

Texas Inspection
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PROPERTY INSPECTION REPORT

Report # 19278

Prepared For: Bobby and Zelana Perez
(Name of Client)

Concerning: 119 White Oak Lake Jackson, TX 77566
(Address or Other Identification of Inspected Property)

By: Kenny Boulton November 21, 2019
TREC Professional Inspector Lic.# 698 (Date)

Real Estate Co. TBT Real Estate
Agent Tammie Bell

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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF AN CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

**Present at the time of the inspection - Clients
Outside Temperature - 82°
Weather Conditions - Cloudy**

Front of occupied house most closely faces east.

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

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

Texas Inspection Inspection Agreement

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

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

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

I. STRUCTURAL SYSTEMS

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

Type of Foundation:

Slab on Grade

Foundation Material:

Poured Concrete

Method of Inspection:

Visual inspection of interior and exterior

Comments (An opinion on performance is mandatory.):

OBSERVATIONS

FOUNDATION

The foundation, with repairs of an unknown extent, is performing as intended. Drywall seam cracking was noted at the master bathroom door opening with diagonal cracking at the upstairs bathroom door opening. Cracking was noted in the upstairs bathroom ceiling with sag in the drywall above the tub. Diagonal drywall cracking was noted in the formal living room ceiling. Cracking was noted in the brick veneer at the kitchen window opening, master bedroom window opening and in the middle of the right exterior wall. No visible deflection was observed when sighting the length runs of exterior walls. Given the overall conditions found throughout, no additional adjustments or repairs are called for. The seller should be consulted as to the extent of the repairs and any transferable warranties.

B. Grading & Drainage

Comments:

OBSERVATIONS

GRADING AND DRAINAGE

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

There are low areas on the right rear of the lot. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Types of Roof Covering:

Fiberglass Composition Shingles

I	NI	NP	D	Inspection Item
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Bituminous Roll Roofing

Viewed From:

Walked on Roof

Comments:

OBSERVATIONS

SLOPED ROOFING

Shrubbery should be cut back from the roofing a minimum of three feet.

The missing ridge cap shingles on the front and rear left side hip ridge vents should be installed.

The split/damaged front end ridge cap shingle at the front of the formal living room should be replaced.

The roofing is considered to be in good overall condition.

ROOF PENETRATIONS

The improperly installed far right lower plumbing vent jack should have at least one more row of shingles installed around the edges of the flange.

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

Viewed From:

Entered attic and performed a visual inspection

There was not access to the laundry room area attic space

Roof Structure:

Plywood Sheathing

Rafters

Roof Ventilation:

Ridge Vents

Soffit Vents

Approximate Average Depth of Insulation:

6" batts with a 3 1/2" batt overlay over the majority of the original batts

Approximate Average Thickness of Vertical Insulation:

3 1/2" Batt

Comments:

OBSERVATIONS

ROOF STRUCTURE

Considerable sagging was noted in the garage ceiling with three cracked joists and cracking in the drywall. The undersized for the span joists have also pulled away from the beam or strong back (two boards running perpendicular to the joists with one board run on edge and the other on the flat and nailed together used to stiffen the joists across the room's span) located on the tops of the ceiling joists. These joists should be re-secured the beam/strong back and may also require additional support. A contractor should be consulted as to the specific repairs required and associated costs.

I	NI	NP	D	Inspection Item
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Minor possible wood destroying insect damage was noted in the garage rear roof structure. This should be inspected by a licensed pest control specialist.

Both sets of attic stairs are marginally secured at the mounts in the ceilings. The installation of 16p nails or 1/4" lag screws from the attic stairs frame metal brackets into the rough-in opening is recommended.

Both attic stairs are too long and should be cut to the proper length so that the wood rails (sides) match end to end. This allows all of the pressure to be placed on the ends of wood rails instead of on the hinge hardware. It also maintains the weight capacity, stability and life of the stairs.

The right main spring hinge bracket is loose on both attic stairs. This allows the springs to slip off of the supports making it difficult to close both attic stairs.

ATTIC INSULATION / VENTILATION

Missing insulation in the master attic in the area of the water heater and a small area above the upstairs bathroom should be replaced.

Insulation improvements where the original 6" batts are not covered with an additional layer of 3 1/2" above the formal living room and upper attic at several places may be cost effective, depending on the anticipated term of ownership.

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E. Walls (Interior & Exterior)

Interior Wall Finishes:

Drywall

Exterior Wall Finishes:

Brick

Pressed Wood Product Siding

Fibered Cement Board Siding (used for repairs or original siding replacement)

Exterior Wall Structure:

Wood Frame

Comments:

OBSERVATIONS

INTERIOR WALLS

Drywall seam cracking was noted at the master bathroom door opening with diagonal cracking at the upstairs bathroom door opening.

Typical drywall flaws were observed.

EXTERIOR WALLS

Cracking was noted in the brick veneer at the kitchen window opening, master bedroom window opening and in the middle of the right exterior wall.

Rot was found in the following locations: Lower trims and lower siding of the second story at the front and right sides of the house (front and back at chimney) and above formal living room; Master bedroom bay window siding and trims; Various places in the left side second story lower trims; Garage lower rear siding; Master bathroom left rear corner soffit;

The bottom edges of the siding and/o siding trims should have a minimum bottom clearance of one inch from the roofing.

LIMITATIONS

I	NI	NP	D	Inspection Item
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Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.
Furniture, storage, appliances and/or wall hangings restricted the inspection of some components.

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F. Ceilings & Floors

Ceiling Finishes:

Drywall

Floor Surfaces:

Carpet

Tile

Wood

Comments:

OBSERVATIONS

CEILINGS

Minor water damage (no staining) and was noted in the master bathroom ceiling above the first lavatory. This was tested with a Tramex MRH III moisture meter and was found to be dry at the time of the inspection.

Diagonal drywall cracking was noted in the formal living room ceiling.

Cracking was noted in the upstairs bathroom ceiling with sag in the drywall above the tub.

Patching was noted in the ceilings at various places and apparent in the laundry room, front entry, in front of the fireplace and in the master bathroom.

Typical drywall flaws were observed.

FLOORS

Typical minor variations were noted in the upstairs floors.

LIMITATIONS

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

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

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G. Doors (Interior & Exterior)

Door Types:

Wood

Metal

Pressed Wood Product

Fiberglass

Comments:

OBSERVATIONS

I	NI	NP	D	Inspection Item
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INTERIOR DOORS

The bottoms of the majority of the doors should have a minimum bottom clearance of 1/2" – 3/4" from the floor coverings to allow air circulation for proper air exchange to the HVAC system and to prevent dragging of the door bottoms on the floor coverings.

The loose hinges on the laundry room door should be secured.

The internal stops are missing for both master closet pocket doors with the doors retracting too far inside the frames, several inches past the front edge.

The right rear bedroom closet door has a small hinge mounted doorstop hole in the veneer.

Missing or damaged doorstops should be replaced.

EXTERIOR DOORS

The den rear exterior door glass pane has lost its seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be replaced.

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H. Windows (random sampling for operation)

Window Styles:

Single Hung

Fixed Pane

Glazing Type:

Double Glazed

Comments:

OBSERVATIONS

WINDOWS

Both breakfast room right window panes, formal living room middle window pane, right rear bedroom upper window pane and left front bedroom left front window upper pane have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be replaced.

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I. Stairways (Interior and Exterior)

Comments:

OBSERVATIONS

STAIRWAY

The stairway treads should be a maximum height of 7 3/4" with no more than 3/8" of variation between tread heights.

There should be a minimum headroom height of 6'8" at the bottom of the stairway.

The stairway is required to have a continuous railing.

The openings in the upper and lower railing should be no greater than four inches.

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J. Fireplace/Chimney

Fireplace:

Prefabricated Wood Burning Fireplace with Partial Gas Logs Installation

Chimney:

Metal Behind Siding

Comments:

OBSERVATIONS

FIREPLACE

With the gas logs installed, a small C clamp (hanging on the damper handle) is required to be installed on the damper to prevent the complete closure of the damper.

The fireplace mantel is too close to the top of the fireplace opening and should have been installed at least an addition seven inches higher. The mantel should be a minimum of 12 inches above the top of the firebox opening with one additional inch in height for each inch the mantel extends out from the front of the fireplace.

CHIMNEY

The cracking in the mortar cap of the masonry chimney should be sealed.

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

Comments:

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L. Cabinets and Cabinet Doors

Comments:

OBSERVATIONS

CABINETS AND CABINET DOORS

The slightly loose laundry room upper cabinet should be better secured to the fir down.

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M. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Size of Electrical Service:

200 Amp 120/240 Volt Single Phase Service

Service Entrance Wires Entrance and Type:

Underground 2/0 THHN Copper Service Wires

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Main Disconnect Type:

200 Amp Breakers

Service Grounding Wire Type and Connection:

Copper with ground rod connection

Distribution Panel(s):

GE main panel located on the master bathroom right exterior wall with a Jandy sub panel with Westinghouse Breakers for the Pool Equipment on the master bathroom right exterior wall

Comments:

OBSERVATIONS

MAIN PANEL

All circuits should be properly identified.

The neutral wires are doubled up on the neutral terminal. These wires are now required to have one neutral wire per terminal lug connection.

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

POOL SUB PANEL

The eight circuits within the pool breaker panel that are doubled up (referred to as "double taps") on all four breakers should be separated. Each circuit should be served by a separate breaker therefore, eight breakers are needed in the panel. These are not enough breaker spaces in the panel for four additional breakers.

All circuits should be properly identified.

The sub panel located behind the pool equipment is considered to be an inappropriate location by current codes because of the lack of clearances for servicing access.

Typical for the age, the ground and neutral wires are combined on the single terminal.

LIMITATIONS

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

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

Type of Branch Circuit Wiring:

Copper

Receptacles:

Grounded

Ground Fault Circuit Interrupters:

None

I	NI	NP	D	Inspection Item
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Comments:

OBSERVATIONS

DISTRIBUTION WIRING

The hardwired extension cord should not be used as permanent wiring to the garage door opener. An outlet should be installed in the garage ceiling within three feet of the opener and a cord installed on the opener.

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

OUTLETS

The installation of a ground fault circuit interrupter (GFCI) is now required at all kitchen counter tops (end of kitchen bar), bathrooms (master upper wall), laundry room, rear exterior above the rear patio light and garage locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The missing rear patio combination switch and outlet exterior waterproof cover plate should be installed.

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

SWITCHES

The improperly wired three way switches for the breezeway between the house and garage and for the upstairs bathroom should be repaired to operate the light fixtures from both switch locations.

The non dimming dining room light bulbs should not be used with the dimmer switch.

The half bathroom light switch is installed upside down.

The missing rear patio combination switch and outlet exterior waterproof cover plate should be installed.

FIXTURES

The loose master bedroom rear exterior floodlight should be secured to the wall.

Minor motor noise was noted in the formal living room ceiling fan.

The den ceiling fan and ceiling fan light are inoperative with no remote found.

Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. At least one smoke alarm should be installed on each story.

Codes no longer allow the use of bare bulb light fixtures in the interior living spaces such as pantries, closets, etc.

LIMITATIONS

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

Furniture and/or storage restricted access to some components.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

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Type of Heating System:

Upstairs - 2011 Goodman 10 KW Electric Central Forced Air System

Downstairs - 2011 Goodman 15 KW Electric Central Forced Air System

Comments:

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B. Cooling Equipment

Type of System:

Type of Cooling System:

Upstairs - 2011 Amana (Goodman) 24,000 BTU/2 Ton (out) and 2011 Goodman 30,000 BTU/2 ½ Ton (in) Central Forced Air System

Output Air: 55° – Input Air: 73° = 18° Temperature Differential

2011 Amana (Goodman out) and 2011 Goodman (in) 42,000 BTU/3 ½ Ton Central Forced Air System

Output Air: 58° – Input Air: 71° = 13° Temperature Differential

Energy Source:

Electricity

Comments:

OBSERVATIONS

UPSTAIRS CENTRAL AIR CONDITIONING

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

The exposed thermostat wire at the outdoor unit of the air conditioning system should be protected from damage.

A minimum 24" walk and 30" platform in front of the central unit is required for servicing purposes.

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

DOWNSTAIRS CENTRAL AIR CONDITIONING

The temperature drop of 13 degrees measured at the inlet and outlets of the air conditioning system is lower than considered the typical 18 – 20 degrees. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

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

The electrical disconnect for the outdoor unit of the central air conditioning system should not be located behind the unit.

The exposed thermostat wire at the outdoor unit of the air conditioning system should be protected from damage.

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

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C. Ducts Systems, Chases and Vents

Comments:

OBSERVATIONS

SUPPLY DUCTWORK

Parts of the ductwork in the master attic area should be properly suspended every four to five feet with no more than 1/2" of sag per foot with minimum 2" nylon straps.

There are no duct drops in either master closet or the half bathroom.

RETURN AIR DUCTWORK

The downstairs return air chase should be cleaned and sealed.

All four of the upstairs and downstairs dirty return filters should be replaced.

LIMITATIONS

Ductwork that is hidden behind finished surfaces or inaccessible could not be inspected.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter:

Right front corner of lot

Location of main water supply valve:

House right exterior wall

Static Pressure Reading:

44 PSI

Water Supply Source:

Public

Service Pipe to House:

PVC

Supply Piping:

Copper

Comments:

OBSERVATIONS

SUPPLY PLUMBING

The right exterior wall supply piping is leaking at the connection to the union fitting and should be repaired.

FIXTURES

The loose kitchen sink faucet should be secured to the counter top.

The half bathroom lavatory drain stop is inoperative.

The master tub has Hot/Cold reversed.

I	NI	NP	D	Inspection Item
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The master tub drain stop does not work properly or drain and should be repaired or replaced.
The loose handles on the master shower and upstairs tub faucets should be secured.
The upstairs tub spigot should be sealed at the tub surround.
The loose master toilet should be properly secured to the floor.
The rubber seal is missing for the bottom of the master shower door.
There are no anti-siphon devices on the hose bibs.

LIMITATIONS

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

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B. Drains, Wastes, Vents

Waste System:

Public

Drain / Waste / Vent Piping:

PVC

Comments:

OBSERVATIONS

WASTE / VENT

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

LIMITATIONS

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

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

Type, Capacity and Energy source:

Master Attic – 2011 Kenmore/Hoffman Estates 40 Gallon Gas Water Heater

Upper Attic – 2019 Rheem 40 Gallon Gas Water Heater

Comments:

OBSERVATIONS

MASTER ATTIC WATER HEATER

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

I	NI	NP	D	Inspection Item
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The drain line for the Temperature and Pressure Relief (TPR) Valve should terminate to the exterior within six inches of the ground instead of into the safety pan.

The Temperature and Pressure Relief (TPR) Valve discharge line is connected to the safety pan drain line. The TPR discharge pipe should be installed separately from all other drain lines. Improvement is usually not practical.

UPPER ATTIC WATER HEATER

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

The Temperature and Pressure Relief (TPR) Valve should be CPVC instead of PVC piping.

The Temperature and Pressure Relief (TPR) Valve drain line that termination on the master bathroom rear exterior wall should terminate within six inches of the ground.

-

D. Hydro-Message Therapy Equipment

Comments:

OBSERVATIONS

WHIRLPOOL BATHTUB

There was no access to the whirlpool circulation motor for inspection or servicing. Access should be provided.

V. APPLIANCES

-

A Dishwasher

Comments:

OBSERVATIONS

DISHWASHER

The drain for the dishwasher lacks a high loop to prevent the back up of contaminated water. A high loop should be installed in the existing drain line that loops up past the bottom of the kitchen sink or an anti-siphon device should be installed.

-

B. Food Waste Disposer

Comments:

OBSERVATIONS

DISPOSAL

Leakage was found in the bottom of the disposal. The unit should be repaired or replaced.

A wire clamp should be installed on the bottom of the disposal where the electrical line enters the disposal junction box. The clamp holds the wire firmly in place to prevent the pulling of the wire out of the disposal junction box.

I	NI	NP	D	Inspection Item
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C. Range Hoods

Comments:

OBSERVATIONS

RANGE HOOD

The approximately 12 inches of flexible duct connecting the two vent pipes in the cabinet above the unit should be replaced with minimum 6" diameter smooth rigid metal exhaust duct.

D. Ranges, Cooktops and Ovens

Comments:

OBSERVATIONS

DOUBLE OVENS

The double ovens should be properly secured in the cabinet.
 The cabinet depth is too short for the double ovens to slide in so the front edge of the oven is flush with the cabinet.
 The cut out in the cabinet for the double ovens is too wide.
 The glass front control panel is slightly loose.
 The temperature for the upper oven was found to be approx. 35° cooler and the lower oven 20° cooler than the 350° setting as measured by a detached thermometer.

E. Microwave Oven

Comments:

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

OBSERVATIONS

BATHROOM EXHUAST FANS

The master bathroom exhaust fan should be repaired so as to discharge to the building exterior instead of into the attic space.

H. Whole House Vacuum Systems

Comments:

I	NI	NP	D	Inspection Item
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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection.
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

OBSERVATIONS

GARAGE DOOR OPENER

The loose garage door opener button and left side door auto reverse sensor should be secured. The auto reverse sensors located on each side of the door opening should be installed within six inches of the floor.

The hardwired extension cord should not be used as permanent wiring to the garage door opener. An outlet should be installed in the garage ceiling within three feet of the opener and a cord installed on the opener.

The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener.

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|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Doorbell and Chimes
 <i>Comments:</i></p> |
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- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>K. Dryer Vents
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>L. Other
 <i>Comments:</i></p> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

VI. OPTIONAL SYSTEMS

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>A. Lawn Sprinklers
 <i>Comments:</i></p> |
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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Swimming Pool/Spa and Equipment
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

Construction type: In-ground quartz coated gunite with Jandy control panel system and chlorine sanitization

OBSERVATIONS

POOL SURFACES

The pool and spa surfaces were found to be in relatively good overall condition with some discoloration, mainly due to mixing, the quartz finishes.

TILE/COPING/DECKS

I	NI	NP	D	Inspection Item
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Cracking was noted in the left and right decking with patching over the majority of the cracking.

DRAINS/VALVES/SKIMMERS

The skimmer basket bottom is split. The basket should be replaced.

The skimmer scupper is missing. The plastic scupper is installed at the opening to the skimmer that closes when not in use to prevent debris from flowing out of the skimmer basket and back into the pool.

The manual Jandy valves should be identified for function.

The EI fitting installed on the sidewall of the spa and middle rear sidewall of the pool should be replaced with jet nozzles.

HIGH RATE SAND FILTER

Good

POOL AND SPA LIGHTS/GFCI PROTECTION

The pool light is inoperative and should be repaired or replaced as necessary.

PUMPS/MOTORS/CONTROLS

The eight circuits within the pool breaker panel that are doubled up (referred to as "double taps") on all four breakers should be separated. Each circuit should be served by a separate breaker therefore eight breakers are needed in the panel. These are not enough breaker spaces in the panel for four additional breakers.

The loose control panel inside the control panel box should be secured.

The one missing screw of two for the breaker cover dead front panel inside the control panel should be replaced.

The slightly loose control panel box should be properly secured to the side of the house.

There is leakage at the pump strainer basket lid. More than likely, the lid O-ring may need to be replaced.

There is a dead short in the blower, causing the breakers to trip when turned on. The blower should be repaired or replaced.

PRESSURE GAUGE

The inoperative pressure gauge should be replaced.

WIRING/GROUNDING

The secondary grounding for the pool circulation motor and heater is missing and should be installed. The secondary grounding should be a minimum #6 bare copper wire connected to the pool rebar or a rated driven ground rod.

The electrical conduit pulled away from the side of the heater should be secured.

The electrical conduit to the blower pulled away from the fitting on the bottom of the control panel should be secured.

SWEEP

Good

2017 PENTAIR 399,990 BTU GAS HEATER

Local gas companies typically require the pool heater to be a minimum of five feet from the gas meter. The local gas company should be consulted as to the minimum distance between the meter and the heater and the heater moved improvements made as necessary.

FENCES/GATES/ENCLOSURES

The garage right side gates should be repaired to latch when closed.

I	NI	NP	D	Inspection Item
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The rear and left side fences lean.
 Warped pickets were noted on the rear fence with middle support framing between the posts.
 Signs of leakage were noted at the enclosure gutter seams.
 Shrubby should be cut back away from the screen enclosure a minimum of three feet.
 The latches on both screen doors should be installed a minimum of four feet above the ground.
 The piston rod is bent on the right screen door closer.

-

C. Outbuildings

Comments:

OBSERVATIONS

SHED

The shed is poor overall condition with rot in the lower siding, trims, door trims and bottom of the stud at the left side of the left door.

The doors are warped and will not securely close and latch.

RIGHT REAR YARD TRELIS

Rot was found in the bottom of several trellis posts at ground level and the trellis leans to one side.

TREE DECK

The elevated tree deck, with sagging and poorly supported framing, was not a part of the inspection.

-

D. Outdoor Cooking Equipment

Comments:

-

E. Gas Lines – Checked at Fixture Connections Only

Comments:

OBSERVATIONS

GAS LINES

A “drip leg” is normally required for gas appliance connections to trap moisture and debris before entering the appliance with none found.

No grounding was found for the gas line.