantage point of facing the property from the front curb or street.

The Standards of Practice is abbreviated as “SOP” in this report.

This report may contain pictures of deficiencies that are observed by the inspector during the inspection. These pictures are not intended to necessarily portray the total extent of any current and/or potential future damages related to the particular deficiency referenced, but to provide a specific visual reference to the item in question that may require further evaluation by licensed professionals to determine the full extent of the deficiency. There were several deficiencies found at the above stated property as outlined in this report. Smoke detectors are missing from the property and should be installed in sleeping areas and utility rooms. The perimeter around the house has trees and bushes that have branches that are touching the siding of the house. These branches should be cut back or removed so that they do not damage the siding and/or allow moisture to penetrate the house. Deficiencies were also found related to the roofing, plumbing, heating and air-conditioning, and electrical systems of the property that have also been listed in this report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please contact us immediately for any clarifications or further questions.

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

I	NI	NP	D	
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Slab-on grade**

Comments: The foundation and related structurally components were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to the foundation performance.

- 1. Foundation elevation was measured using a ZIPLEVEL high precision altimeter. A zero reference point was established at the approximate foundation slab center. The elevation measurement variations were as follows:**

Unit 6734:

Front Entrance -1.8 inch; Dining Room -0.4 inch; Kitchen -0.7 inch; Family Room -1.3 inch; Hallway Bathroom -0.6 inch; Master Bedroom 0.0 inch; Master Bathroom -1.2 inch; Front Bedroom -0.1 inch.

Foundation did not appear to function as intended at time of inspection.

Unit 6736:

Front Entrance 0.2 inch; Dining Room 0.8 inch; Kitchen 0.4 inch; Family Room -1.1 inch; Master Bedroom -1.1 inch; Master Bathroom 0.3 inch; Front Bedroom 1.1 inch; Side Bedroom 0.7 inch.

Foundation did not appear to function as intended at time of inspection.

- 2. Tree roots at grade near foundation wall can cause damage by lifting foundation and should continue to be monitored. Recommend having licensed foundation specialist further evaluate any item listed above and make appropriate repairs.**

B. Grading and Drainage

Comments: Site grading and drainage were visually inspected for proper slope and water flow away from property. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to inspect flatwork or detention/retention ponds (except as related to the slope and drainage); determine area hydrology or the presence of underground or surface drainage systems.

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

I	NI	NP	D

1. Landscaping drains towards property at several locations. Lot grading should be done such that surface water will drain away from property to prevent water from ponding at the foundation and structure. Soil should slope away from the property approximately 1 inch per foot for the first 10 feet beyond the property.
2. Soil height should be at least 6 inches below top of foundation wall and bottom of siding to prevent water penetration and damage to siding. High soil height can also be conducive to termite attraction.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

C. Roof Covering Materials

Type(s) of Roof Covering: Composite asphalt material

Viewed From: Roof Level and Ground.

Comments: The roof covering, flashing, and jacks were visually inspected for proper adhesion, installation, and water leaks. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect the roof from the roof level if, in the inspector's reasonable judgement the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; determine the remaining life expectancy of the roof covering material or the number of layers of roof covering material; identify latent hail damage; exhaustively examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.*

1. Metal roof edge flashing is not installed properly at several locations. Flashing should properly secured to prevent water from roof surface from draining onto roof deck.
2. Tree limbs above roof should be cut back to prevent roof damage.
3. Satellite TV stand has not been properly installed with satellite dish roof jack. The stand has been directly attached to wood decking which can allow water to leak through wood decking at screw penetrations. Screws should be properly sealed where they penetrate decking to prevent water from damaging decking via screw holes. This may be difficult to accomplish as silicone may not be compatible with asphalt shingles and roofing cement or tar can crack and/or deteriorate over time.

Note: Many roof leaks occur through rusted flashings, chimney flashings, vent pipe flues, exposed nails, ventilators and loose fascia boards. It is recommended that the attic space is inspected during a heavy rain fall to determine if any roof leaks are present at roof decking and roof deck penetrations.

Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.

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Satellite Dish Installed On Roof



Loose Metal Edge Flashing



Tree Limbs Above Roof



Tree Limbs Above Roof



Tree Limbs Above Roof

D. Roof Structures & Attics

Viewed From: Attic Areas That Were Safe And Accessible

Approximate Average Depth of Insulation: 6 inches

Comments: The roof structure and attic were visually inspected for proper framing, insulation, ventilation, and water leaks. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations of deficiencies and water penetrations.

- 1. Unit 6736 attic ladder was sealed shut preventing attic from being inspected.**
- 2. Unit 6736 fascia boards are loose and/or damaged at rear roof locations. This situation should be corrected to prevent pests and rodents from entering the house at the attic level.**
- 3. Unit 6734 attic stair cover is not insulated properly. Cover should be properly insulated and sealed with weather stripping to prevent loss of conditioned air from living space into attic area. Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.**

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Fascia Board Damage



Missing Stair Cover Insulation



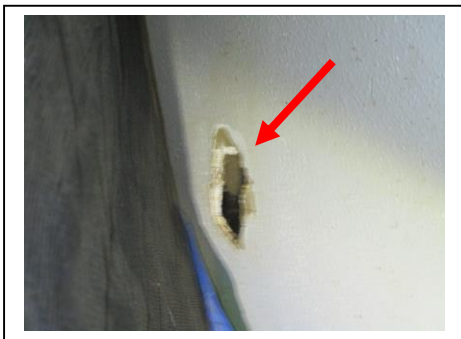
Sealed Attic Stair Ladder

E. Walls (Interior and Exterior)

Comments: The interior and exterior walls were visually inspected. The exterior wall covering was brick veneer. The interior wall coverings were drywall and tile. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to report cosmetic damage or the condition wall coverings; paints stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.

1. Unit 6734 walls are damaged at multiple locations.
 2. Side storage room walls are not finished properly.
- The above areas should be properly re-finished and re-painted. Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.



Wall Hole



Wall Damage

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

I	NI	NP	D



Wall Damage



Wall Damage

F. Ceilings and Floors

Comments: The ceilings and floors were visually inspected. The ceiling covering was drywall. The floor covering was tile. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to report cosmetic damage or the condition of floor or ceiling coverings; provide an exhaustive list of locations of deficiencies and water penetrations.

1. Unit 6734 Master Bedroom ceiling has foreign substance on its surface and should be further evaluated by a licensed environmental specialist.
2. Unit 6734 Family Room ceiling is not finished properly. These areas should be properly re-finished and re-painted.
3. Unit 6734 Kitchen floor tiles are damaged. Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.



Foreign Substance On Ceiling



Improper Ceiling Finish



Cracked Floor Tile

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I	NI	NP	D

G. Doors (Interior and Exterior)

Comments: The interior, exterior, and overhead garage doors were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the cosmetic condition of paints, stains, or other surface coatings; operate a lock if the key is not available; provide an exhaustive list of locations of deficiencies and water penetrations.*

1. Unit 6734 Master Bedroom door did not close properly.
2. Unit 6734 bedroom door has damaged panel.
3. Unit 6736 bedrooms have missing closet doors.
4. Unit 6734 exterior sliding door leading to rear yard did not operate properly.
5. Missing door stops should be installed to prevent doors from damaging walls when opened.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.



Improper Door Closure



Missing Bedroom Closet Door



Missing Bedroom Door



Improper Door Operation



Damaged Door Panel

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H. Windows

Comments: The windows were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; provide and exhaustive list of locations of deficiencies and water penetrations; exhaustively inspect insulated windows for broken seals; exhaustively inspect glazing for identifying labels; or identify specific locations of damage.

1. Windows were inaccessible due to furniture and/or stored items and were not inspected.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments: Porches were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components; or enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1. Sidewalks and driveway slab had cracks.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

L. Other

Comments:

1. Unit 6734 wood fence is damaged at rear yard.

2. Unit 6736 side bedroom could not be fully inspected due to stored items.

3. Unit 6736 Kitchen cabinet has missing drawer.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

4. Roaches were observed throughout property.

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I	NI	NP	D

5. Rodent droppings were observed at Unit 6734 attic. Recommend having a licensed pest control company further evaluate this condition and provide appropriate treatment.



Stored Items At Bedroom



Missing Cabinet Drawer



Stored Items At Bathroom



Rodent Droppings



Wood Fence Damage

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The service entry panel, conductors and associated devices were visually inspected. The panels are located at the rear wall of the property. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

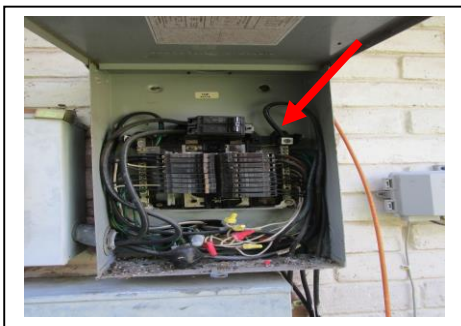
TREC SOP: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

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I	NI	NP	D

1. Units 6734 and 6736 have GE apparent 100 amp electrical service panels.
2. White 240V circuit wire should be marked with red or black electrical tape or permanent marker to indicate wire is carrying ungrounded power.
3. Breakers at panel box are not labeled properly.
4. Arc-fault circuit interrupting (AFCI) breakers should be installed to protect circuits at family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry rooms, or similar rooms or areas. AFCIs are breakers designed to protect against fires caused by arcing faults in the wiring of the property. Arcing faults can be caused by worn and/or damaged electrical cords, plugs and/or branch circuit wiring and are a common cause of residential fires. While AFCIs are required in new construction per current building standards adopted in some jurisdictions across the country, older homes with aging and deteriorating wiring can also benefit from the added protection of AFCIs. As of September 1, 2014, the State of Texas has adopted the 2014 National Electric Code which includes this requirement as the “minimum standard” for all non-exempt electrical work.
5. Exposed aluminum feeder wiring does not have anti-oxidant compound to prevent aluminum wire surface from oxidizing when exposed to air which can result in a poor connection.
6. Unit 6734 grounding electrode is not properly secured to grounding rod. Electrode should be connected to grounding rod to help carry unexpected electrical charges away safely and also help to dump static electrical charges.
7. Wires inside panel are connected with wire nuts. Wires entering panel should connect directly to breakers or bus bar when possible.

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.



Electrical Service Panel



Disconnected Grounding Conductor

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Comments: The branch circuits, devices and fixtures were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included

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I	NI	NP	D

but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; or remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.*

1. Unit 6734 has inoperable wall receptacle at Living Room.
2. Unit 6734 receptacles have damaged cover plate.
3. Unit 6736 Master Bathroom has missing light fixture.
4. Exposed electrical wiring should be properly secured inside of electrical junction box.
5. Smoke alarms should be installed at each sleeping room, outside each separate sleeping area and in the immediate vicinity of the sleeping rooms and utility rooms.
6. Some receptacles were inaccessible due to furniture and were not inspected.

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.



Missing Light Fixture



Missing Smoke Alarm



Exposed Electrical Wiring



Damaged Receptacle Cover Plate



Inoperable Receptacle

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I	NI	NP	D	

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **Forced air furnace; Horizontal Configuration**

Energy Sources: **Electric**

Comments: The heating equipment was visually inspected and operated using normal control devices. The furnace was located in the attic. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to program digital thermostats or controls; inspect winterized or decommissioned equipment; multi-stage controllers, sequences, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, or reversing valves; operate setback features on thermostat controls, radiant heaters, steam heat systems, or unvented gas-fired heating appliances, pumps in the heat pump mode, when the outdoor temperature is above 70 degrees; verify the compatibility of components, the accuracy of thermostats, or the integrity of the heat exchanger; determine the sizing, efficiency, or adequacy of the system.

1. Unit 6734 furnace operated as intended.
2. Unit 6736 attic was not accessible and furnace was not inspected.
3. Unit 6736 furnace did not provide adequate heat at time of inspection.

Recommend having licensed heating and air conditioning specialist further evaluate heating and air conditioning system.



Furnace

B. Cooling Equipment

Type of Systems: **Exterior Condensing Units**

Comments: The cooling equipment was visually inspected and operated using normal control devices. The exterior condensing units are located at the rear wall. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

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

I	NI	NP	D

TREC SOP: *The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned equipment, multi-stage controllers, sequences, de-icing provisions, or reversing valves; operate setback features on thermostats or controls, cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; verify compatibility of components, tonnage match of indoor coils and outside coils or condensing units, or accuracy of thermostats; determine sizing, efficiency, or adequacy of the system.*

- 1. Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air are between 14°F and 22°F which would indicate that the unit is cooling as intended.
The temperature on the system(s) read:
Unit 6734: Supply (66°F); Return (75°F); Difference = 9°F
Unit 6736: Supply (67°F); Return (79°F); Difference = 12°F
The above difference indicates system is **not** cooling as intended.**
- 2. Exterior refrigerant piping is not insulated properly.**
- 3. Refrigerant piping should be sealed properly where it enters property through exterior wall to prevent rodents and/or pests from entering property.**

Recommend having licensed heating and air conditioning specialist further evaluate air conditioning system.



Exterior Condensing Unit



Exterior Condensing Unit



Missing Refrigerant Pipe Insulation

C. Duct Systems, Chases, and Vents

Comments: The duct systems, chases and vents were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers or electronic air filters; determine balanced air flow of the conditioned air to the various parts of the building, or types of materials contained in insulation.*

- 1. Functioning as intended at time of inspection.**

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I	NI	NP	D

IV. PLUMBING SYSTEM

A. Water Supply, Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Property Side

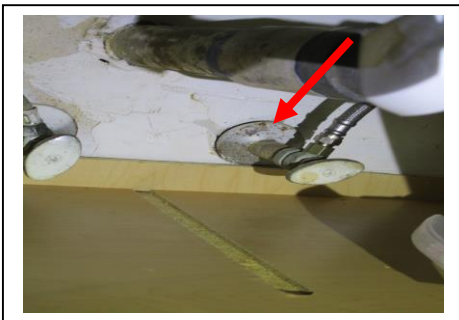
Static water pressure reading: 52 psi

Comments: The plumbing water supply, distribution systems and fixtures were visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

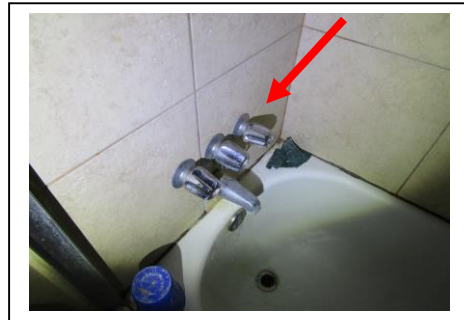
TREC SOP: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of hose bibbs; inspect any system that has been winterized, shut down or otherwise secured, circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, fire sprinkler systems, inaccessible gas supply system components for leaks; determine quality, potability, or volume of the water supply or effectiveness of backflow or anti-siphon devices.

1. Galvanized water piping is approaching its useful life and should be replaced with pipe material that meets current building standards.
2. Water sediment was observed at multiple sinks and bathtub due to apparent corrosion buildup at interior plumbing pipe lining.
3. Unit 6734 hallway bathroom could not be fully inspected due to stored items. Tenant indicated that bathroom floods when plumbing fixtures inside bathroom are used.
4. Main water supply pipe and exterior hose faucets should be insulated to help prevent freezing during cold temperatures.
5. Unit 6736 Master Bathroom bathtub shower diverter has leaking control handles.

Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.



Galvanized Water Pipe



Leaking Bathtub Shower Diverter

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

I	NI	NP	D



Galvanized Water Pipe



Water Corrosion

B. Drains, Wastes, and Vents

Comments: The drains, wastes, and vents were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to verify the performance of the bathtub overflow, floor drains, clothes washing machine drains; inspect for sewer clean-outs, or for the presence of private sewage disposal systems.

- 1. Unit 6736 Kitchen sink cleanout drain cap is missing. The cap should be provided to prevent rodents and pests from entering property through plumbing piping.**

Note: The functional water test of the plumbing system is a visual test that can not determine the actual condition of plumbing pipes located behind finished surfaces or buried underground. Vacant homes, homes with older plumbing system, homes with previous foundation repairs or prior known drainage problems, and homes with trees on the property grounds may have degraded, clogged and/or damaged sewer piping. It is recommended that the condition of these pipes be inspected by a licensed plumber with a video camera scan of the pipes from the house to the street or on-site sewage system. In addition, drain lines under the property can also be tested for leaks via a hydrostatic leak test.

Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.



Missing Cleanout Cap

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: GE Electric Tank

Capacity: 40 Gallons

Comments: The water heater was visually inspected. The units were located in the washroom. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgement, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

- 1. Water tank should be installed on a stand inside of pan that is piped to property exterior.
Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.**



Water Heater



Water Heater

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments: Dishwasher was visually inspected and operated in a normal wash cycle with the soap dispenser closed. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited

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

I	NI	NP	D

to any items listed below.

TREC SOP: *The inspector is not required operate or determine the condition of other auxiliary components or disassemble appliances.*

- 1. Unit 6734 did not have dishwasher.**
 - 2. Unit 6736 dishwasher is not properly attached to countertop and/or cabinets.**
- Recommend having licensed appliance specialist further evaluate this condition.**



Dishwasher

B. Food Waste Disposers

Comments: Food waste disposer was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components or disassemble appliances.*

- 1. Badger disposer operated as intended at time of inspection.**

C. Range Hood and Exhaust Systems

Comments: Range hood exhaust system was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components, disassemble appliances, determine the adequacy of venting systems, or determine proper routing and lengths of duct systems.*

- 1. Exhaust vent operated as intended at time of inspection.**

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

I	NI	NP	D

D. Ranges, Cooktops, and Ovens

Comments: The range was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to determine the condition of other auxiliary components, disassemble appliances; or inspect self-cleaning functions.

- 1. Unit 6734 Kenmore electric range left rear and right front burners did not operate at time of inspection.**
 - 2. Unit 6736 Frigidaire electric range operated as intended.**
- Recommend having licensed appliance specialist further evaluate this condition.**



Range

E. Microwave Ovens

Comments:

- 1. Countertop microwave was not inspected.**

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Exhaust vents and bathroom heaters was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to determine the condition of other auxiliary components, disassemble appliances, determine the adequacy of venting systems, or determine proper routing and lengths of duct systems.

- 1. Operated as intended.**

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

I	NI	NP	D	
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G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: The dryer exhaust system was visually inspected.
Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: The inspector is not required to determine the condition of other auxiliary components, disassemble appliances, determine the adequacy of venting systems, or determine proper routing and lengths of duct systems.

- 1. Appears to be functioning as intended at time of inspection.**
- 2. Dryer vents should have lint and debris cleaned on a regular basis.**

I. Other

Comments: