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Report #TC2605

PROPERTY INSPECTION REPORT

Prepared For: Justin Morris
(Name of Client)

Concerning: 2721 La Branch St; Houston, TX 77004
(Address or Other Identification of Inspected Property)

By: Anthony Chavez, TREC #5611 August 9, 2016
(Name and License Number of Inspector) (Date)

Sponsoring Inspector: William J. Mealy, TREC #1435

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

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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 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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Notice: This inspection report is not Valid and can’t be used in any Capacity without a Signed Contract by both the Client And Inspector. In person or via electronic signature as provided.

Report may not be used without the Express Permission and as Directed by the “Client and Inspector”.

To fully understand this inspection report the Client is given a verbal conference usually on site or if not possible by phone.

Client understands that this report must be read fully and carefully to understand what is being reported by the Inspector.

Questions should be directed to the Inspector promptly to understand why deficiencies and/or comments have been noted.

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 deficient or in need of repair.

C- Photos are not intended to show all the locations that may be in need of repair or of concern.

Boxes marked indicate action to be taken, or may state a condition, concern or information relevant to report.

Information in this report is intended to be helpful and is not a directive of all repairs that may be required nor is it intended to be due to the “limited visual nature of this inspection every defect or condition can’t be detected”.

As outlined above: “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”.

All repair estimates and reports should be obtained and read, (i.e. have additional repairs been noted on the repair order) and has it been addressed to your satisfaction. **PRIOR TO CLOSING.**

Feel free to call this Inspector at any time for advice and information concerning this report.

Notice: We DO NOT inspect security systems. Bulldog (ADT) Security will provide a Free Inspection for which we are paid a processing fee. Bulldog (ADT) Security will contact you at a late date at the phone numbers you have provided by permission with a special offer.

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I. STRUCTURAL SYSTEMS

A. Foundations

Note: Left and right are determined by facing structure at the outside front wall.

Type of Foundation(s) Slab on Grade Post Tension Slab Pier and Beam – Raised
 Comments: (An opinion on performance is mandatory.)

All areas of the perimeter beam structure were were not visible and/or viewable.
 Obscured by Flower beds High grade walls other

Our inspection indicates that this structure is in:

- 1) **Satisfactory** condition, except as noted,
 crack in brick mortar, crack in perimeter beam, crack at perimeter corner
 crack in garage slab crack at interior sheetrock door/s binding or sticking

NOTE: Internal & External stress cracks are common in the “slab” and are a natural condition of the aging process. These may be seen when rugs are pulled up and in garage areas.

Foundation movement is noted due to described conditions. It is felt that foundation repair is is not warranted at this time. This is an opinion based on personal experience and knowledge. **Foundation opinions are highly subjective and you may want to employ a registered professional engineer for a second opinion** or to address concerns mentioned in this report.

- 2) **Unsatisfactory** condition with visible evidence of major shifting or cracking.
 crack in brick mortar, crack in perimeter beam, crack at perimeter corner
 crack in garage slab crack at interior sheetrock window frame alignment
 roof structure movement floor slope excessive

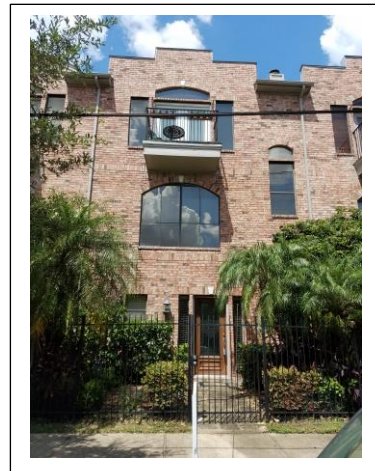
Foundation evaluation is an opinion based on overall condition of slab and how it is supporting the imposed load or superstructure. This inspection does not include foundation elevation charting with a laser level or water level, or evaluation of such charting, and is specifically excluded from this report

Slab-on-ground foundations are the most common type of foundation 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.

The Residence

C-The foundation is performing as intended at this time and not in need of repair.

C-The structure is a three story townhouse with common foundation, roof and walls on two sides. Obtain any information regarding monthly or annual HOA dues/fees before the option period ends.



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Information on Deficiency (repair) comments:				
Deficiency (repair) comments are made in this box in "each section" of report.				
<u>When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals.</u>				
<u>Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.</u>				
<i>Failure to address deficiencies or comments in a timely manner (prior to end of Option Period or Closing) as directed in this report may lead to further damage of the structure or systems and/or personal injury and add to repair costs.</i>				
C- Photos are not intended to show all the locations that may be in need of repair or of concern, <i>but to help identify and/or understand conditions.</i>				

B. Grading & Drainage- Comments:

GRADE: Lawn/soil Satisfactory Flat or negative Water ponding
 Flat work/walks Satisfactory Flat or negative Water ponding
 Front Rear Left Right Garage

Grade/Flower beds too high at perimeter beam, should be 4" below first course of brick or wood siding. Front Rear Left Right Garage

Foundation Maintenance: Recommend that buyer adhere to a program of positive drainage away from the structure and institute a watering program around entire foundation which will help to stabilize soil conditions and foundation.

TREES: appeared to be affecting not affecting foundation at this time close to foundation
 dead and/or unstable satisfactory Cut back branches 4' from Roof Deck

D-The grade at the front is flat and does not allow for proper drainage away from the foundation areas. Soil should drop at least 1/2" per foot for 12' from structure or provision for proper drainage made such as underground French type drainage. Consult a qualified Irrigations Contractor for more information on these conditions.

D-The shrubs and bushes at the front should be trimmed off the wall at least 12" to prevent damage to the wall covering.

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C. **Roof Covering Materials**

Type(s) of Roof Covering:

Roof covering is **Composition shingle**, **Composition over wood shingle**, **Built-up type**
 Wood shingle, **Tile**, **Modified/Roofing**, **Other**

Viewed From: Roof Garage or lower roof Ground (with binoculars)

Comments:

TREC Standards: (e) Roof covering materials. The inspector shall: (1) inspect the roof covering materials from the surface of the roof; (2) report: (A) type of roof covering (s); (B) vantage point from where the roof was inspected (C) any levels or surfaces that were not accessed; (D) evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and (E) evidence of water penetration; and (3) report as Deficient: (A) a roof covering that is not appropriate for the slope of the roof; (B) deficiencies in: (i) fastening of roof covering material, as determined by a random sampling; (ii) roof covering materials; (iii) flashing details; (iv) skylights; and (v) other roof penetrations. (f) Specific limitations for roof covering. The inspector is not required to: (1) determine the remaining life expectancy of the roof covering; (2) inspect the roof from the roof level if, in the inspector’s reasonable judgment, 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; (3) determine the number of layers of roof covering material; (4) identify latent hail damage; or (5) provide an exhaustive list of locations of water penetrations or previous repairs.

(Check with your insurance agent prior to closing, i.e. insurability, aging, multiple roofs, etc.)

Roof **Skylights**, and **Flashing** appeared to be; (select either 1 or 2 below)

- 1.) Operational/satisfactory condition. 2.) Loose/Unsatisfactory condition.
- 3.) Roof jacks open and/or damaged, (see comment box).

Roof **Vents**, **Turbines** appeared to be; (select either 1,2 or, 3 below).

- 1.) Operational and in satisfactory condition. 2.) In unsatisfactory condition.
- Attic ventilation Soffit vents Exhaust ports Gable vents
 Ridge vents Wind Turbine(s) Power Turbine(s)
- 3.) Insufficient venting, as noted by, lack of soffit vents, lack of upper roof vents/turbines

D-The plumbing vent roof jacks are open and need to be replaced to prevent water leakage.

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D. Roof Structures and Attics

Viewed from: Attic Attic access opening No access
 Approximate average Depth of Insulation: 9-11 inches Not Visible
 Approximate average Thickness of Vertical Insulation: inches Not Visible
 Comments:
 Existing attic conditions Excessive heat Limited access No safe walk or flooring

Note: The inspector will only access those areas of the attic that can be safely reached by means of a walkway determined to be stable and adequate.

Inspector will not move furnishings or storage items to access items (i.e. closets) to be inspected.

Storage in attic area, percentage

Roof Type Wood frame Wood truss Steel frame
 Roof deflection: satisfactory minor major, see comment box.
 Siding above roof areas, Less than 2" Hardi board less than 1" above shingles.
 Visible evidence of moisture/stain penetration evident at accessible locations, NO YES

D-The insulation has been pulled away from some areas of the ceiling above the master bedroom and should be replaced. See picture.

D-The pull down attic stairway is not properly anchored to the ceiling joists, should have at least twelve 16d penny nails or 1/4" x 3" lag screws installed. Nails should be in holes provided at metal corner brackets. Undersized nails and sheetrock screws may cause sudden failure. The nuts and bolts should all be tightened.

C- This report does not address damage to hidden or unseen locations in this structure and no guarantee is made that hidden and/or covered damage will not be observed upon opening walls and/or repairs being made to the structure, leading to added cost.



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E. Walls (Interior & Exterior)

Comments: The inspector will identify the type of wall structure and coverings of the interior and exterior walls. He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Inspector will not move rugs, furnishings, and equipment or storage items to access areas (i.e. closets) to be inspected.

Home is Occupied Vacant New Construction

Garage obstructed by storage, 5%

Visible Wall Construction Brick Wood Siding/Trim Hardi Siding/Trim
 Vinyl/Alum Masonry Composition Stucco Steel

Caulk trim as required at Windows Doors Siding Garage doors Hose bibs

D-Caulking is required at the hose bibs, fixtures and any other wall penetrations to prevent moisture entry.
D-There is a hairline crack in the brick mortar at the left side of the balcony that needs to be caulked.
D-There is trim deterioration at the chimney that needs to be repaired. See first picture.
D-The second picture shows the windows and door openings with the brick above the openings that need weepholes created to allow moisture to escape/evaporate from the wall cavity.
 C- Condition of walling material, wood framing, insulation, "moisture barriers", electrical wiring, plumbing piping, gas lines and etc. between interior and exterior wall surfaces is unknown and not accessible for inspection.



F. Ceilings & Floors

Comments: The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Inspector will not move furnishings or storage items to access items to be inspected.

D-There is a crack in the sheetrock at the master bathroom ceiling and old staining at the living room and the upstairs hall bathroom.

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G. Doors (Interior & Exterior)

Comments: The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

H. Windows

Comments: The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

D-One or more windows have loose/damaged weather stripping and needs to be repaired.

I. Stairways (Interior & Exterior)

Comments: Spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit the passage of an object greater than 4 inches in diameter; except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles.

J. Fireplaces and Chimneys

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test.

- | | | | |
|-------------------|---|--|--|
| Type of fireplace | <input type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Wood stove/insert |
| Attic Firestop | <input type="checkbox"/> Area accessible | <input checked="" type="checkbox"/> Not accessible | |
| Chimney Cap | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not present | |
| Chimney observed | <input checked="" type="checkbox"/> From ground | <input type="checkbox"/> From roof | |

K. Porches, Balconies, Decks, and Carports

Comments: The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade.

The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

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L. Other

Comments: The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will also inspect and report any visible deficiencies in interior and exterior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings. He will inspect a representative number of the installed cabinets.

II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels

Comments: The inspector will describe the visible wiring type, the amperage and voltage rating of the service and the locations of the main disconnect and sub panels.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect.

New reporting requirement: Lack of Arc-fault circuit interrupting devices serving all locations not protected by GFCI.

Wire Type(s) found in Main and Sub Panels: Copper Aluminum (Main lead wires are permitted).

Location of Main(s) / Sub Panel(s) / Disconnect(s)	Main-Cutler Hammer-Garage	Wiring Methods Non Metallic Cable
Nominal Voltage 220	Amcapacity 150	

D-Lack of ‘Arc-fault circuit interrupting devices’ serving all locations in the home not protected by GFCI. This condition may not violate building codes and/or common practices at the time of construction of the home, or may have been “Grandfathered” prior to code adoption. TREC requires its Licensed Inspectors to call this out as a Safety/Hazard concern. Read TREC Form OP-1 to better understand this condition.

D-The ground clamp used at the ground rod for the ground wire is a pipe clamp and should be changed out to an acorn clamp to provide a more complete connection. See picture.

D-The breaker for the A/C condenser is oversized according to the manufacturers requirements and should be changed out.



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B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper Aluminum
 Random inspection of outlets/switches performed, aluminum only.

Comments:

(Report as in need of repair the lack of ground fault circuit protection where required).
 The inspector will describe the type of branch circuit wiring and inspect the system. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.
 He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly.

Improper operation of GFCI devices is reported as a recognized HAZARD!

He will report the improper use of extension cords. He will inspect the operation of smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will report the absence of smoke detectors.

Inspector will not move furnishings or storage items to access items to be inspected.

Smoke Detectors Tested Yes Unable to test tied to alarm system or other condition.

Smoke Detectors Present Not Present Inoperative or not properly installed,

D-The doorbell is not functioning properly at this time.

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment **Service required by a licensed HVAC person, prior to closing.**

Type: Central Forced Air and Ductless Type
 Energy Source: Gas

Comments: The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

Unit Name & Zone Location #1 Nordyne/Whole House

Unit Name & Zone Location #2

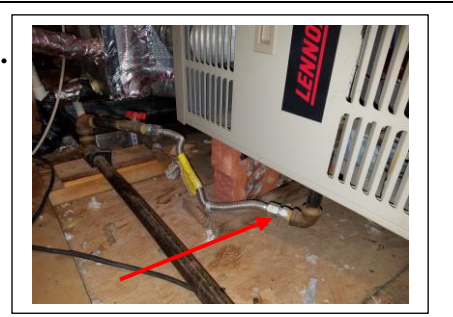
Unit Name, Zone Location #3

Furnace is Fully accessible Partially accessible Not accessible

D-The flex gas connectors should be connected with a sediment trap installed to prevent debris in the gas line from entering the gas controls.

C-The furnace is functioning at this time.

Note: Historically air-conditioning systems have an average life of 10 to 12 years. Recommend buyer inquire as to age of air-conditioning components (condensing unit and evaporator). This knowledge and/or information will allow the buyer to estimate the remaining life expectancy of the components and plan accordingly. Some heaters have a longer shelf life, check with the appliance manufacturer or HVAC contractor for more information.



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B. Cooling Equipment **Service required by a licensed HVAC person, prior to closing.**

Type of System: Central Air-: Electric - Freon

Comments: The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

Unit Name & Zone Location #1 Bryant/116BNA048-B/Whole House

Unit Name & Zone Location #2

Unit Name & Zone Location #3

Primary condensation drainline termination point(s)

Location Whole House Return 81° Supply 60° Δ Temperature 21

Location Return ° Supply ° Δ Temperature °

Location Return ° Supply ° Δ Temperature °


Comment: The desired temperature difference is between 15 & 22 degrees.


Window Air Conditioners Present Not Present

D-The suction line at the condenser needs to be fully insulated. See first picture.

D-The second picture shows the transition areas at the HVAC in the attic that need to be properly sealed to prevent air leakage.

C-The cooling system is functioning at this time.





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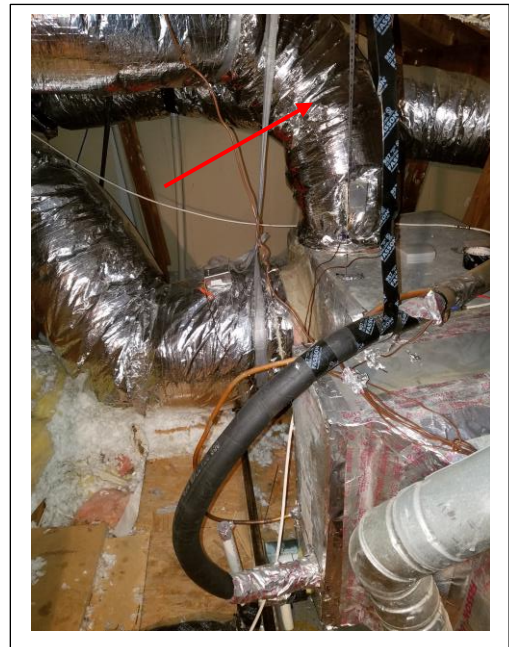
C. Duct Systems, Chases and Vents

Comments: The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures or other circumstances are conducive to safe operation without damage to the equipment.

D-The picture shows a duct at the supply plenum that is cut open and leaking air and needs to be repaired.

D-The return filters are dirty and need to be changed out.



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I	NI	NP	D	Inspection Item
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IV. PLUMBING

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water meter Front
 Location of Main Water supply shut-off valve Front
 Static water pressure reading 68

Comments: The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

Type of supply lines Copper Galvanized Iron
 PVC/CPVC Polybutylene PEX
 Anti Siphon / Back Flow / Air Gap(s) Present Not Present

Access ports (tub drains) Blocked by storage Unable to open Not provided.
 Whirlpool covers not readily accessible.

Insulate water lines Exterior Faucets/lines Interior lines at attic areas

Gas Valves/Lines, Cap or Plug Dryer, Range, or wall Gas valves if not in use, hazard!

D-The toilets need to be caulked at the floor to prevent gases from escaping.
D-The master bathroom right side faucet is loose on the countertop, the shower door sticks at the bottom and needs to be adjusted and the tile needs to be caulked.
D-The upstairs hall bathtub tile needs to be caulked, the shower head leaks at the connection and the sink drain line has a leak.

B. Drain, Wastes and Vents

Comments: The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells, sprinkler systems swimming pools or solar water heating systems.

Type of waste lines PVC Iron Tile
 Observed main cleanout NO Yes, location Rear

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C. **Water Heating**

Energy Source: Gas

Capacity: 50

Comments:

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. He will also report deficiencies in piping material, piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination.

T & P Valve Operated Not Operated because

Safety Pan and Drain Installed Yes No Recommended

Observable Vent Pipe in attic Yes No

Needs strap on flue

Garage Unit Only: Physically Protected Yes No

18 inch Floor Clearance Yes No

Unit Manufacture Rheem Gal. 50 Location Attic

Unit Manufacture Gal. Location

D-The flex gas connector should have a sediment trap installed to prevent debris in the gas line from entering the gas controls.

D. **Hydro-Therapy Equipment**

Comments: The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. The inspector will not determine the adequacy of self-draining features of the circulation system.

GFCI Present Not Present or unable to locate, storage, clothing, etc.

Access Cover Accessible Not readily accessible

C-The whirlpool tub is functioning at this time.

E. **Other**

Comments

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V. APPLIANCES

A. Dishwasher

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. Spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

C-The dishwasher is functioning at this time.

B. Food Waste Disposers

Comments: The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

C-The disposal is functioning as intended at this time.

C. Range Hood and Exhaust Systems

Comments: The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration

Vent Recirculates Air Vents to Exterior Vent not Present

C-The range exhaust vent is functioning as intended at this time.

D. Ranges, Cooktops, and Ovens

Comments: The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will not operate or inspect self-cleaning functions.

Inspector will not move equipment, such as ranges, ovens, refrigerators, furnishings and/or storage items to access items (i.e. closets) to be inspected.

Type of Range	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	
Type of Oven	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Accessible	<input checked="" type="checkbox"/> Not Present and/or Observable
Branch Line	<input type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>
Oven Temperature when set at 350°		360°	°

C-The range/oven are functioning at this time.

D-The range requires an anti-tip device to prevent accidental tipping in the event a small child stands on the door to get up onto the countertop.

E. Microwave Oven

Comments: The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

C-The microwave is functioning as intended at this time.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

Bath vents are are not extended to exterior, not visible due to insulation, etc.

G. Garage Door Operator(s)

Comments: The inspector will operate the overhead garage door both manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator.

Door Operated Manually Automatic door controls

D-The manual locking device on the overhead garage door should be disabled to prevent accidental damage to the door or motor when operating.

H. Dryer Exhaust Systems

Comments: The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly.

I. Other

Comments:

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will report deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

Location of Shutoff Valve

Number of Zones

Control Panel located in

C-The sprinkler system appears to be part of the community and there is no control box available for testing.

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B. Swimming Pools, Spas Hot Tubs, and Equipment

Type of Construction: See comments below.

Comments: The inspector will describe the type of construction and inspect the pool or spa. He will not fill the pool, spa or hot tub with water. He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. The inspector will not dismantle or otherwise open any components or lines. He will not uncover or excavate any lines or other concealed components of the system. He will report aboveground water leaks. He will report deficiencies in pool surfaces, tiles, copings, decks, slides, steps, diving boards and other equipment. He will also report deficiencies in the drains, skimmers, valves, filter tank or pressure gauge. He will report the absence of enclosures and any deficiencies in fences and gates.

The inspector will report missing pool lights, lights that do not function and lights that lack Ground Fault Circuit Interrupter (GFCI) protection. He will report pump motors, controls and sweeps that do not function or those that lack proper wiring and circuit protection. He will report pump motors, blowers or other electrical equipment that lack visible external grounding.

The inspector will inspect any heating equipment present and report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks. He will not inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, water ionization devices or water conditioners. Inspector will not determine chemical balance of water, except to note clarity.

Unit is a: Swimming Pool Spa Pool / Spa Combination
 Type of pool/spa construction Gunite Fiberglass Vinyl
 GFCI on Pool / Spa Light Present Not Present
 Type of Heater Not Present Electric Gas

Special Notice: Gates not secured properly. Read recommended requirements below.

Fence / Enclosure Does Does not meet minimum requirements for **fences/doors** for swimming pools as listed in IRC AG105.2 (i.e. child safety) such as full fencing with self closing and self latching gates on fencing and/or safety alarm or devices on all doors with direct entry to pool.

Most local authorities in this area do not comply or enforce these regulations.

Pools without these devices/barriers should be considered a hazard for small children.

C. Outbuildings

Comments:

D. Private Water Wells

Type of Pump:

Type of Storage Equipment:

Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comment:

Total number of pages in this report 19

- Property inspected was Occupied Vacant New Construction
- Parties present at inspection Buyer Seller Listing Agent Buyers Agent
- Names of persons present Justin and Rhonda
- Weather Condition during inspection Sunny Overcast Raining Snowing
- Outside temperature during inspection 96° Time of inspection 2pm
- All utilities on Yes No Built/Estimate 2001
- Inspection Scope Full Limited - Reason
- Optional Inspections performed Pool Sprinkler Septic Water Well Whole-house Vacuum System
- Documents provided to inspector Sellers Disclosure Engineers Report Previous inspection report
- Additional written information provided with this inspection report Yes No
- Cost of inspection services \$325.00 to be paid at Inspection Closing By Credit Card
- Client directs Inspector to provide this report Document to Buyers Agent, Initial _____
- Other Party as listed here, Initial _____

Name: Rhonda Whitworth

Email or Fax rhonda.whitworth@garygreene.com