

ALLTEX HOME INSPECTIONS



15018 RIVERLET CT.
CYPRESS, TX 77429

ALLTEX HOME INSPECTIONS

STEPHEN PERRY
SUGAR LAND, TX 77498

Phone 281-224-8486

TREC 7854

INVOICE

SOLD TO:

DENNIS & CATHY ORLANDO
15018 RIVERLET CT.
CYPRESS, TX 77429

INVOICE NUMBER	20170512-02
INVOICE DATE	05/12/2017
LOCATION	15018 RIVERLET CT.
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$520.00	\$520.00
5/12/2017 PAID \$520 CHECK	(\$520.00)	(\$520.00)
	SUBTOTAL	\$520.00
	TAX	\$0.00
	TOTAL	\$520.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

ALLTEX HOME INSPECTIONS

STEPHEN PERRY
SUGAR LAND, TX 77498

Phone: 281-224-8486
Fax:
Email: SNP1102@HOTMAIL.COM

PROPERTY INSPECTION REPORT

Prepared For: DENNIS & CATHY ORLANDO
(Name of Client)

Concerning: 15018 RIVERLET CT., CYPRESS, TX 77429
(Address or Other Identification of Inspected Property)

By: Stephen Perry, Lic #7854 05/12/2017
(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.

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I NI NP D

I. STRUCTURAL SYSTEMS

-

A. Foundations

Type of Foundation(s): Slab
Comments:

Signs of Structural Movement or Settling

- Cracks in exposed concrete driveway**
- Floors not level, -.9" tenths of an inch in the breakfast area**
- Door / window frames out of square(the front and back doors are rubbing on the frame or at the bottom and there is some upstairs bedroom doors swinging shut on there own"out of square" with the frame)**

PerformanceOpinion: (An opinion on performance is mandatory)
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.

- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.**

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000"- ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. IT WAS DETERMINEDAFTERCAREFULEVALUATIONOF THE

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DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS WITHIN ACCEPTABLE TOLERANCES. THE BREAKFAST AREA WAS SHOWING .9" TENTHS OF AN INCH LOW ON THE FRONT SIDE OF THE HOME. HOWEVER, THIS IS NOT CONSIDERED AN EXCESSIVE TOLERANCE.



Slab-on-grade foundations are the most common type of foundations in the greater houston area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

Suggested Maintenance: (managing trees and large shrubs): Trees and large shrubs extract large amounts of water from the soil every day, when they are close to the foundation the can significantly exacerbate the shrinkage of soil when there is drought. It is during extended periods that we see the most damage due to foundation movement; The houses that exhibit damage during a drought almost always have trees/large shrubs close to the foundation that are clearly making the situation worse than it would be otherwise. Tress and large shrubs can be managed for improved moisture control and foundation performance.

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Large shrubs can be removed. Trees can also be removed. In many cases, the roots of trees can be pruned between the trees and foundation.

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:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Trees/heavy foliage close to structure; recommend that the trees and shrubs close to the home have a root barrier system installed or roots pruned back between the home and tree. trees close to the home and large roots from trees and shrubs growing underneath the

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home can affect foundation performance.



C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Binoculars

Comments: THE ROOF APPEARS TO BE THE ORIGINAL WITH THE HOME AND DOES HAVE DEFICIENCIES, INCLUDING SIGNS OF PREVIOUS ROOF LEAKS. THERE IS DEFICIENCIES DETAILED BELOW THAT NEEDS EVALUATION AND REPAIRS BY A ROOFING EXPERT.

SATELLITE DISHES ARE NOT RECOMMENDED ON THE ROOF DUE TO BEING PRONE TO ROOF LEAKS.



RAISED FLASHING/FLANGE ON THE PLUMBING VENT JACKS THAT

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WERE NOT PROPERLY INSTALLED AND NEED TO BE PROPERLY SEALED DOWN TO PREVENT POTENTIAL ROOF LEAKS



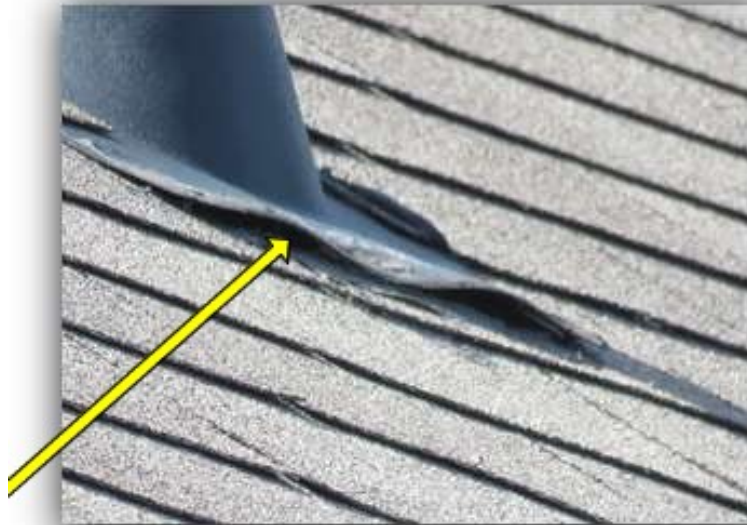
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- **THERE IS SOME RAISED FLASHING AT THE UPPER WALL AND**

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ROOF INTERSECTIONS THAT NEEDS TO BE NAILED AND SEALED DOWN TO PREVENT POTENTIAL ROOF LEAKS



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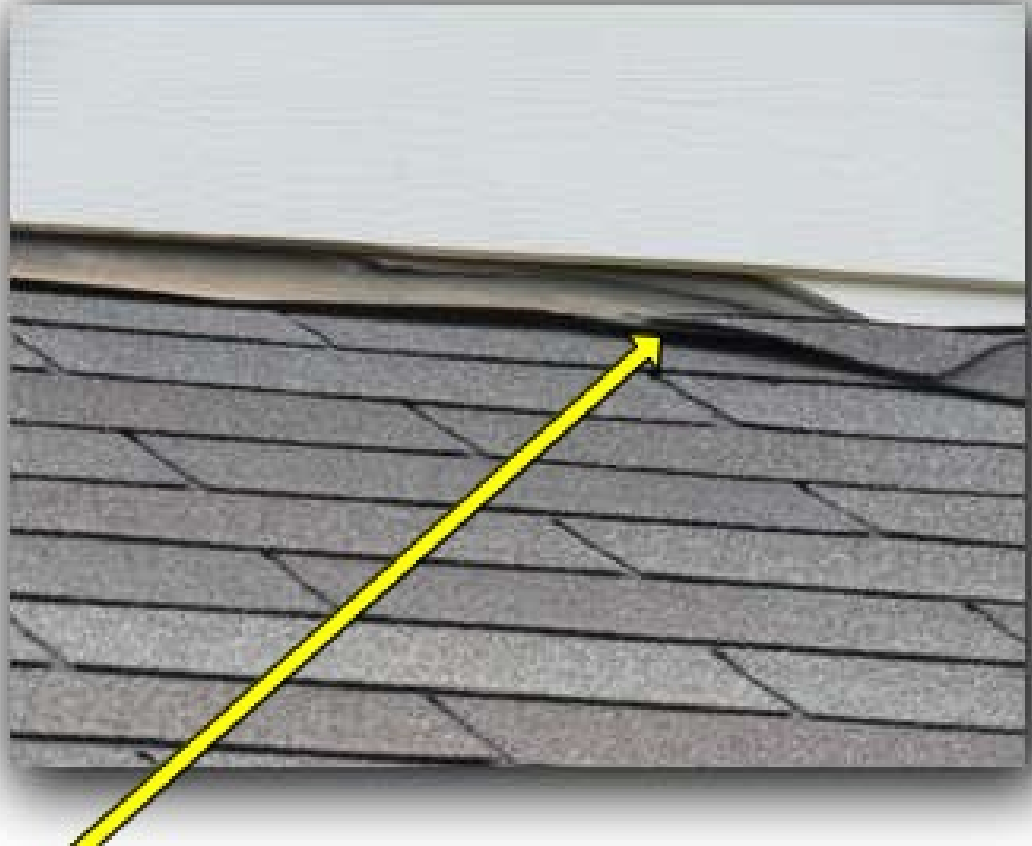
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- **THERE IS SEVERAL RAISED SHINGLES IN VARIOUS LOCATIONS THAT NEEDS TO BE REPAIRED AND PROPERLY SEALED DOWN BY A ROOFING EXPERT**
- **DAMAGED/MISSING SHINGLE AND AN IMPROPER ROOF REPAIR USING SILICONE CALKING**

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- **THERE IS SEVERAL RAISED SHINGLES IN VARIOUS LOCATIONS THAT NEEDS TO BE REPAIRED AND PROPERLY SEALED DOWN BY A ROOFING EXPERT; RECOMMEND EVALUATION OF THE ROOF BY A ROOFING EXPERT. APPEARS TO BE SOME WIND/STORM DAMAGE IN SOME LOCATIONS AS WELL WITH RAISED SHINGLES IN VARIOUS LOCATIONS.**



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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 6 TO 7 INCHES

Approximate Average Thickness of Vertical Insulation: 6 INCHES

Comments:

- **THERE IS LOW OVERALL DEPTH OF MISSING INSULATION ON THE ATTIC FLOOR THAT NEEDS ADDITIONAL INSULATION ADDED. (FOR INCREASED ENERGY EFFICIENCY IT WOULD BE RECOMMENDED TO HAVE A MINIMUM R-VALUE OF R-38 14-16 INCHES OF BLOWN-INSULATION, TOTAL DEPTH)**

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☑ IT WOULD BE RECOMMENDED TO HAVE RADIANT BARRIER APPLIED TO THE ROOF SHEATHING FOR IMPROVED ENERGY EFFICIENCY.

☑ FOR IMPROVED ENERGY EFFICIENCY IT WOULD BE RECOMMENDED TO HAVE A SOLAR POWERED THERMOSTATICALLY CONTROLLED ATTIC EXHAUST FAN INSTALLED.

☑ EVIDENCE OF PREVIOUS ROOF LEAKS WITH WATER STAINS ON THE ROOF DECKING THAT NEEDS EVALUATION BY A ROOFING EXPERT AND POTENTIAL REPAIRS TO THE WATER DAMAGED OSB ROOF DECKING



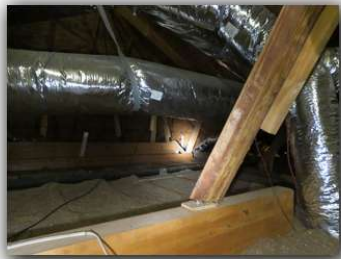
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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

Caulking / sealant is separated or missing in some areas

GAPS AT THE SIDING JOINTS THAT NEED TO BE CALKED



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SOME DAMAGED CEMENT BOARD SIDING THAT NEEDS TO BE REPAIRED ON THE SIDE OF THE HOME



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THE BRICK JOINTS NEED TO BE CALKED AND SEALED



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F. Ceilings and Floors

Comments:

Water stains on ceiling/patchwork in several locations that appears to be from previous water stains and roof leaks that needs further evaluation on the upstairs front bedroom ceiling in two bedrooms and also in the hallway near the stairwell that may have been from the a/c water pan.(all these locations were previously patched/painted over, infrared camera did not show any active moisture)



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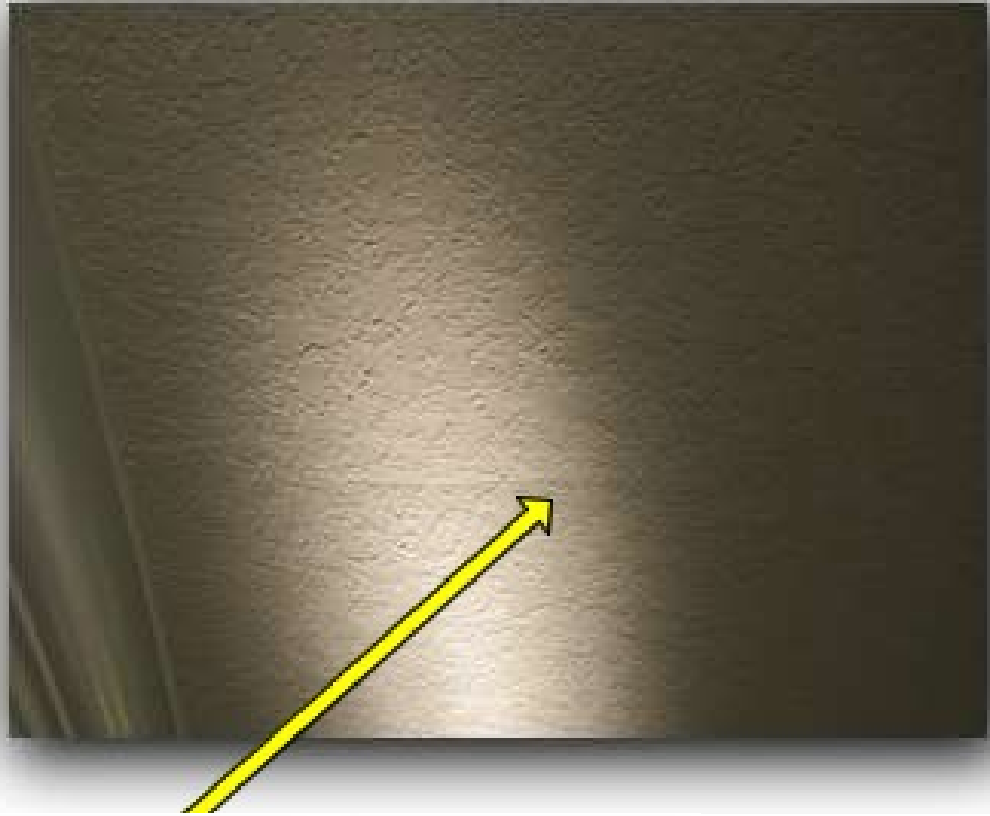
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SOME PATCHWORK AROUND THE ATTIC ENTRY ON THE CEILING



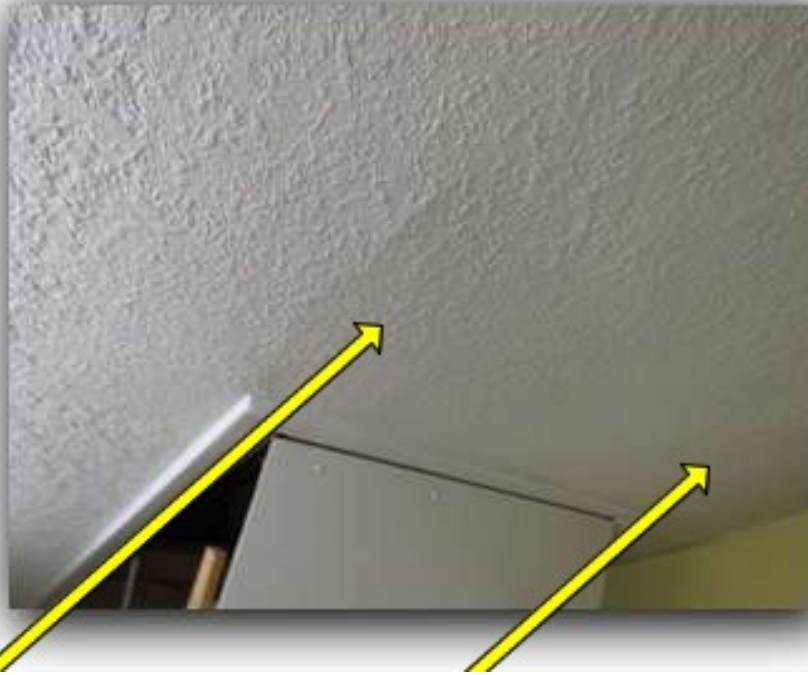
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WITH THE USE OF AN INFRARED CAMERA DID SHOW MISSING INSULATION ON THE MASTER BATHROOM CEILING/WALL INTERSECTION THAT NEEDS TO BE PROPERLY INSULATED



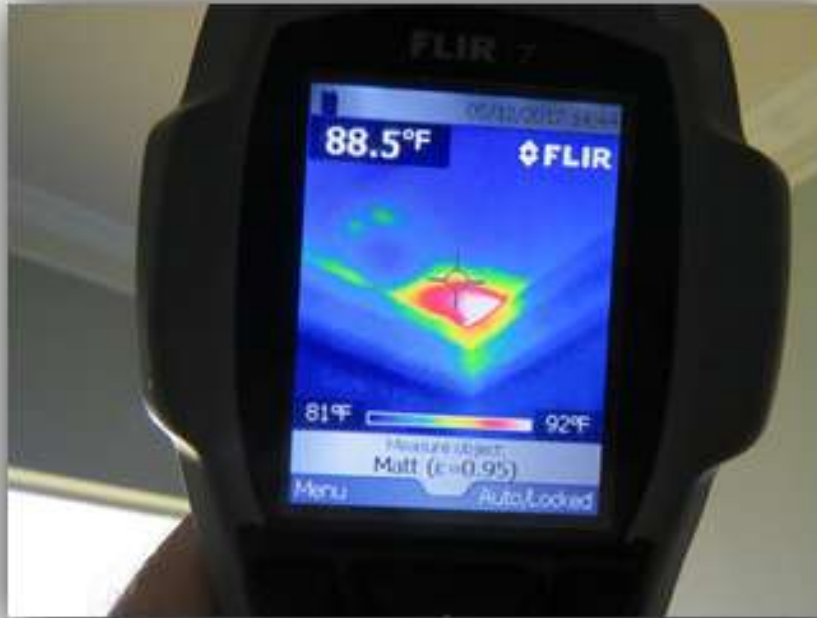
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

Exterior Doors

THE FRONT AND BACK DOORS ARE RUBBING AT THE FRAME AND IN NEED OF REPAIR(ALSO CAN BE EVIDENCE OF STRUCTURAL SETTLEMENT)IN NEED OF REPAIR BY A DOOR REPAIR EXPERT.



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THERE IS AN UPSTAIRS BEDROOM DOOR SWINGING SHUT ON IT'S OWN(EVIDENCE OF STRUCTURAL SETTLEMENT OR IMPROPER DOOR INSTALLATION).



THE GARAGE ENTRY DOOR IS NOT SELF CLOSING AS REQUIRED FOR FIRE SAFETY FOR ATTACHED GARAGE ENTRY DOORS.



Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

Some windows are difficult to open or close

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- Some window lift supports are loose, damaged or missing**; many windows have detached springs and unable to stay open. Recommend evaluation of all the homes windows and any needed repairs by a window repair expert.

- Some window screens are damaged or missing**



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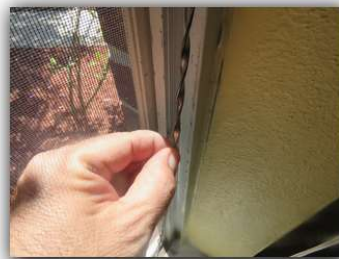
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I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

THE GAS FIREPLACE WAS TESTED AND FUNCTIONING PROPERLY AT THE START OF INSPECTION, THEN WHEN TESTING A SECOND TIME AT THE END OF INSPECTION WITH CLIENTS THERE WAS NO PILOT AND DID NOT LITE; RECOMMEND EVALUATION BY AN EXPERT IN THIS FIELD.

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K. Porches, Balconies, Decks, and Carports

Comments:

CRACKED DRIVEWAY SLAB THAT NEEDS REPAIRS.



L. Other

Comments:

DAMAGED FENCE THAT IS IN NEED OF REPAIR.

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II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

Comments:

- Underground Service

Main Disconnect Panel

- A/C condensing unit #1:**

Specifies max amp breaker of 30__ and a 40 ____ amp breaker is in use; IN NEED OF REPAIR BY AN ELECTRICIAN



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Sub Panels

Type of Wire: Copper Aluminum

THERE IS NOT AFCI PROTECTION PRESENT IN ALL THE REQUIRED LOCATIONS NOW REQUIRED FOR NEW CONSTRUCTION; THERE WAS AFCI FOR THE BEDROOMS AND SMOKE DETECTOR WHICH WAS THE REQUIREMENT WHEN THE HOME WAS ORIGINALLY CONSTRUCTED. HOWEVER NOW REQUIRED FOR NEW CONSTRUCTION AFCI (ARC FAULT CIRCUIT INTERRUPTION) PROTECTION PROVIDES FIRE SAFETY PROTECTION. NOW REQUIRED FOR NEW CONSTRUCTION IN BEDROOMS, GAME ROOMS, PARLORS, LIBRARIES, DINING ROOMS, HALLWAYS, CLOSETS, SUN ROOMS AND SIMILAR AREAS.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

ONLY ONE OUTLET IN THE GARAGE; THERE SHOULD BE AN OUTLET ON EACH WALL IN THE GARAGE, MORE THAN ONE. RECOMMEND EVALUATION BY A LICENSED ELECTRICIAN (there is two on the ceiling dedicated to the garage door openers)



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Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No Partial Bathrooms: Yes No Partial
 Exterior: Yes No Partial Garage: Yes No Partial

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Zoned
 Energy Source: Gas
 Comments:

GAS FURNACES ARE RECOMMENDED TO HAVE THE HEAT EXCHANGER EVALUATED FOR CRACKS THAT CAN BE A SAFETY HAZARD BY A LICENSED HVAC PROFESSIONAL. HEAT EXCHANGERS ARE OUTSIDE THE SCOPE OF INSPECTION DUE TO DISMANTLING THAT IS REQUIRED.



B. Cooling Equipment

Type of System: Zoned
 Comments:

Unit #1:
 Supply Air Temp: 57 °F Return Air Temp: 75 °F Temp. Differential: 18 °F



Unit #2:downstairs
 Supply Air Temp: 63 °F Return Air Temp: 76 °F Temp. Differential: 13 °F

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Temperature differential is NOT within range of 15-20 degrees Fahrenheit)(FOR THE DOWNSTAIRS UNIT)

- **IN NEED OF EVALUATION AND REPAIR BY A LICENSED HVAC PROFESSIONAL; MAY BE LOW ON REFRIGERANT**

Refrigerant lines not properly insulated at Evaporative

Coil; dripping condensation into the pan; needs to be properly calked and sealed with silicone calking around the cooling line at the air handler termination



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Air handler plenum is not properly sealed;needs evaluation and needs to be properly taped and sealed by a licensed hvac professional.



FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO HAVE ANNUAL SERVICE AND CLEANING OF THE COILS AND CONDENSATE DRAINS BY LICENSED HVAC PROFESSIONAL.

RECOMMEND THAT MEDIA FILTERS/ELECTRONIC AIR CLEANERS BE INSTALLED FOR LESS MAINTENANCE AND IMPROVED PERFORMANCE AND CLEANER COILS.

IT WOULD BE RECOMMENDED TO HAVE FLOAT SWITCHES INSTALLED ON THE A/C WATER PANS IN THE ATTIC THAT CAN PREVENT POTENTIAL WATER PAN OVERFLOW BY SHUTTING DOWN THE SYSTEM IF THE PAN WAS TO OVERFILL.

THE COILS FOR THE DOWNSTAIRS WERE MANUFACTURED IN 2016

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THE AIR CONDENSER IS A "RHEEM" 2 1/2-TON FOR THE UPSTAIRS AND 4-TON UNIT FOR THE DOWNSTAIRS; MANUFACTURED IN 2016. (1 YEARS OLD).



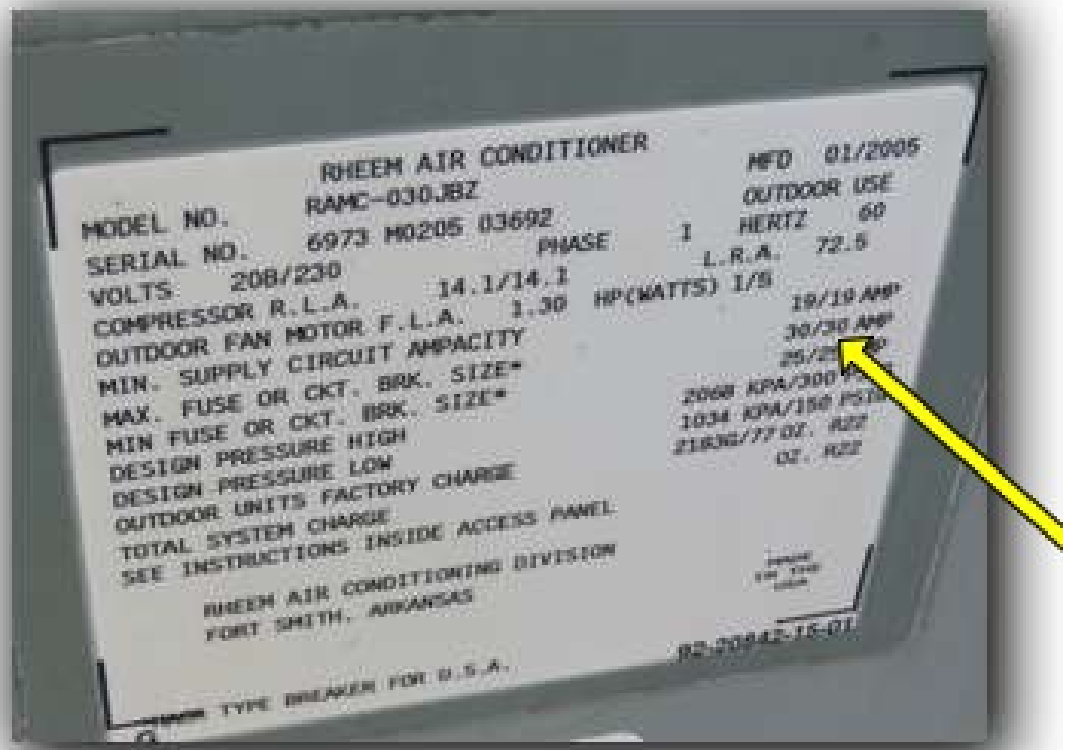
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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: STREET

Location of main water supply valve: GARAGE



Static water pressure reading: 56

Comments:

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

WATER DAMAGED CABINETRY BOTTOM BOARD UNDER KITCHEN SINK FROM PREVIOUS LEAKS, BUT NO ACTIVE LEAKS AT THE TIME OF INSPECTION

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THE BATHROOM SINK AERATOR IS MISSING AND NEEDS TO BE REPLACED OR THE SINK FIXTURE REPLACED.



Bathtubs and Showers

Comments: **IT IS RECOMMENDED TO HAVE SHOWER PAN TESTED FOR POTENTIAL SHOWER PAN LEAKS DUE TO BEING OUTSIDE THE SCOPE OF INSPECTION AND UNABLE TO PERFORM THIS TYPE OF INSPECTION THAT CAN BE PERFORMED BY A LICENSED PLUMBER.**

B. Drains, Wastes, and Vents

Comments:

IT IS RECOMMENDED TO HAVE A DRAIN INSPECTION PERFORMED BY A LICENSED PLUMBER/DRAIN INSPECTOR THAT INCLUDES A HYDROSTATIC TEST AND CAMERA INSPECTION THAT CAN DETERMINE IF THERE IS ANY POSSIBLE LEAKS IN THE DRAIN SYSTEM AND UNDER GROUND AND SLAB OUT TOWARDS THE MAIN DRAIN TO THE SEWER AS WELL. THIS IS OUTSIDE THE SCOPE OF THE INSPECTION AND CAN ONLY BE PROPERLY DETERMINED BY A SPECIALIZED TEST DONE BY A PLUMBER.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallon/two units located in the attic

Comments: Original units with the home

1. FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO PARTIALLY

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DRAIN THE TANK ANNUALLY AND REPLACE THE T&P RELIEF VALVE EVERY 5-6 YEARS.

Water heater Temperature and Pressure Relief Valve



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



THE T&P VALVES ARE NOT FUNCTIONING WHEN TESTED AND NEEDS TO BE REPLACED.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- **Corrosion and/or signs of an intermittent leak at Isolation valve and/or plumbing connections; IN NEED OF REPAIRS BY A LICENSED PLUMBER.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☑ THE B-VENT FLUE WAS IMPROPERLY INSTALLED AND NOT ALIGNED WITH THE DRAFT HOOD ALLOWING EXHAUST TO LEAK INTO THE ATTIC AND A POTENTIAL SAFETY HAZARD/CARBON MONOXIDE. IN NEED OF REPAIR



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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

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I	NI	NP	D
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Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: **26 HOT** °F (max 25°F)

IN NEED OF REPAIR BY AN APPLIANCE REPAIR PERSON



NO ANI-TIP SAFETY PROTECTION; CHILD SAFETY

I=Inspected

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I NI NP D

HAZARD



E. Microwave Ovens

Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:



H. Dryer Exhaust Systems

Comments:

The dryer duct is a long span that extends into the upper wall and attic and terminates to a roof vent. Long span dryer ducts are recommended to have a "booster assist fan" installed that helps prevent lint from being trapped inside the duct and provides improved clothes dryer performance as well.

IT IS RECOMMENDED TO HAVE THE CLOTHES DRYER DUCT PROFESSIONALLY CLEANED OUT ANNUALLY FOR IMPROVED CLOTHES DRYER PERFORMANCE AND FIRE SAFETY PROTECTION.

- THERE IS LINT PRESENT IN THE DUCT.
- **IDORECOMMENDTHATTHECLOTHESDRYERDUCTBEPROFESSIONALLY CLEANED.(FIRESAFETYHAZARD)**

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NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments: