



# Inspection Report

**Benjamin Escobar**

**Property Address:**  
7278 Avocet Ln  
Houston TX 77040



**Byrd's Eye Inspection**

**Anthony Byrd 21925  
Houston, Tx  
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# PROPERTY INSPECTION REPORT

**Prepared For:** Benjamin Escobar

(Name of Client)

**Concerning:** 7278 Avocet Ln, Houston, TX 77040

(Address or Other Identification of Inspected Property)

**By:** Anthony Byrd 21925 / Byrd's Eye Inspection 8/3/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

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.

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

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

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Style of Home:**

Single Family, One Story

**Age Of Home:**

2005

**Vacant or Occupied:**

Occupied, tenants

**Utilities Active:**

All

**Client(s) Present:**

Yes, Buyer, Owners

**Weather:**

Rain

**Temperature:**

Over 70

**Rain in last 3 days:**

Yes

**Ground/Soil Condition:**

Damp

**Ancillary Services:**

Wood destroying insect

Comments: Per Agent (Kenneth Phillips) - Seller will open door and let inspector inside the house

Pet Instructions: Unknown

Referral: Angie's List

Year Built: 2005

Square Footage: 1328

Rooms: 3 Bedrooms, 2 Bathrooms

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer, Seller

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

IN NI NP D

## I. STRUCTURAL SYSTEMS

A. Foundations

**Type of Foundation(s):** Slab

**Foundation method of inspection:** Visual inspection of exterior

**Foundation performance:** Performing as intended. No significant problems observed

Comments:

(1) The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

(2) The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

B. Grading and Drainage

Comments:

(1) It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

(2) The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

(3) Gutter downspouts should discharge water at least 36 inches away from the foundation. Storm water should flow freely away from structure at points of discharge. (Discharging roof water next to the structure has the potential of causing foundation movement)



B. Item 1(Picture)

(4) Debris was observed in the gutters. This condition prevents proper drainage of water off and away from structure. Debris in gutters can conceal rust, deterioration or holes that are not visible until cleaned.



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B. Item 2(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** Dimensional

**Approximate Age of Roof:** Estimated, 16-20 Years Old

**Roof Viewed From:** Walked roof

Comments:

(1) The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

(2) The condition of the roofing material is consistent for its age and there are visible leaks or repair requirements. Based on present condition and normal weather patterns, it is reasonable to expect additional years of service life. This does not preclude the occurrence of leaks or the need for repairs during that period. This inspection is not a guarantee against isolated roofing leaks in the future.

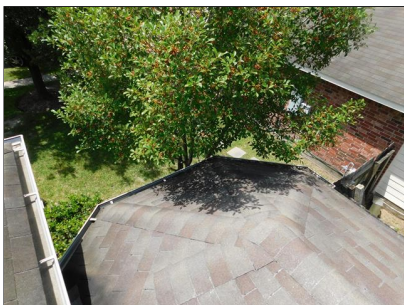


C. Item 1(Picture)



C. Item 2(Picture)

(3) Tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5' to prevent any damage to the roof covering.



C. Item 3(Picture)

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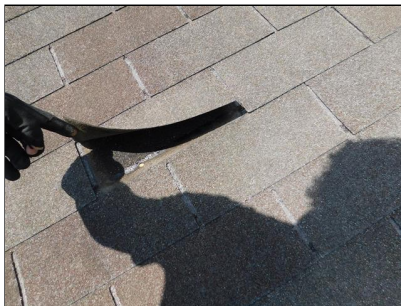
IN NI NP D

(4) The shingles are worn with significant granular loss in various areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.

(5) The shingles are lifting in various areas throughout the roof. These can become further damaged during storms or high winds. Recommend qualified roofer to reseal and apply roofing adhesive to lifted areas of shingles.



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

(6) There were vent, counter or step flashings observed to be raised and improperly sealed. A qualified roofer should reseal and seal these roofing components as needed to prevent any future water penetration.



C. Item 7(Picture)



C. Item 8(Picture)

(7) The shingles are damaged/ worn with granular loss in various areas. A roofer should perform a maintenance check on the covering for needed repairs, patching or replacement of worn shingles.



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C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)

(8) There were several roofing fasteners observed to be improperly sealed or exposed. Left unsealed the



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fastener penetrations could present a point of water penetration into the roof structure. Seal (caulk) all exposed roofing fasteners (i.e. plumbing vents, flue pipe roof jacks, flashings, and ridges lines).



C. Item 17(Picture)

D. Roof Structures and Attics

**Method used to observe attic:** Entered attic and performed a visual inspection, Limited Access

**Roof Structure:** Stick-built, Lateral bracing

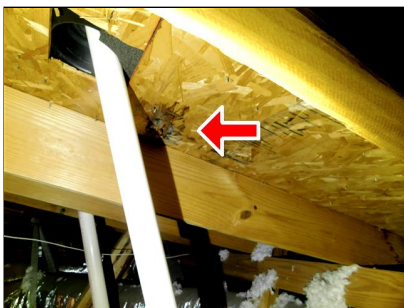
**Roof Ventilation:** Ridge vents, Soffit Vents, Passive

**Attic Access Info:** Pull Down stairs

**Attic Insulation:** 9-10 Inches, Blown, Fiberglass

Comments:

- (1) Only areas of the attic determined accessible by the inspector are inspected.
- (2) The structure was in good condition. However, the following exceptions were observed:
- (3) There was evidence of leaks in areas of the attic (flue pipe penetrations, chimney, valleys etc.). It could not be determined if any areas of the deck require repair. Replacement of flashing, jackboots or parts of covering at these areas may be necessary to ensure it is leak free. Roofer should evaluate roof covering, deck and exterior flashings and jackboots for need of repair or replacement.

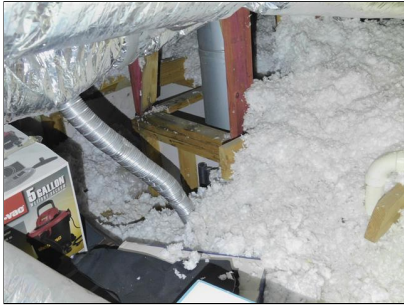


D. Item 1(Picture)

- (4) The chimney flue could not be accessed. 2 inches of clearance between flue pipe and insulation/building materials is required. Recommend installing shield and/or pulling insulation away from direct contact with flue pipe if in contact.

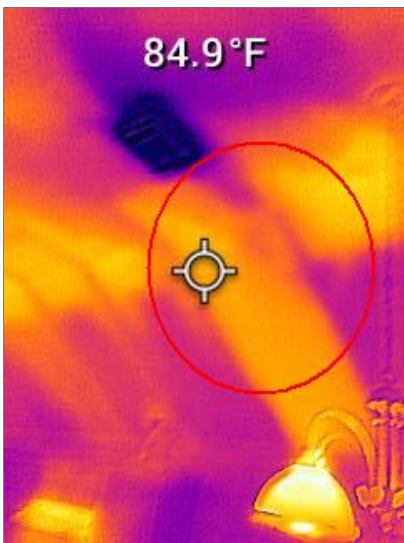
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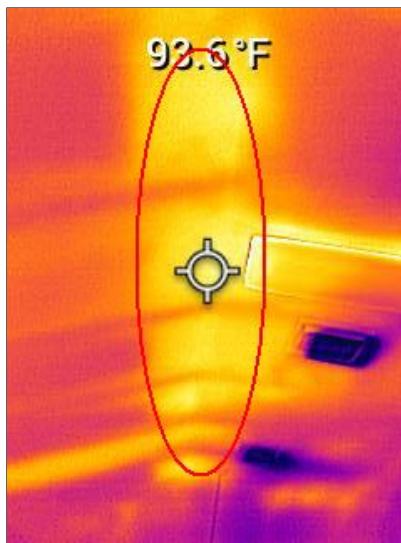


D. Item 2(Picture)

(5) Level and fluff the attic insulation in various locations where it has been compacted, add where missing.



D. Item 3(Picture) kitchen



D. Item 4(Picture) kitchen

E. Walls (Interior and Exterior)

**Wall covering/siding type:** Brick, Cement fiberboard

Comments:

- (1) Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.
- (2) There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation

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E. Item 1(Picture)

(3) Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding and trim, etc.



E. Item 2(Picture)

(4) There is an unknown vent cover at the side of the home taped up. Recommend query owner of usage.



E. Item 3(Picture)

(5) Control joints require added joint compound to prevent water incursion into wall space.

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E. Item 4(Picture)

F. Ceilings and Floors

**Ceiling Structure:** 4" or better

Comments:

- (1) Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring
- (2) There is evidence of previous leaking observed by presence of stains on the ceiling . Recommend query owner for history, damage and any repairs performed to prevent further water intrusion. If no repairs, evaluation and repairs by qualified contractor recommended.



F. Item 1(Picture)



F. Item 2(Picture)

- (3) The bath room wall has several areas of paint peeling conditions. Typical for due to moisture or humid exposure.



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F. Item 3(Picture)

**G. Doors (Interior and Exterior)**

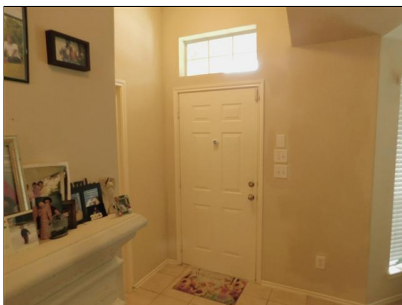
Comments:

- (1) Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.
- (2) Bottom seal on the shower door in the master bath is damaged or missing and should be replaced to prevent splashing of water outside of shower.



G. Item 1(Picture)

- (3) Doors at do not close properly, bind in frames. Recommend carpenter to make adjustments.



G. Item 2(Picture)

**H. Windows**

**Window Type:** Double Pane

Comments:

- (1) All accessible windows are operated normally to determine functionality. Windows that are blocked by

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occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

(2) All accessible windows were opened and found to be in operable condition.

(3) The glazing between glass panes are failing at some windows (condensation/fogging between panes). Double-pane windows have a layer of gas -- usually, argon or air -- trapped between the two panes of glass and should be insulated enough to prevent the accumulation of condensation. If this type of window appears misty or foggy, it means that its seal has failed and the window needs to be replaced.

### **Why Double-Paned Windows Fail: Solar (Thermal) Pumping**

Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. If it is cold enough, incoming humid air has the potential to condense on the window's surface.



H. Item 1(Picture)

(4) Fresh sealant/caulk applications recommended on exterior window frames at walls. This is an ongoing maintenance item that should be performed on a regular basis to prevent the entry and subsequent damage from water/moisture.



H. Item 2(Picture)

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I. Stairways (Interior and Exterior)

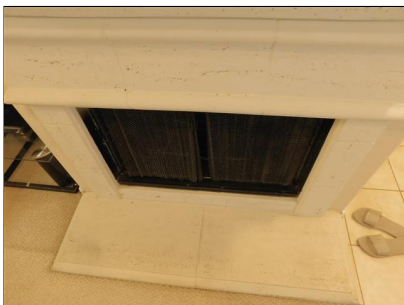
Comments:

J. Fireplaces and Chimneys

**Operable Fireplaces:** One

Comments:

(1) The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.



J. Item 1(Picture)

(2) Sealant (fire-rated/high temp caulk) is needed around the gas log starter line at cabinet knock-out penetration.



J. Item 2(Picture)

K. Porches, Balconies, Decks, and Carports

Comments:

No deficiencies noted.

L. Other

Comments:

Fences are older and may need replacement soon.

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## II. ELECTRICAL SYSTEMS

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

**A. Service Entrance and Panels**

**Electrical Service:** Aluminum

**Main Breaker:** 150AMP

**Panel Type:** Circuit breakers

**Ground System:** Driven Ground Rod, Cold Pipe Bond Present, No other grounding readily identified/  
labeled

Comments:

(1) System panels installed correctly, grounded and bonded.



A. Item 1(Picture)



A. Item 2(Picture)

(2) At least one of the service conductors has been damaged/cut. This essentially reduces the gauge and amperage rating of the conductor. Though a common occurrence it is technically incorrect, and should be corrected .



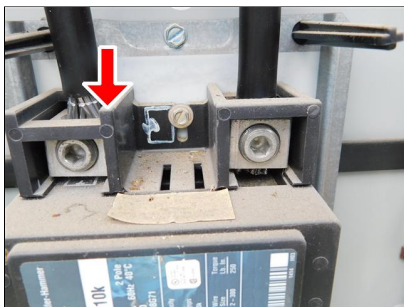
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IN NI NP D



A. Item 3(Picture)

(3) The aluminium service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the mains, main or branch circuit breakers.



A. Item 4(Picture)

**B. Branch Circuits, Connected Devices, and Fixtures**

**Type of Wiring:** NM (non-metallic sheathed)

**Type of Branch Circuit Wiring:** Copper

Comments:

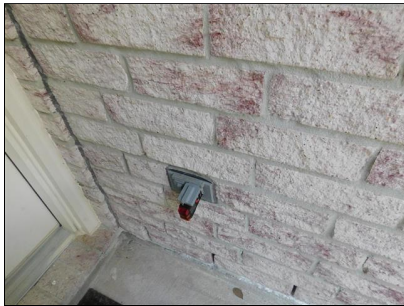
(1) There was an outlet found to be non-functional in the exterior. There may be a GFCI outlet in the home that was not found or not operation. I recommend further evaluation/diagnosis and repair by a licensed electrician if needed.

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IN NI NP D

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B. Item 1(Picture)

(2) There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards (all non dedicated garage below 6', laundry outlets). I recommend updating to current standards.



B. Item 2(Picture)

(3) There were exposed connections, open boxes observed in the kitchen. Secure, enclose in rated enclosures to prevent hazards.



B. Item 3(Picture)

(4) Patio/deck ceiling fan does not appear to be rated for exterior use.

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B. Item 4(Picture)

(5) There is an unknown wire at the a/c unit on the floor. It may not be in use. Remove if not needed.



B. Item 5(Picture)

(6) There are possible burn marks around the terminals in the master bath outlet. It may be just dirty. Loose wire will make for a bad connection and cause an unusual amount of heat buildup. Loose connections can also cause sparking in the junction box that can result in arcing. This should be further evaluated by a qualified electrician



B. Item 6(Picture)

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

**A. Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**Furnace/Air Handler Age:** 11-15 Years Old

Comments:

Due to today's outside temperature, the non-seasonal cycle of the heat was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather.



A. Item 1(Picture)

**B. Cooling Equipment**

**Type of Systems:** Central air conditioner unit

**Coolant Type:** R-22

**Temperature Differential:** 15 Degrees

**Number of Cooling Systems:** One

**A/C Age:** 11-15 Years Old

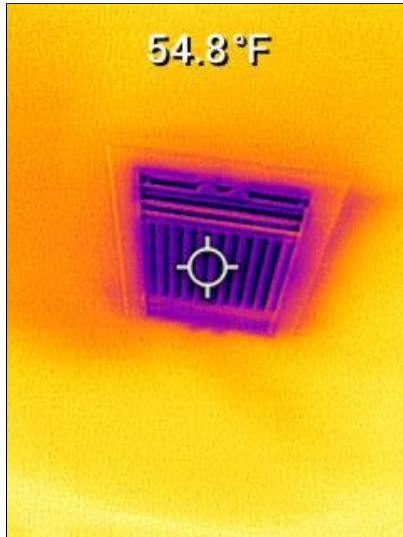
Comments:

(1) The main unit(s) functioned at time of inspection. Target temperature drops between 14-22 degrees were obtained.

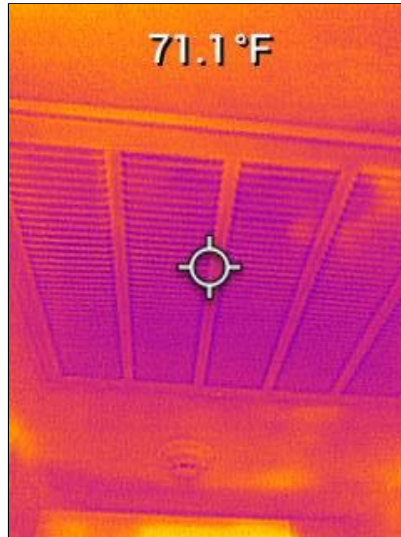


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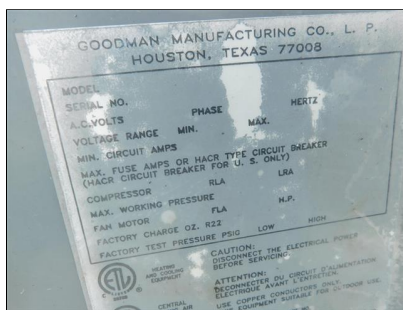


B. Item 1(Picture)



B. Item 2(Picture)

(2) If your air conditioning fails it might be subject to the following: On January 1,2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.



B. Item 3(Picture)

(3) The condenser outside (AC unit) is older and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary. Average life span is 13 to 15 years.

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

IN NI NP D



B. Item 4(Picture)

(4) Rust was observed in the secondary drain pan. This is from excess condensation. This is common for cooling systems that are installed in a interior closet, or even in the attic. Ensure air flow is not restricted (dirty filters) and the condensation drain line is periodically flushed to prevent drain line blockage. Consider having the unit serviced by a licensed HVAC technician.

C. **Duct Systems, Chases, and Vents**

**Ductwork:** Insulated Flex Duct

Comments:

(1) Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

(2) Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

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#### IV. PLUMBING SYSTEM

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless other wise noted. Clothes washing machine and Icemaker hose bibs are not tested.

**A. Plumbing Supply, Distribution Systems and Fixtures**

- Location of water meter:** Front
- Location of main water supply valve:** Garage
- Location of drain cleanout:** Left side (facing front)
- Static water pressure reading:** 62 PSI
- Water Source:** Public
- Plumbing Water Supply (into home):** Not visible
- Plumbing Water Distribution (inside home):** PVC

Comments:

(1) House was vacant. Water was run for minimum 15-20 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.



A. Item 1(Picture) Drain clean out    A. Item 2(Picture)

(2) Fixtures functional. Flow acceptable. The toilets flushed on the day of the inspection.

(3) Supply pipes must be properly insulated.

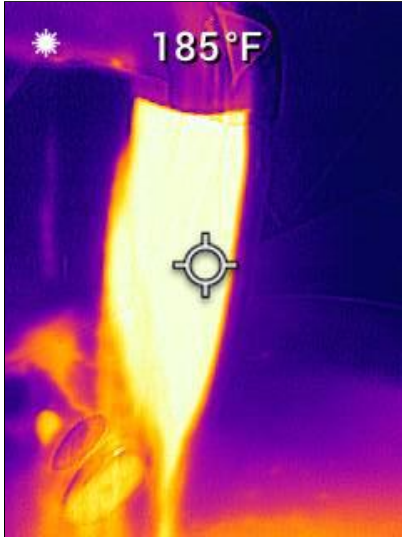


A. Item 3(Picture)

(4) Temperature is extremely high. Recommend lowering temperature to prevent possible burns.

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IN NI NP D



A. Item 4(Picture)

(5) The guest bath plumbing is making a humming/vibration noise. A common cause for the noise made by your shower is the build-up of water pressure in the pipes, either caused by sediment in the pipes or friction created when the water flows through curves in the pipe. Recommend that a plumber evaluate and make necessary repairs.



A. Item 5(Picture)

(6) Shower valve did not function.



A. Item 6(Picture)

B. Drains, Wastes, and Vents

Plumbing Waste: PVC

Washer Drain Size: 2" Diameter

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IN NI NP D

Comments:

(1) The drain was slow, and may be clogged in the master bath sink. I recommend repair by a plumber.



B. Item 1(Picture)

(2) Drain stops were missing.



B. Item 2(Picture)

C. Water Heating Equipment

**Energy Sources:** Gas

**Capacity:** 40 Gallon

**Water Heater Age:** 2015

**Water Heater Location:** Attic

Comments:

(1) Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

(2) The water heater(s) functioned normally at time of inspection.



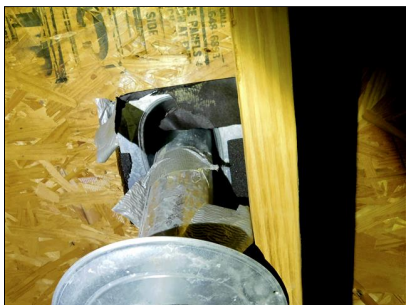
C. Item 1(Picture)

(3) Flue vents not properly secured at elbows with sheet metal screws. Tape is currently being used, which can become a source of combustion. Remove tape and properly secure vents with sheet metal screws.



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IN NI NP D



C. Item 2(Picture)

(4) The water heater flue and bonnet are not centered to the combustible draft port. This is a safety hazard as noxious gases are not properly vented from interior. Immediate repair required.



C. Item 3(Picture)

**D. Hydro-Massage Therapy Equipment**

Comments:

- (1) In-Line water heaters are not tested.
- (2) Unit was functional.



D. Item 1(Picture)

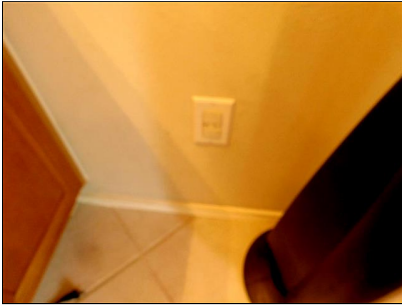
(3) Unit properly protected on GFCI circuit.

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

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IN NI NP D

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D. Item 2(Picture)

E. Other

Comments:

Unused gas lines must be capped to prevent accidental discharge.



E. Item 1(Picture)

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IN NI NP D

## V. APPLIANCES

**A. Dishwashers**

Comments:

The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.

**B. Food Waste Disposers**

Comments:

Appliance was functional at time of inspection.

**C. Range Hood and Exhaust Systems**

Comments:

Functional but does not ventilate directly to exterior as required by current standards.

**D. Ranges, Cooktops, and Ovens**

Comments:

(1) The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

(2) Cooktop and oven functional at time of inspection.



D. Item 1(Picture)

**E. Microwave Ovens**

Comments:

(1) Tests for leaks of microwaves from the appliance door or housing is not included in this inspection.

When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit.

We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

(2) Appliance was functional at time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

(1) Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

(2) The fans were functional, and vented to the exterior as required.

**G. Garage Door Operators**

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

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IN   NI   NP   D

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**H. Dryer Exhaust Systems**

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

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IN NI NP D

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## VI. OPTIONAL SYSTEMS