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PROPERTY INSPECTION REPORT

Prepared For: Mrs. Kim Ahrens
(Name of Client)

Concerning: 22502 Westbrook Cinco Ln., Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: Rudolph Depena Lic. 5191 10- 12- 2016
(Name and License Number of Inspector) (Date of Inspection)

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.

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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;
- 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.

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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 license holders 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 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

It is our intent to establish the limitations of this inspection. Following are items not inspected primarily due to, but not limited to their inaccessibility and the performance nature of this inspection:

Underground lines & piping, electric load analysis, environmental issues, mold identification or mold testing, gas lights, bar-b-cues, sprinkler system, water softeners, alarm systems, intercoms, solar heating systems, sprinkler system, septic tanks, water wells, intercom systems, security systems, smoke and fire alarms, phone systems, T.V. systems, washer, dryer, refrigerators, outdoor lighting systems, evaporative, coolers, solar energy systems, gas refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies and cooling/heating calculations. Pressure testing of the lines must be done by a licensed plumber. Structures not attached to the main building such as storage sheds or fences are not included. Additional limitations may apply. The inspection is not a warranty or guarantee of future performance, efficiency, quality or durability of any item inspected.

PLEASE NOTE: This inspection is not intended as a tool for negotiating a sale or contract amount nor is it not normally intended to enhance or hinder a sale; i.e., it is not intended as advice to buy or not to buy the property. As an inspector, it is our believe a responsibility to inform you, the client, of everything should know about the property as visually observed through this inspection while specifically addressing items that may be of concern especially those affecting value, durability and safety.

Please note that verbal statements made by these inspectors, or interpretations made by third parties, are not to be considered a part of this inspection or this report.

Deficiency: We recommend that all deficiencies be evaluated by a licensed technician with additional evaluation of any part of the system for repairs. If the technician disagrees as to the deficiency, of any item which was designated as in deficient in this report, the technician should provide a written Statement to our client that the item in question is in compliance with prevailing codes is operating and functional, and not deficient.

Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed. For purposes of this report this dwelling is assumed facing West.

Foundation comments are indications seen at time of inspection. Because of soil conditions in general in the Houston area, movements, changes in temperature and improper foundation maintenance affecting the foundations, this inspection does not assure, under any circumstances that foundation problems at later dates will not occur.

REI 7-5 (5/4/2015)

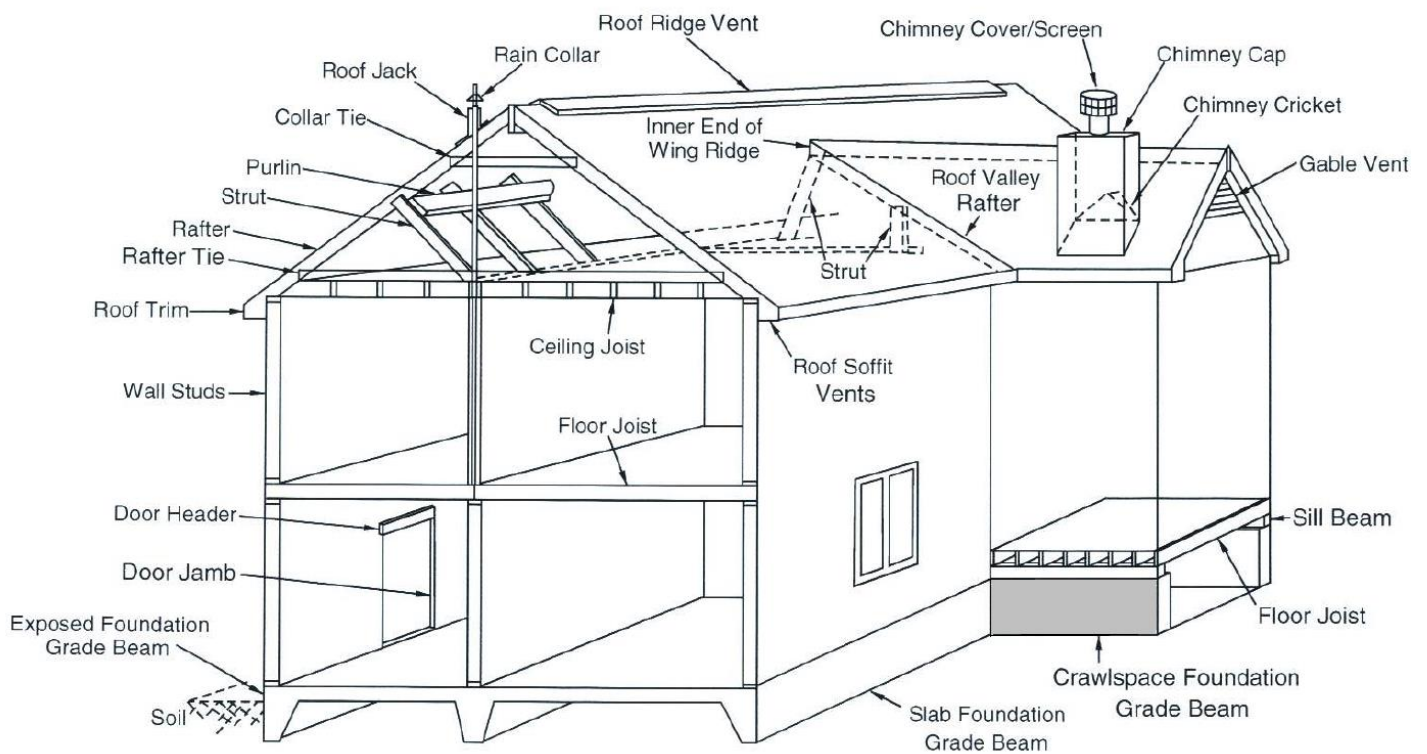
This report is the exclusive property of INFOREALTY. A property condition inspection was performed on the named property and this inspection report prepared at the request of the named Client (s) pursuant to a real estate transaction. The Client is authorized to use this report and provide copies to other interested parties in the transaction. The use of this report by other parties for any purpose not related to the Client's transaction is strictly prohibited without written permission from INFOREALTY.

Arrow legend.

Blue:  present conditions.

Orange:  recommendations.

Red:  Visible deficiencies.



HOUSE TERMINOLOGY

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

I NI NP D

I. STRUCTURAL SYSTEM

A. Foundations

Type of Foundation(s): The two story dwelling inspected with attached garage is resting on a Monolithic concrete slab-on-grade with post tension reinforcement.

Comments:

Front and rear view of the inspected dwelling.



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

I	NI	NP	D
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 A. Foundations- Comments: CONTINUE

Property is considered to be sitting in a sloping terrain with the highest point being the north side of the lot and slopes to the lowest point at the south side.

Exposure of the concrete perimeter of the grade beam of the foundation structure general visible areas is from approx. 0" to 8". Area of the footing designated as a retaining wall has an exposure at the S.E. rear side (lower area of the terrain) of approx. 20".

Floating concrete slabs were observed at the driveway, front walkways, and at the rear area around the swimming pool deck.



Refill fractures and driveway expansion joints gaps between driveway floating concrete slab quadrants with self-leveling sealant (latex material), to avoid water penetration and deterioration. Keep these areas watertight to avoid the unnecessary excess of soil pressure underground.

OBSERVATION: One of the concrete upper quadrants of the rear side appears to be sliding in an easterly direction. Visible gap between the concrete slab step transition is noted with fracture from one slab quadrant to the other, due to soil under-pressure with water traveling through soil capillaries under the concrete slab area from improper grading and drainage in this sloping area. It is the opinion of this inspectors to recommend implementation of proper grading and drainage within the surrounding terrain and others areas of the patio to prevent further movement (sliding) and/or lifting of this floating slabs quadrant around pool (see grading and drainage section for further comments). It is also recommended to fill the gap between the floating slab and step with self-leveling sealant.

Sample of Self-leveling sealant



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A. Foundations- Comments: CONTINUE



Recommended: Seal with proper concrete sealant the corners with crack or chip at the S.E. perimeter of the foundation wall of the slab. Avoid deterioration.

These areas with spalling effect in concrete structure (i.e., hairline crack, chips, corner pops) are common and are not necessarily related to foundation settlement. Cracking or chipping at those corner concrete slab location may occur since at time of construction 'forms' are used to pour concrete. With the forms these corners retained excess of moisture not permitting the concrete to dry (cure), at the same rate causing differential thermal expansion of the concrete mix. Additionally in this case the post tension reinforcement tendons start approx. 6" from corners at both sides of perimeter and when forces are applied to tense the cables it may create the cracks at this sensitive area.

It is understandable that the condition that causes the cracking has stabilized so that is no longer likely to cause additional cracking or encourage the propagation of existing cracks. The forces that create such crack conditions allow concrete to stabilize relatively quickly and typically do not lead to structural problem.

The exterior bearing walls including perimeter of foundation and interior bearing walls were visually inspected for deficiencies related to structural performance within this residential dwelling. The following present conditions were noted:

No significant stress or deflection observed at the perimeter wall of the foundation within general visible area. There are areas of the foundation perimeters that were not visible due to excessive vegetation against it.

Observation(s) of the foundation were made in a normal manner and limited to viewing those exposed areas of the grade beam surface which were above ground and not covered by such items as: high soil, mulch, wall veneer, vegetation and/or other materials.

No fractures were visible at the brick veneer wall that may be related to settlement/movement of foundation of the main structure. See exterior wall section for further comments.



NOTE: A vertical fracture was noted at the inside corner of brick wall transition between the arch of the carport and the N.W. (front left) column. Indicating that, the independent concrete footing of this column appears to be affected by settlement/movement of footing-foundation from improper grading and drainage in the surrounding area. At this point it is these inspectors opinion, that this structural element those not need underpinning reinforcement. If after adequate drainage installed the columns deflects or settlement continuous a professional in the field should be consulted. See grading and drainage and exterior wall section for further comments.

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 A. Foundations- Comments: CONTINUE

No visible interior sheetrock wall fractures related to settlement of foundation and/or expansion at time of the inspection. There were visible interior indication of expansion and contraction of the wood framing of this dwelling. See interior wall section for further comments.

Foundation and frame movement can cause doors to become misaligned. During this inspection, accessible doors were opened and closed to check for misalignment related to settlement and they were found within ordinary and typical construction workmanship conditions, functioning as intended.

General comments: Hairline cracks when present at exterior or interior walls depending on the location, shape and size may be an indication of foundation settlement common in the Houston area.

In general, this is due to the type of soil condition, changes in temperature, grading, trees root growth and/or type of maintenance to the foundation.

Levels of floors taken with a 4-foot spirit level at different rooms indicated acceptable levels for floorings.

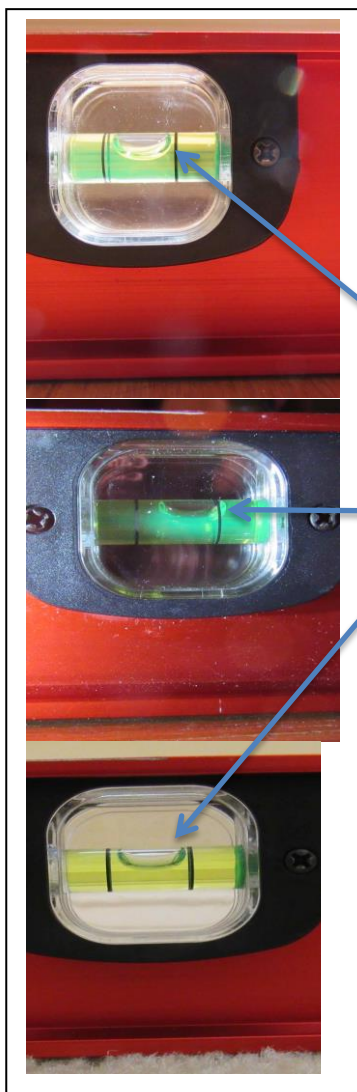
- Sun Room (N.E. corner), indicated approx. 3/16" to 1/4" slope in an easterly direction.
- Dining room indicated approx. 3/16" to 1/4" slope inward from the west perimeter.
- Master bedroom indicated approx. 3/16" slope inward from the south perimeter.

General Information: Measurement and leveling accepted difference according to "ANSI" (American National Standard Institute) is on flat surfaces (Floor Areas) with a deviation not to exceed a max. of 3/16" to 1/4" in 10 feet.

Understand that residential concrete foundations are normally constructed with an unlevelled condition.

CONCLUSION:

From the observations at this inspection, these inspectors are of the opinion that the structure inspected has experience a range of (up and down) movement. These inspectors are also of the opinion that the evidence of such foundation movement at time of this inspection is not within a range that would be indicative of a structural distress condition, but may be considered typical movement of any structure of this age that is resting on the Houston area with sensitive black clay expansive soils. Flooring levels taken at time of this inspection are considered within acceptable parameters.



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 A. Foundations- Comments: CONTINUE

Foundation at time of this inspection within the visible areas appears to be performing its intended function.

Grading and drainage are in need of modifications around the grade beam perimeter for the future performance and function of the inspected dwelling foundation. (See grading and drainage section for further comments).

It is to mention that these inspectors are not structural engineers and methods of inspection employed were only visual.

Note: An opinion on the condition of this foundation is not a warranty against future conditions. As not all portions of this foundation were accessible and/or viewed, thus it is possible that there may be hidden defects. A professional (structural) engineer who has various methods, other than observation, to determine the condition of your foundation may evaluate it further.

Maintenance advice:

The Building site for this house can be expected to be composed of moisture sensitive soils (grayish-black in color and quite frequently referred to as "Texas Gumbo") **that shrink when dried and swell when wetted. A maintenance program should be installed to replenish water to make up for moisture lost to plants and evaporation. The goal is to maintain soil moisture year round. It is recommended to keep foundation maintenance with soaker hoses or sprinkler system, all around exterior footing at approx. 18" from the perimeter of the house.**

 B. Grading & Drainage - Comments:

Seamless gutters system is present at the front and rear eaves of the property.

Recommend to perform maintenance on regular basis, for a proper function of the gutters.

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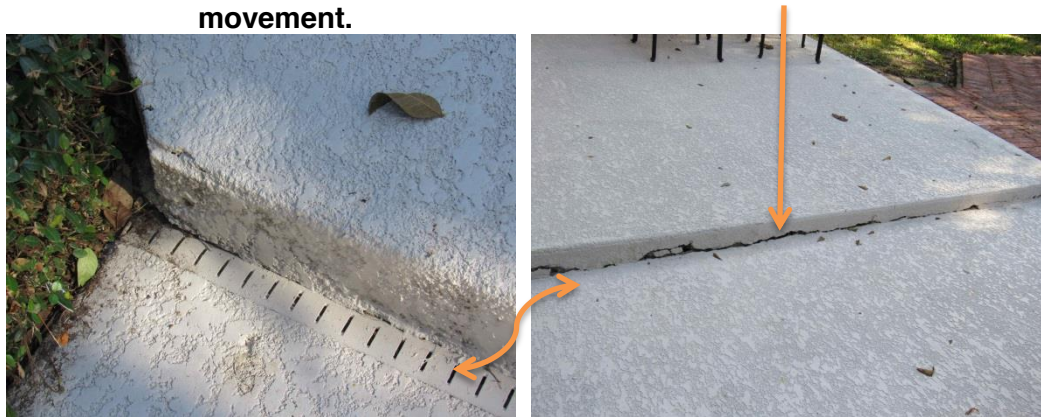
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B. Grading & Drainage - Comments: CONTINUE

This property is noted with drain pipes at the S.E. area of the pool deck and at the patio of the east and south side with visible grates over the drain pipe. The drain system in place appears to discharge (exit) towards the lower area of the lot and to the rear bayou storm water drain community system. The present patio-drain system of the dwelling appears to be in need additional implementation of drain to function within sloping terrain in general, including and not limited to enhance present drainage of the lowest point of the terrain where the water appear to be standing for extended period of time and in the higher areas where water runs towards the foundation perimeters and rear floating slab. It is highly recommended for mechanical drain system as the one suggested being maintained-clean periodically.



The concrete gutter in place between floating slab steps is recommended to be connected to a patio drain and clean periodically. An additional concrete gutter is recommended to be installed in the area of the step/concrete floating slab indicating lifting and with sliding movement.



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 B. Grading & Drainage - Comments: CONTINUE

Visible Deficiencies:

- D - Negative drainage is noted at the North front side toward the carport and towards the rear sun room area. The carport column is currently noted with settlement of the footing-foundation column element of the carport at the N.W. corner (as referred in the foundation section) and the exposed floating concrete slab quadrant of the rear.**
- Patio lowest point of the terrain (lot) is noted at the S.E. corner side close to the swimming pool. This area is not visible with adequate patio drain and may retain and pool/pond water during heavy rain.**



- Re-grade above mention areas with positive slope at top soil (avoid ponding of water), for storm waters to run away from the foundation. (part of a Foundation Maintenance). This may be aided by enhancing and adding to the drainage system as needed to exit as in this property towards the bayou area at the rear side.**

General Information:

The current code reference grading as follow:
 INTERNATIONAL RESIDENTIAL CODE (IRC) for One and Two- Family Dwellings by The International Code Council (ICC)
 IRC Section "R401.3 Drainage." page 61
 "Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm)."

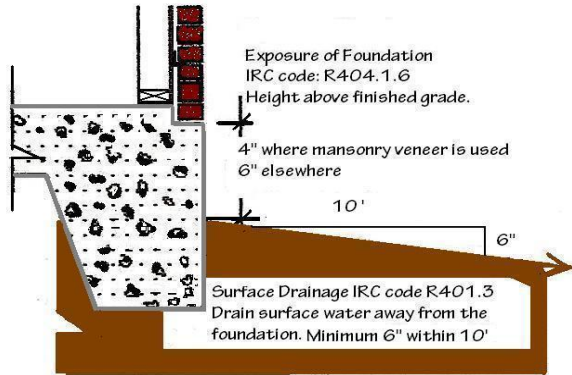
Insure that a minimum of (2) inches and ideally at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

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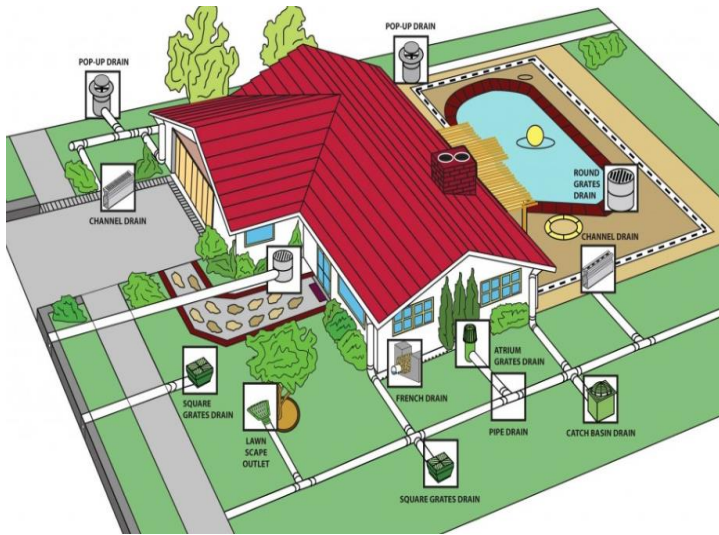
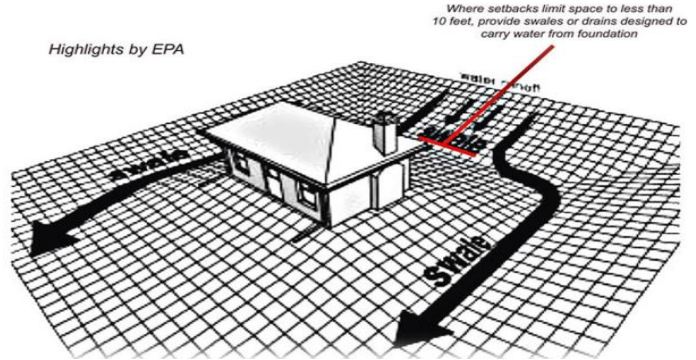
B. Grading & Drainage - Comments: CONTINUE

Graph below indicates conditions that should be achieved and/or maintain to support proper grading.



EPA Indoor airPLUS | MOISTURE CONTROL 1.1
www.epa.gov/indoorairplus

Highlights by EPA



Sample of catch basin with drain pipe.



General Advice and information. Trees are not evaluated as part of this inspection.

In general, large trees should be no closer than 15 to 20 feet from the slab foundation of the houses. Observe root growth of trees to prevent foundation damage. Always consult a landscape expert to make a correct decision on oversized trees. Recommend to keep moss, or grass covering below the perimeter of foundation. (Foundation Maintenance Program)

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B. Grading & Drainage - Comments: CONTINUE
Mulch when present at flower beds, it should be retrieved approx. 6 to 8 inches minimum from perimeters of the grade beam since it is considered conducive to wood destroying insect. Maintain the use of pebble/river stone in the area along the perimeter of the foundation. Retrieve heavy foliage and vine against the perimeter of the foundation and brick veneer wall also considere conducive to wood destroying insect.



C. Roof Covering Materials- Comments:
Types (s) of Roof Covering: **Roof covering of the main structure is Dimensional Composition style asphalt shingle with life-span of approx. 30-35 year per manufacturers.**

Viewed From: **The roof inspected was viewed at this dwelling. from the perimeters.**
Roof accessible: ___ Yes X No. Steep slopes are considered of high risk for inspectors to walk on roof top.

Visible appraisal of the number of layer of roofing: 1. Approx. Pitch is approx. 9:12 and 11:12 for the general roof areas of the house and garage at this dwelling inspected.

Roof covering in general appears to be functioning as intended on the day of this inspection.

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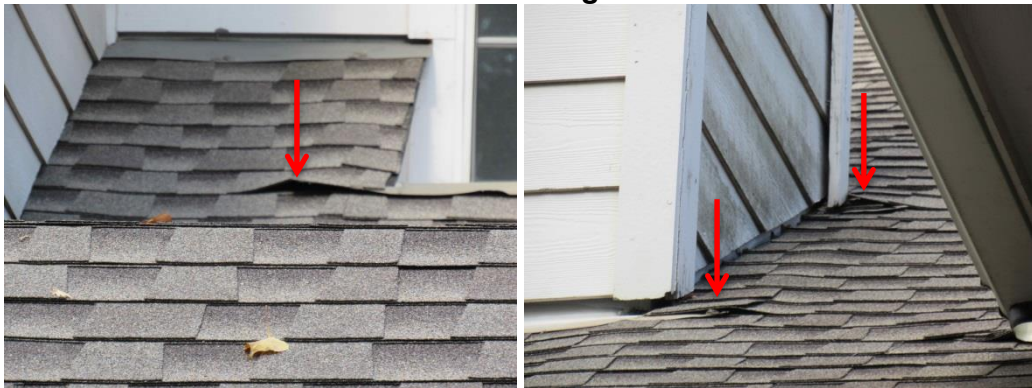
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C. Roof Covering Materials- Comments: CONTINUE

Visible Deficiencies:

D - Metal flashing lifting shingles is noted at the rear slope of the dormer windows, including lifted sidewall flashing at the rear pony wall.

Re-nail the metal flashing and seal over nail heads.



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D. Roof Structure & Attic- Comments:

Viewed From: Accessible attic spaces were inspected visually by entering the access, located at the walk-in attic of the northeast bedroom at the 2nd floor and through the pull-down-stairway located at the south bedroom.

Approximate Average Depth of Insulation:

Blown fiberglass insulation with approx. depth of 12.0” of a ratio of R-30+. Insulation installer’s certificate was visible, but deteriorated paper to read it.

Insulation at the attic does not meet current IECC code 2008 (international Energy Conservation Code) of R-38 or higher.

[Installers certificate, not readable.](#)



Approximate Average Thickness of Vertical Insulation: **Areas of Vertical insulation is 7” thickness R-22 ratio at pony walls of the walk-in attic. Some have fallen and need to be reinstalled. See visible deficiencies.**

Roof structure, Wood Components and Wood attic members in general are functioning as intended on the day of the inspection within the visible areas. No stress or un-attachment of structural members was observed.

These are the roof structure component viewed:

Main Structure at attic: **Roof decking was observed to be OSB (oriented stand boards) with ‘H’ clips for board expansion.**

Roof framing is considered a conventional rafter-purlin system at dwelling inspected.

Rafter are 2” x 6” and 2” x 8” wood members, can be seen forming the hip and gable shape at 16” o.c. (on center); Ridge and hip 2” x 8” and 2” x 10” wood members; Purlin 2” x 6”; 2” x 8”; 2” x 4” Collar-ties; Strong back 2” x 6” forming “L” shape with 2” x 4” wood elements; 2” x 4” to ridge, hip and purlin struts-bracers support elements are visible at 48 inches on center (O.C.) forming “T” shape with 2” x 6” in some areas as per acceptable standard applicable method of roof wood framing construction; Ceiling joist appear to be 2” x 8” and 2” x 10” wood elements in large span areas of the ceiling. Girder/beam 3” x 16” engineering wood elements are visible part of the roof framing system.

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D. Roof Structure & Attic - Comments: CONTINUE

General Information: Hurricane clips (metal fasteners) were not visible at the roof structure. These metal structural components are typically not visible due to their enclosed location.

Cross Ventilation for Attic: From soffit ventilation to Ridge, Gable vents and square vents.

Sample areas of the visible roof structure members at this inspected dwelling.
Walk-in attic.



Upper attic through the pull down stairway.



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D. Roof Structure & Attic - Comments: CONTINUE

OBSERVATIONS:

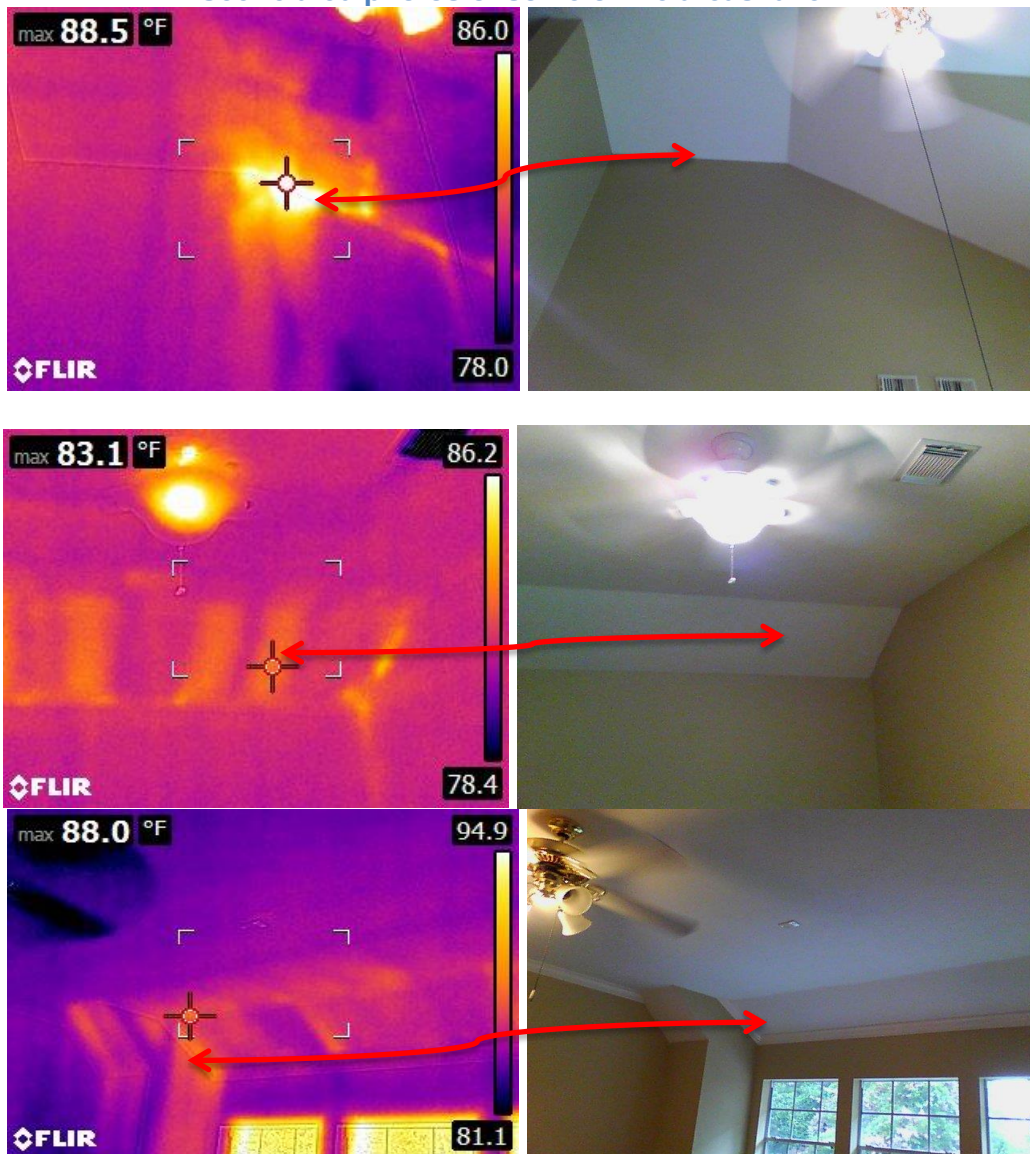
With thermal imaging (infrared camera) ceilings and walls were inspected for insulation.

Typical inside corners have not been insulated or sealed properly in those transition areas where readings indicated lower ratio, this is from time of construction. **Low insulation or insulation voids may exist in some area of the coffin ceiling. This appears to be from construction time.**

Limited attic areas were visible or accessible at time of this inspection.

As certified thermographers' we can only read the emissivity of object surface temperatures as viewed with the infrared camera.

See related photos of some of the areas taken.



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D. Roof Structure & Attic - *Comments:* CONTINUE

Visible Deficiencies:

D - It is recommended to place a piece of blanket or foil faced foam board insulation and insert it at the attic face of the attic pull-down-stairway in between the steps and the plywood cover. Prevent HVAC air leaks to the attic.

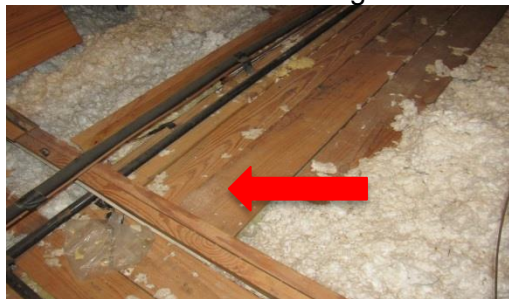


- Vertical Insulation fallen at the walk-in attic needs to be re-insulated.



- Loose wood deck (catwalk) is noted between HVAC units at the upper attic.

Nail properly the wood deck to prevent tripping or prevent punching the sheetrock when walking the wood deck.



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 D. Roof Structure & Attic - Comments: CONTINUE

D - PVC plumbing vent stack pipe to the right side from the pull-down-stairway exhibits movement, and needs to be strap to the wood deck to prevent detachment or rotation. At roof line transition, the detached vent stack to be observed for leaks (water penetration).



 E. Wall (Interior& Exterior) - Comments:

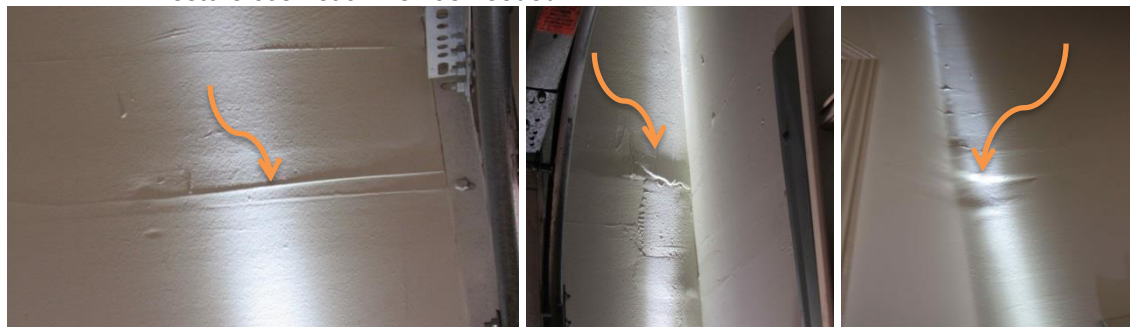
INTERIOR WALLS ARE: Gypsum boards (sheetrock).
Not all wall areas are visible due to furniture present at time of inspection.

Note: Inspection does not include checking or testing the property for any kind of biogrowth-mold or any “China drywall/sheetrock” that can containing high levels of toxic sulfur-acid-gas, methane and/or volatile organic compounds.

General Information on Chinese/Defective drywall: During the booming time (2004-2007) and known to exist in the current market, housing construction in the United State experienced a shortage of sheetrock/drywall (wall envelope) gypsum material building component, some homes were built or renovated using defective drywall imported from or manufactured in China.

Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator copper coils, copper tubing, electrical wiring, computer wiring and other household items as well as create noxious odors which may also pose health risks.

Note: Patching is noted to horizontal fractures at the west wall (next to the overhead garage door) of the garage and inside corner of the north wall. These may be part of rehab and from contraction and expansion of the wall wood framing. Restore cosmetic finish as needed.

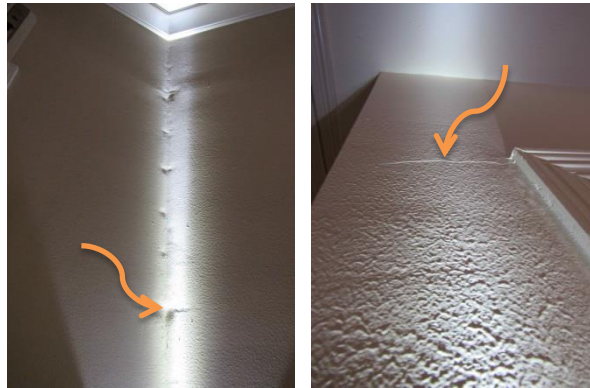


I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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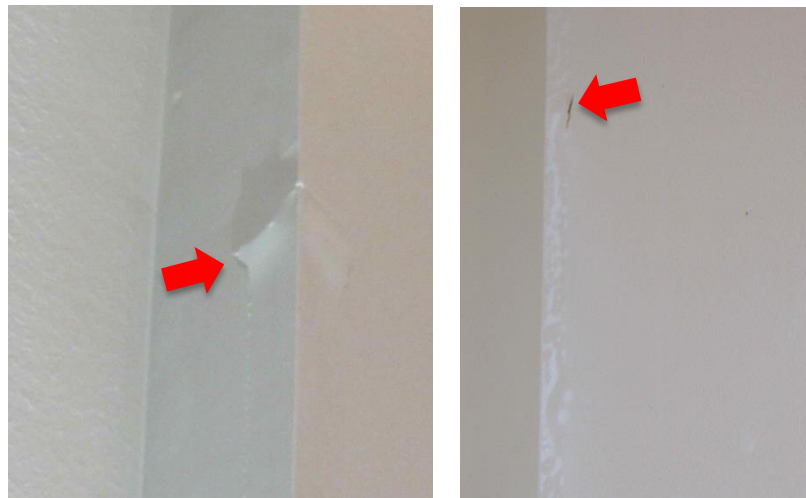
E. Wall (Interior& Exterior) - *Comments:* CONTINUE

Patching repair is noted at the right inside corner wall of the study room and horizontal fracture at the right side to the closet trim element of the south bedroom (room where the pull down stairway is located). Restore cosmetic finishes as needed.



Visible Deficiencies:

D - Stress and deflection is noted at the corner bead (metal wall edge) of the drywall at the left side of the fireplace. This may be attributed to workmanship and contraction and expansion of the wood framing. Restore as needed.

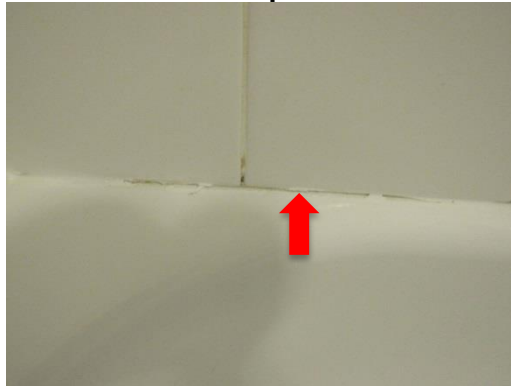


I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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 E. Wall (Interior& Exterior) - Comments: CONTINUE

- D** - Recommend to seal properly the west wall transition of the ceramic tile surround and tub at the North bathroom. Prevent seepage of water to other components of the structure.



- Peeling paint to the window stool is noted at the master bedroom and other rooms in the dwelling. This is typically of a reaction of moisture accumulation. Restore window stool and recommend re-seal around the window frame to prevent moisture.



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

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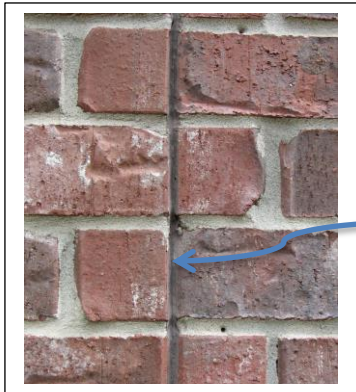
E. Wall (Interior& Exterior) - Comments: CONTINUE

D - Seal the rear panel under the sink cabinet around the drain pipe with a gap and rear panel of the sink base cabinet detaching at the seam.



EXTERIOR WALLS ARE: Brick Veneer with fiber cement siding planks, commonly known as 'HARDIE' siding planks and Stucco finish at the front dormer windows.

Exterior walls on the day of this inspection appear to be performing their intended function. Visible expansion joint are noted at brick veneer wall.



NOTE: Expansion joints are used in a brick cladding to prevent cracking due to changes in wall temperature, moisture expansion, elastic deformation, and other foundation differential movement. The joints are formed of highly elastic materials placed in a continuous, unobstructed opening through the single thickness brick wall or section. Although the primary purpose of expansion joint is to accommodate movement, the joints must also resist water penetration and air infiltration.

Recommend:

Siding at the rear dormer windows and chimney tower is indicative of needed wash. If after washing the siding mildew returns in a short time it is recommended to prime and paint.



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

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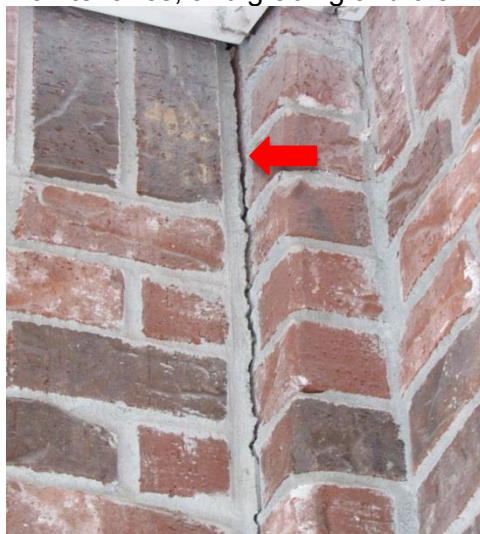
 E. Wall (Interior& Exterior) - Comments: CONTINUE

Visible Deficiencies:

D - Rotted trim and jamb wood elements at the rear garage door and horizontal trim of the north window.



- Re-Mortar brick veneer inside corner wall fractures at the N.W. corner of the carport with brick veneer column. At this point the fracture is indicating settlement of this column concrete footing. Observe after re-mortaring and re-grading for a period of 6-12 month. If crack reappear and are over 1/8" or deflects, consult a building professional. (See foundation for maintenance, and grading and drainage)

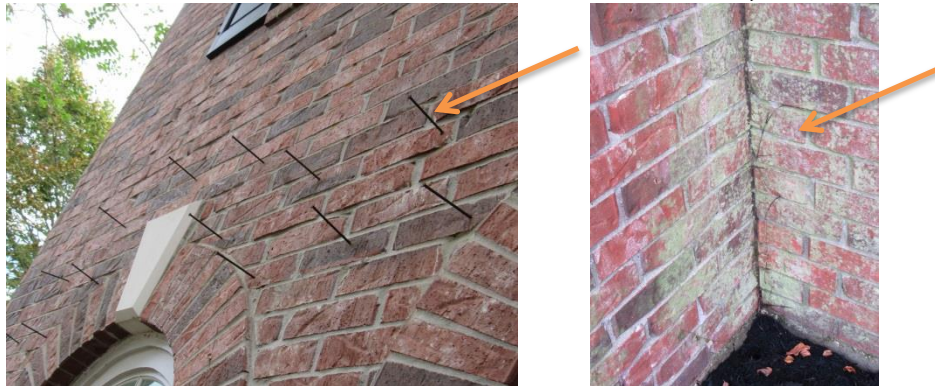


I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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 E. Wall (Interior& Exterior) - Comments: CONTINUE

RECOMMENDED: Remove the nails present at the front wall of the dwelling and seal any drill holes present. Pressure-wash the brick veneer areas, visible with mildew.



 F. Ceilings & Floors - Comments: Ceilings are: Gypsum boards (sheetrock). Ceilings in general are functioning as intended.

RECOMMENDED: Restore patching repair made to the Laundry room (directly below the north bathroom); ceiling above the second floor railing (directly below one of the HVAC systems in the attic), and patch repair at the north bathroom ceiling above the tub. Each area may have had a leak sheetrock ceiling with damage (from plumbing, A/C cooling equipment, or roof depending on its location) at a point in time and patch repairs of the ceiling sheetrock done to the areas. With infrared camera these area indicate to be dry at time of the inspection.

Laundry room

Ceiling above railing 2nd floor.

North bathroom ceiling above tub.



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

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F. Ceilings & Floors - Comments: CONTINUE

Visible floorings in general appear to be functioning as intended by the time of the inspection. Floor coverings are Engineering wood planks, Ceramic tile and Carpet.

Visible Deficiencies:

D - Damage Eng. Wood planks due to water penetration such as at the entrance to the Laundry room and some plank damages and/or buckled at the kitchen area and at the breakfast area.



Recommendation: Between carpet and tile such as at the entrance to the master and other rooms transition floor strips is recommended, to prevent damages to the carpet or tripping.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior & Exterior) - Comments: Interior doors are hollow core panel and Exterior doors are solid core. In general doors are functioning as intended to the exception of visible deficiencies.

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

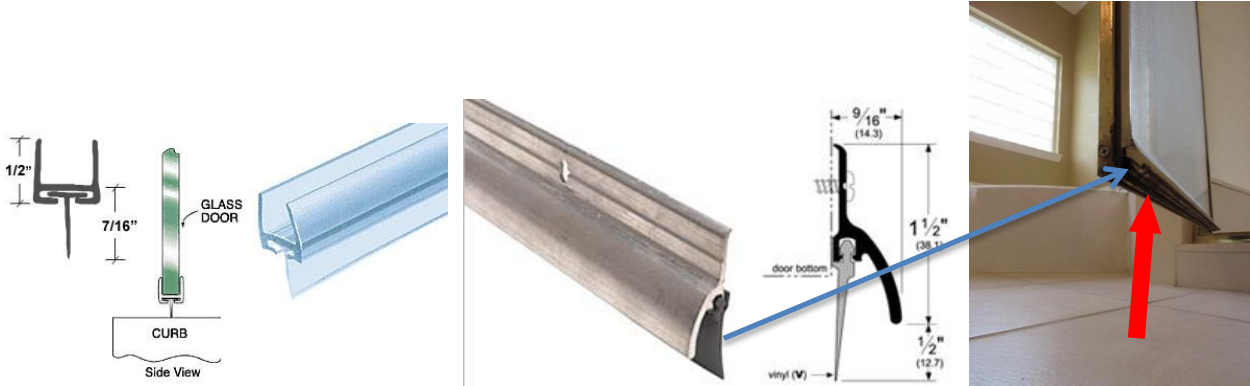
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G. Doors (Interior & Exterior) - Comments: CONTINUE

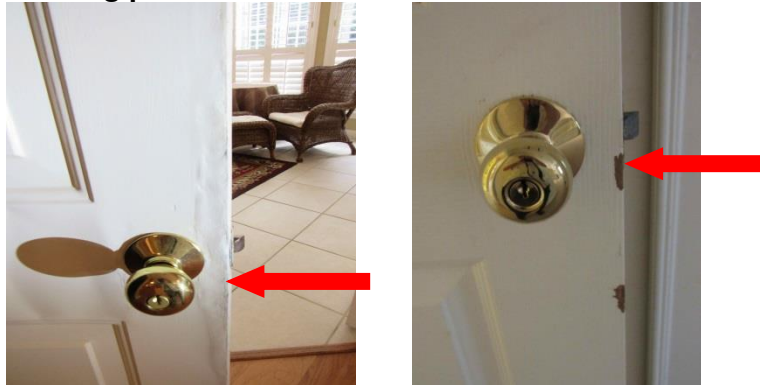
Visible Deficiencies:

D - Bottom sweep of the master shower door is not present. This is needed to prevent seepage of water to the exterior floor and/or components outside the shower area.

Samples of different sweeps.

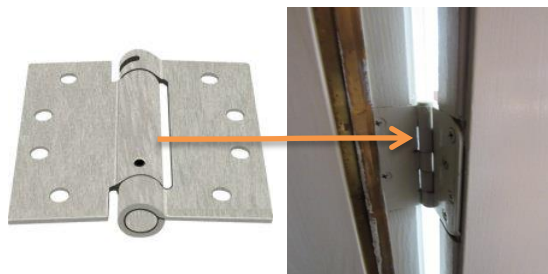


- Damage is noted to the slab veneer of the garage/house slab.
- Peeling paint veneer is noted at the N.E. bedroom door.



- Self closing device is **recommended** to the garage door into the house. This can be hinge type or hydraulic puller. This safety code is not implemented in some cities or counties.

This is a sample of applicable doors self-closing hinge recommended to garage/house door.



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

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior & Exterior) - <i>Comments:</i> CONTINUE

RECOMMENDATION:

Hole caps/screw covers were not installed at this north side exterior door. Install them to cover exposed screw heads.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows - *Comments:* They are single pane one on one windows. Most if not all windows have custom plantation shutters.



Windows are tested at random. It is recommended to clean and apply silicon grease to hardware as per manufacture maintenance guidance.

Visible Deficiencies:

- D - One of the windows at the north wall has damage window screen.
- Seal around some of the window trim/brick veneer transition.
- Glazing bead in some of the windows are crack or broken. Replace to keep window pane in place and prevent HVAC air from leaking.



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

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I. Stairways (Interior & Exterior) - Comments: Steps and railings are in compliance.

Note: Railing does not have the ends returning to wall a requirement of current code. Present railing complies with installation at time of construction not current codes.

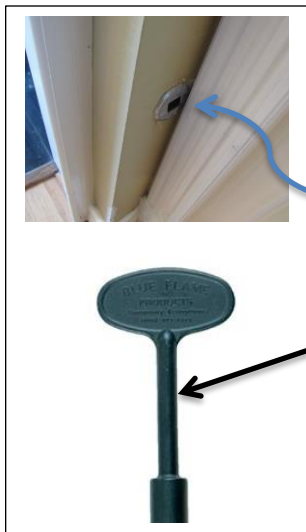


Sample of a railing returning to the wall.

J. Fireplace/Chimney- Comments: TREC LIMITATION: The inspector is not required to determine the adequacy of the draft or perform a chimney smoke test. Inspectors do not Turn-On any gas valve. Fireplace is not tested.

Ceramic log gas prefabricated fireplace. Damper is operational

General Advice: It is recommended to clean fireplace and flue prior to the first use of every year.



Gas shut-off is located to the right side of the fire box. Recommend to have the key to the gas valve at all times when in use. Key was not available or visible at time of inspection recommend to request one from the current owners.

Sample of a key to a gas valve.



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

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks and Carports - Comments: See exterior wall and foundation for present carport.
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other - Comments: Note: Fences or any detached structure is not part of this inspection.
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels - Comments: Breaker box entrance conductor wire: <u> X </u> Aluminum <u> </u> Copper <u> </u> Copper-clad Aluminum
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Main electrical panels located at the interior north wall of the garage. A 'CUTLER HAMMER' brand.
3 Wire 120/240v service from underground feeds electrical panel.
Ground was an external type on a driven earth ground rod.
Water metal pipe bonding protection was visible at the water hose bib pipe.

Recommended: Installation Inter-system bonding termination at the wall connected to an independent ground road. See sample below.

General Information from manufacture: The Intersystem Bonding Termination (IBTB), part of the ERITECH® line of Facility Electrical Protection products, is designed to meet the requirements of the 2008 NEC® Article 250.94 "Bonding for Other Systems." The IBTB is mounted adjacent to the meter base or service entrance equipment and is a convenient way to interconnect and terminate grounding conductors from telephone, CATV or radio and television antennas.



OBSERVATION:

- Gas Corrugated Stainless Steel tubing (CSST) is not visible with the required grounding and bonding protection. An IRC and NEC residential electrical codes.

Terminals end entering the breakers were tested for Hot spots.

Acceptable even temperature approx. 79 degrees was noted. Ambient temperature was 72 degrees in the surrounding areas at the interior of the garage at time of the inspection. See visible deficiencies.

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

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A. Service Entrance and Panels - Comments: CONTINUE

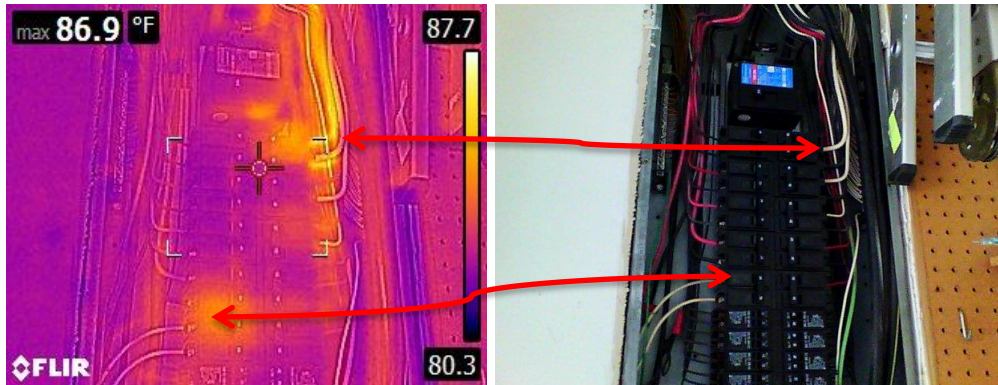
Main service rating 200 amps breaker as main service disconnect located at the exterior south wall with 31 breakers.
NO "AFCI" ARC- FAULT circuit interrupter breakers present.
This is to comply with bedroom receptacles of 125 volt, single phase, 15-and 20 ampere outlets, of the 2002 to 2006 NEC (National Electric Code) Listed to provide protection to the entire branch circuit.
 This is NOT complying with the NEC 2008 to be placing ARC- FAULT circuits at all rooms where GFCI are not present including the garage ceiling outlets. Some of the older boxes prior to 2008 do not accept ARC-FAULTS, consult with licensed electrician to see if this box may accept these breakers and/or when changing electrical box. **This is for Safety or Fire hazards of the electrical system adopted by NEC current standards.**

Main panel box.



Visible Deficiencies:

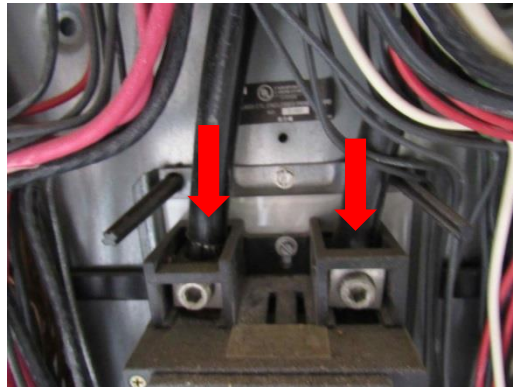
D - Main panel was tested for hot spots. Increase of temperature due to high resistance, noted with the infrared camera, to the connection of wiring to the top right 50 and left 20 amps double pole breakers. License electrician to check for loose wiring terminal or proper installation of multi-strand wire loose connection.



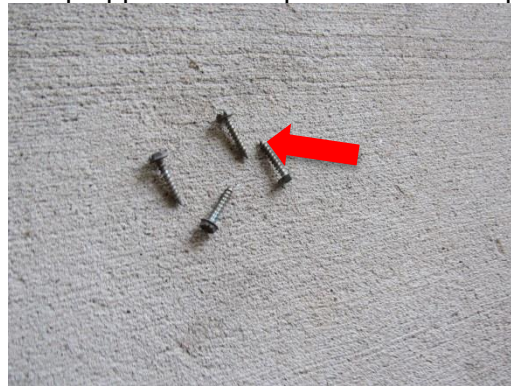
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels - Comments: CONTINUE

D - Antioxidant is needed for the AL (aluminum) conductors at the the service entrance wires with entrance lugs. This is to prevent overheating or corrosion.



- The screws currently used for the interior cover of the 'CUTLER HAMMER' panel are sharp-tipped not to be used for electrical panels per NEC. Blunt tipped screws should be used. Avoid penetration of sharp-tipped into the protective envelope of wire.



Electrical system Repairs and Evaluation are to be done with a Licensed Master Electrician.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: X Copper Aluminum Copper-clad aluminum

Comments: Polarity test was performed to accessible outlets.

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices and Fixtures- Comments: CONTINUE

Some Smoke detectors are present in bedroom and hallway. **All bedroom and hallway need smoke detectors.** Recommend to change the battery every 6 months.

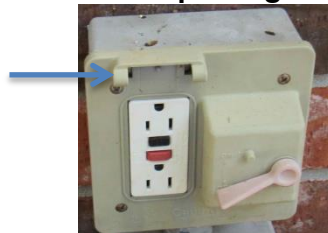
Ground fault circuit interrupters (GFCI) are present at outlets at:
 X Kitchen X Garage X Baths X Exterior

Visible Deficiencies:

D - Several smoke detectors are not present at the first and second floor, such as: at the master bedroom and second floor hallway and bedrooms (2). **Safety hazard.**



- Exterior GFCI at the south wall needs protective weather proof cover for the pool light.



- Incandescent light fixture present at N.W. bedroom closets needs to be a covered fixture. Per IRC (International Residential Code) 3903.1.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

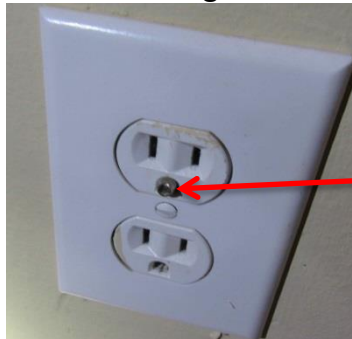
I	NI	NP	D
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B. Branch Circuits, Connected Devices and Fixtures- Comments: CONTINUE

D - A switch plate at the sun room is missing a screw.



- Outlet located at the curb wall of the stairway has the ground prong plugged with a leg left from an electrical cord, leaving the top prong not functioning as intended, remove the leg or replace the outlet.



- Some of the fan bulbs of the game room fixture are not present.
- North bathroom recess light above the vanity area is not functional. Check the bulb first.



- Floor outlet of the living room is loose, not having all the screws to the top plate and one of the screws present is not intended for this use. Screws need to be flat headed.



Electrical system further evaluation and repairs are to be done with a Licensed Master Electrician.

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **FURNACES.** Air force unit.

Energy Sources: **GAS.**

Comments: In the case of gas furnaces, the heat exchanger is only checked visually. This is usually from the burner cavity access. Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection.

Three horizontal units are present at the attics. Original from time of construction.

- 1 & 2) 2- Horizontal units: AMANA; Approx. 46,000 BTU. Model GUC045CA30.
- 3) Horizontal unit: AMANA: Approx. 88,000 BTU. Model was not accessible.

Furnaces were tested briefly and appear to be functioning as intended. Burners' cannot be visible from the opening. They were tested briefly due to exterior temperature being above 60 degrees.



Information: Drip leg (sediment trap) is present on the gas lines of the furnace. An inverted "└" connection to the gas line close to the flex line. This is manufacture requirement not enforced in some cities or municipalities, depending of the type of gas in use.



HVAC system Repairs and Evaluation (heat exchange) are to be done with a Licensed HVAC Technician.

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

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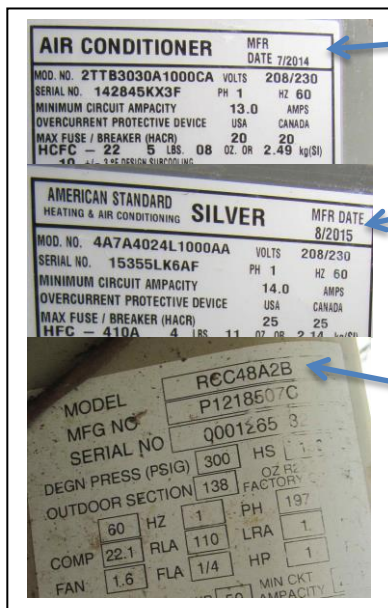
B. Cooling Equipment

Type of Systems: **Electrical Condenser Unit.**

Comments:

In general Condenser life-span per manufactures is approx. 14 to 16 years.

Three condenser units are present. Two have been replaced since time of construction. One is original from time of construction.



- Condenser Units: **AMERICAN STANDARD: Model 2TTB3030A1000CA; 30,000 BTU; 2 ½ TONS; MFR. date 7/2014**
- Evaporator coil – **Model 4TXFH054CC3HHAA; 54,000 BTU; 4 TONS. MFR. Date 6/2011**
- Condenser Unit: **AMERICAN STANDARD; Model 4A7A4024L1000AA; 24,000 BTU; 2- TON; MFR.date.8/2015**
- Evaporator coil **CSCF3036N6DA; 36,000 BTU; 3 -TONS. MFR. Date 2015 according to the serial number.**
- Condenser Units: **AMANA: Model RCC48A2B; 48,000 BTU; 4 TONS; MFR. Original to time of construction.**
- Evaporator coil – **Model CHH60TCD; 60,000 BTU; 5 TONS.**

Exterior temperature approx. 87 degrees.

Temperature Differential: (Degree readings are in Fahrenheit)

Supply: 50 degrees Return: 67 degrees Differential: 17 degrees 1st flr.

Supply: 51 degrees Return: 67 degrees Differential: 16 degrees Master bedroom.

Supply: 57 degrees Return: 71 degrees Differential: 14 degrees 2nd flr.

Temperature differential tested falls within the acceptable minimum range of the industry standard in the Houston area of 14 to 21 degrees at the 2nd floor.

Recommendation: Filters needs to be changed approx. every months or as recommended by the filter manufacturer if HVAC system is in use 24 hours seven days a week.

Dirt that is stopped by the wet cooling coil helps to plug-up the drain and also inhibit the heat transfer to the conditioned air. This may shorten the life of the compressor while raising the cost of the operation **when filter is not changed.**

Clean and service entire system annually. When doing so replace any defective or excessively worn components. Request warranties for repairs.

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Cooling Equipment- Comments: CONTINUE

HVAC Systems of the unit replaced has:

- Electronic float are present within two of the unit's emergency pan.
- It is recommended to have an electronic float to one of the units (located at the north attic area).



RECOMMENDATION:

Units are recommended to be given an annual service with an HVAC technician, check evaporator coil and mainly the original evaporator unit and any other components for proper functioning of cooling of the systems present.

Visible Deficiencies:

- Condenser unit fins are observed with damages. Recommend to have an HVAC technician to evaluate them further.
- Electrical Connector to the electrical flex entering the unit is not present.



HVAC system Repairs and Evaluation are to be done with a Licensed HVAC Technician.

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

I	NI	NP	D
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C. Duct Systems, Chases and Vents - Comments:
 Ducts flex aluminum system ratio R- 6.0

Visible Deficiencies:

D - One Duct is in contact with the exhaust vent pipe of the Furnace.
 This condition can damage the duct and create **Fire**, since the exhaust vent pipe of the furnace reaches high temperature when the furnace is in use. Considered **fire hazard** condition.



IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of the water meter: Located at the street curb.
Location of the main water supply valve: Was visible at the interior south wall of the master closet.
 Static water pressure reading: 80 psi



Water supply (cold and hot water) was tested at all fixtures and appears to be functioning as intended to the exception of some visible deficiencies. Tubs are not filled with water and backflow drain are not tested.

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

I	NI	NP	D
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 A. Water Supply System and Fixtures- *Comments: CONTINUE*
Supply piping is: X Copper ___ Galvanized ___ P.V.C. & C.P.V.C.
 ___ PEX.

Visible Deficiencies:

- D -** Leaks are noted at two aerators of the lavatories, master bathroom and north bathroom when the faucets are ON.
- Hot water faucet valve at the master lavatory appears to have a leak. Valve was found OFF.



- Chips and corrosion above the blind plate to backflow pipe and edge of the tub at the north bathroom. Recommend refinishing to prevent further deterioration.



- S.E. bathroom vanity right faucet handle is loose.



A Licensed Plumbing technician should conduct repairs and evaluations.

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

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B. Drains, Wastes, and Vents - Comments:



 X P.V.C. Iron Other

Comments: "P.V.C." pipe venting through roof jacks.

Main drain cleanout was visible during this inspection at the front left flower bed. Cleanouts elements are necessary for removal of obstructions in drain pipes.

LIMITATION OF INSPECTION: These inspectors do not test the overflow drains of the tubs.

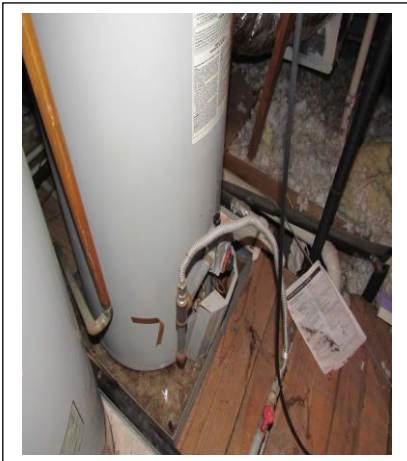
Drains tested to different fixtures appear functioning as intended at the time of the inspection.

Note: Recommend to request history of leak of the north bathroom. Reflected as repaired ceiling sheetrock of the laundry room and damage flooring planks.

A Licensed Plumbing technician should conduct further evaluation and repairs needed.

-

C. Water Heating Equipment



Energy Source: **GAS** with pilot ignites.

Capacity: **2- water heater units 50 gallons each.** ANSI 1996. Manufacture Date 1999 per label.

General Information: Life span of Water Heater per manufacture is approx. from 12 to 14 years. However, the life expectancy varies greatly depending upon local water chemistry,

Comments: **TPR valves** (temperature pressure relief valve) **are not tested during this inspection.**

1) 2- STATE SELECT unit MODEL PR650NDRT

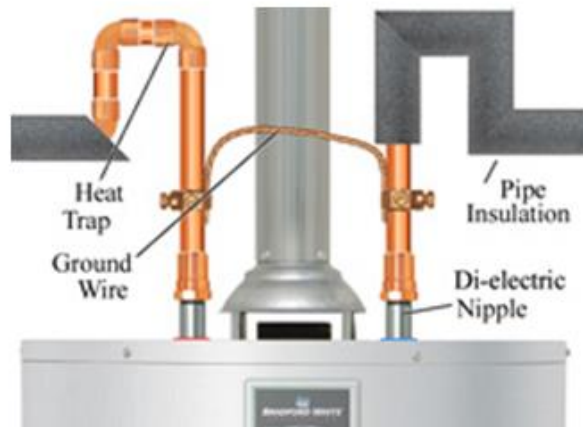
Tested water heater supply hot water temperature at different fixture and the average temperature was 114.5⁰ degrees Fahrenheit. Temperature of the hot water is recommended to be regulated within 110⁰.



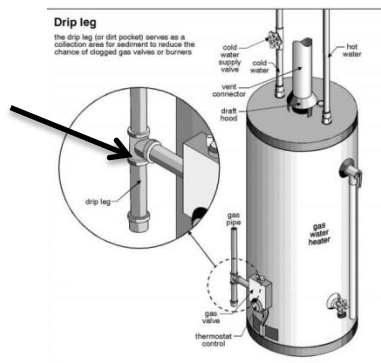
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	
☒	☐	☐	☒	C. Water Heating Equipment- <i>Comments:</i> CONTINUE

Note: Bonding protection is NOT present. The bonding jumper (electrical wire) runs between the hot and cold metal water lines if applicable or to the metal gas pipe; because some water heaters are made of nonconductive materials, which will interrupt the ground circuit. The jumper also allows the heater to be replaced when needed without disrupting the ground connection. See photo below.



Drip leg (sediment trap) is installed on the gas line of the water heater system. An inverted “⊥” connection to the gas line close to the flex line. This manufacture requirement is not observed in some cities or municipalities.



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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Water Heating Equipment- *Comments:* CONTINUE

Visible Deficiencies:

D - Nipples of the water heater (hot and cold water) located at the right side (south side) are viewed with corrosion. Licensed plumber needs to determine to repair or replace the unit. This water heater is not functioning, although the gas valve is ON and water heater appears to be in functional, unit is not light-up.

Note: Because both water heaters are connected, hot water is received at the plumbing fixtures. Since there are three and half bathrooms the second unit is needed when full use of the fixtures are in function.

- Temperature Pressure Relief (TPR) valve appears to be leaking at the water heater located at the right side (south side). Drain pan under the unit contains water from excess leak.



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

I	NI	NP	D
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 D. Hydro- Massage Therapy Equipment - Comments:



Jacuzzi located at master bath is a functional unit, with air push button at the rim of the tub.

Dedicated GFCI is present at the master closet wall.

Recommended: To be cleaned with Antibacterial before its first use.



 E. Other - Comments:

V. APPLIANCES

 A. Dishwashers - Comments: 'AMANA' brand. Model ADB400AWB5 A functional unit, tested on full cycle.

 B. Food Waste Disposers- Comments: Garbage disposer is a functional unit.

 C. Range Hood and Exhaust Systems - Comments: Dowlndraft exhaust is functional.

Visible Deficiencies:

D - Filter to this unit is not in place. It is visible torn under the cook top.



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

I	NI	NP	D
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 D. Ranges, Cook tops, and Ovens - Comments:

G.E. gas cook top and Double electrical oven.

Gas cook top and singled Oven are functional at time of this inspection. Oven temperatures were set at 350 degrees and within 25 minutes of heat test performed the temperature received were 359 and 389 degrees. Temperature is within the allowable differential. (Differential should fall within 25 degrees above or below from a set temperature.)

Visible Deficiencies:

D - Front right burner is not functional. Its controlling knob does not rotate to place in any setting. An Appliance technician to restore the burner knob.



 E. Microwave Ovens - Comments:
 Functional "SHARP" brand. A functional microwave unit. Convection oven setting cannot be tested.

 F. Mechanical Exhaust Vents and Bathrooms Heaters - Comments:

Bathroom and Laundry exhaust fans are functional.

Visible Deficiencies:

D - North exhaust flex vent pipe at the attic is crushed. Not performing the function since it is restricted to exhaust properly. Replace the exhaust pipe, and relocate it so that it is not in front of the HVAC unit.



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

I	NI	NP	D	
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operator(s) - Comments: 'CRAFTSMAN 1/2 H.P. brand is a functional unit with motion and object sensor.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems - Comments: Dryer exhaust vent pipes to the Exterior.
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General advice: Clean air dryer vent at least once a year from lint debris.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other – Comments:
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems Type of Construction: Traditional Automatic Spray System Comments:
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“RAIN BIRD” brand equipment control is present at the east interior wall at the garage. System is not part of this inspection.

Visible Deficiencies:

D - Insulation both standing PVC pipes of the vacuum breaker present at the south patio.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment Type of Construction: In-ground pool.
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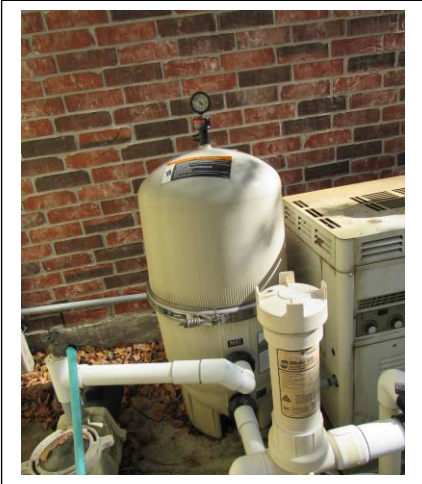


Comments:
LIMITATION OF THIS INSPECTION: This swimming pool is inspected within the limitation of a visual inspection of pool electrical system, pool barrier system, pool surrounding deck, primary circulation function and does not include: dismantling any of its component or its Filter, we do not test water chemistry, we do not test or operate pool gas heater, when present. This inspection is not a guarantee or warranty as to the state of its structural walls at time of this inspection and/or equipment functionality present or future.
It is always recommended to have it inspected by a Pool technician.

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

I	NI	NP	D
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 B. Swimming Pools, Spas, Hot Tubs, and Equipment – Comments:
CONTINUE



Reference in this document to the decking/slab area viewed is for purposes of drainage of the site. Reference to the electrical system present is for purposes of the safety to view the existence of GFCI outlets protection for pool light and ground connection to the motor pumps.

Pool appears to have a “PENTAI CARTRIDGE FILTER” brand with an approx. 22 psi. at the gauge at time of inspection. Considered to be too high in need of backwash.

One motor pumps visible with ground wire.

Pool light is protected with GFCI.

Exterior pool timer control is present/functional.

Pool/spa heater a ‘PENTAIR MINIMAX’ brand approx. 400,000 BTU. Model 400.

One automatic chlorine Bromine Model 320.



Visible Deficiencies:

D - Pool protective fence (safety barrier) to prevent small children access is not present and is a requirement for Safety.

- Skimmer has debris.



- **It is recommended cleaning the filter; pressure reading was approx. 22 psi (pressure too high in need of backwash) at time of this inspection.** For cleaning: Stop the pump, set valve to backwash. Start pump and backwash until water in sight glass is clear. Approx. 2min. or less depending on dirt accumulation. Proceed to RINSE. Always consult with pool technician and manufacture maintenance manual.

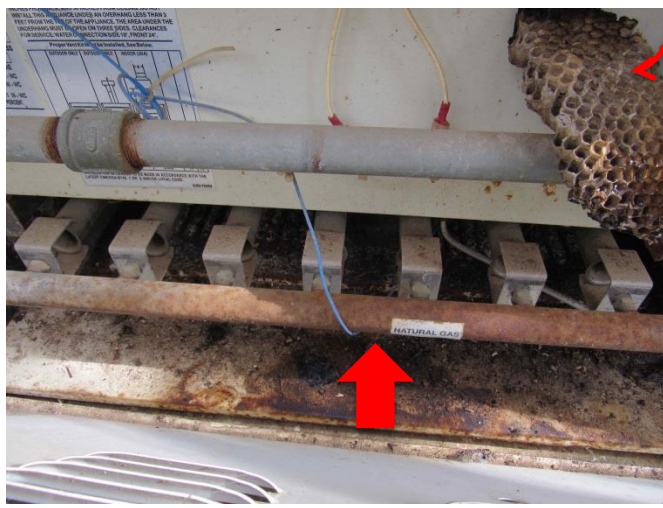


I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

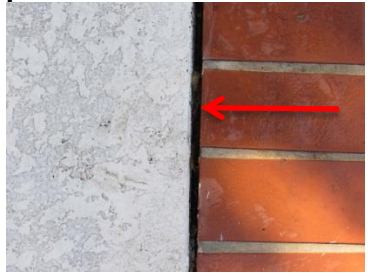
I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment – Comments:
CONTINUE

- D - Pool Heating Unit needs to be service by a technician with cleaning and evaluation of the Heating exchanger and its component. Excessive rust residue within the chamber was visible.** Units are not tested during this inspection.
- **Beehive panel to be removed with Caution from interior of the unit.**



- **Seal the gap between the pool brick coping and deck. Prevent water penetration to the side wall of pool structure.**



C. Outbuildings - Comments:

D. Private Water Wells
Type of Pump:
Type of Storage Equipment:
Comments:

B. Other - Comments:

ADDENDUM: REPORT OVERVIEW

This is an approximately 17 year old house. Ongoing maintenance is always required and improvements to the systems of the home will be needed on regular bases.

The Scope of the Inspection:

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during inspection. **Unexpected repairs should still be anticipated.** The inspection should not be considered a guarantee or warranty of any kind.

The inspection is visual only. Building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling building components is performed.

Weather conditions during Inspection:

Dry weather prevailed at time of the Inspection.

Present at time of the inspection were:

Buyer: Mrs. Kim Ahren

Selling Realtor: Mr. Brian Silverberg, from Silver Key Realty.

Inforealty Inspections: Mr. Rudolph Depena and Mrs. Martha Kaplan (Lic. 5863) assistant inspector.

Property Description: Wood construction with Brick and siding veneer on slab.