



**HALSTON WELCH, PRI**

**PROFESSIONAL REAL ESTATE INSPECTIONS**

**(281) 216-1112**

**TREC LICENSE # 23528**

[Halston@atexinspects.com](mailto:Halston@atexinspects.com)

[www.atexinspects.com](http://www.atexinspects.com)



**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE WOULD FACE THE FRONT DOOR**

**INSPECTION DATE**

**August 17, 2020**

**CLIENT'S NAME**

**Jacob Thibodeaux**

**PROPERTY ADDRESS**

**1321 Altavilla Ln**

**CITY, STATE ZIP CODE**

**League City, TX 77573**

**PHONE NUMBER**

**(713) 584-3334**

**EMAIL ADDRESS**

[tthibs18@gmail.com](mailto:tthibs18@gmail.com)

**REPORT IDENTIFICATION**

**081720-1321**

# PROPERTY INSPECTION REPORT

<b>REPORT IDENTIFICATION</b>	<b>081720-1321</b>
<b>Prepared For:</b>	<b>Jacob Thibodeaux</b> (Client)
<b>Concerning:</b>	<b>1321 Altavilla Ln                      League City, TX 77573</b> (Address or Other Identification of Inspected Property)
<b>By:</b>	<b>HALSTON WELCH TREC # 23528                        August 17, 2020</b> (Name / License Number of Inspector)                      (Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black;">Year Built -</td><td style="border-bottom: 1px solid black; text-align: center;">2010</td></tr> <tr><td style="border-bottom: 1px solid black;">Sq Footage -</td><td style="border-bottom: 1px solid black; text-align: center;">3896</td></tr> <tr><td style="border-bottom: 1px solid black;">Weather -</td><td style="border-bottom: 1px solid black; text-align: center;">Fair</td></tr> <tr><td style="border-bottom: 1px solid black;">Temperature -</td><td style="border-bottom: 1px solid black; text-align: center;">85 ° F</td></tr> <tr><td style="border-bottom: 1px solid black;">Attended -</td><td style="border-bottom: 1px solid black; text-align: center;">Client(s)</td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black; text-align: center;">Buyer's Agent</td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> </table>	Year Built -	2010	Sq Footage -	3896	Weather -	Fair	Temperature -	85 ° F	Attended -	Client(s)		Buyer's Agent			<table style="width: 100%; border-collapse: collapse;"> <tr><td style="border-bottom: 1px solid black;">Property Type -</td><td style="border-bottom: 1px solid black; text-align: center;">Single Family</td></tr> <tr><td style="border-bottom: 1px solid black;">Design -</td><td style="border-bottom: 1px solid black; text-align: center;">Two Story</td></tr> <tr><td style="border-bottom: 1px solid black;">Orientation -</td><td style="border-bottom: 1px solid black; text-align: center;">North</td></tr> <tr><td style="border-bottom: 1px solid black;">Utilities -</td><td style="border-bottom: 1px solid black; text-align: center;">All On</td></tr> <tr><td style="border-bottom: 1px solid black;">Occupancy -</td><td style="border-bottom: 1px solid black; text-align: center;">Vacant</td></tr> </table>	Property Type -	Single Family	Design -	Two Story	Orientation -	North	Utilities -	All On	Occupancy -	Vacant
Year Built -	2010																								
Sq Footage -	3896																								
Weather -	Fair																								
Temperature -	85 ° F																								
Attended -	Client(s)																								
	Buyer's Agent																								
Property Type -	Single Family																								
Design -	Two Story																								
Orientation -	North																								
Utilities -	All On																								
Occupancy -	Vacant																								

This property inspection report may include an inspection agreement (contract), agenda 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 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 d and explain the findings in the corresponding section in the body of the report form. The Deficient (D) box must be checked 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.



<b>Report Identification:</b>	<b>081720-1321</b>
<b>I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient</b>	
<b>I   NI   NP   D</b>	<b>INSPECTION ITEM</b>

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

Types of Foundation(s):                      Slab on grade - Post Tension

**Comments - See Photo Section If Deficient Box Is Checked**

**Overview:**  
 A home's foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents, and to transfer that weight to the ground. Any improper movement of the foundation, especially differential movement, can have a detrimental impact to all the home's structural systems.

**Note:**  
 The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston, Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.  
 Proper draining is critical to the future performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under the slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.  
\* Pier & Beam: Crawlspace shall only be entered if deemed safe & accessible at time of inspection. Secured / permanent siding or skirting will not be removed. If space is not entered it will be viewed from best available vantage points, Reasons and vantage points shall be listed.

- Foundation appears satisfactory at the time of inspection** - Defects, cracks, etc. may exist, but have no significant impact or are cosmetic.
- Moderate structure settlement noted** - but the foundation is supporting the structure at this time. It is impossible to determine how this settlement will affect the support of the structure in the future.
- Significant settlement noted** - Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any corrective action should be taken.

**B. Grading and Drainage**

**Comments - See Photo Section If Deficient Box Is Checked**

<b>I = Inspected</b>	<b>NI = Not Inspected</b>	<b>NP = Not Present</b>	<b>D = Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
<b>INSPECTION ITEM</b>			

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth.

**Method of Inspection:**

Inspection of the home grading and drainage is done via visual observation of the site around the structure, including surface grade, retaining walls, rain gutters and leaders etc. Any visible conditions or symptoms which may adversely affect the foundation or indicate water penetration are reported. No soil topographical or flood plain studies are performed. It is sometimes impossible to determine proper slope and drainage around the home during dry conditions, a visual observation and opinion is formed by the inspector based on current conditions. All potential for future inadequate drainage or flooding cannot be made.

**Note:**

Client is urged to keep soil levels a minimum of 3-4 inches below top of slab and graded to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

- 
- 
- 
- 

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

**Comments - See Photo Section If Deficient Box Is Checked**

**Overview:**

The roof is a complex system comprised of many components that must work well together to provide weather protection for the house. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, OSB, dimensional lumber boards), and the roof rafters themselves.

**Limitations:**

Roof inspections are limited to visual observation of accessible surfaces. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. If the roof is inspected from the ground, certain parts of the roof may not be fully visible. The inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Type of Covering:	Asphalt Shingles
Viewed From :	Roof Surface

- 
- 
- 
- 

**D. Roof Structure and Attics**

Viewed From Entered - (inspection limited due to obstructions, framing, equipment, insulation, etc.)

Approx. Insulation Depth: Average exceeds 11"

**Comments - See Photo Section If Deficient Box Is Checked**

**Overview:**

The attic space in a home in Texas is the most important area for insulation. Attic floor insulation should be at least R-19, however for best energy efficiency R-30 is preferable.



I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient				
I	NI	NP	D	INSPECTION ITEM
				<p>In this climate, the three most important factors affecting energy efficiency are conduction, radiant solar heat gain, and infiltration gains and losses. Conduction (or direct heat gain or loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss or gain (drafts or air leakage) is controlled by caulking and weather stripping. Solar heat gain is controlled by the external shading of windows exposed to the sun or reflected sun.</p> <p>The inspection of the roof structure and attic is limited due to access, insulation, equipment, attic temperate, etc. Insulation is not moved, mobility may be limited. Vapor barriers may not be visible during the inspection. <b>Recommend Insulating / weatherstripping All attic door &amp; access openings.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>E. Walls (Interior and Exterior)</b></p> <p><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p><b>Method of Inspection:</b> Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond the scope of the inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.</p> <p><b>Limitations:</b> No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified or certified for such evaluations. The client should be aware that various fungi, molds and mildew can flourish in environments provided by water intrusion events and areas of excessively moist conditions. A growing concern for some clients includes the possible adverse effect on indoor air quality and the potential for related health hazards. If concerned, the client is advised to contact a qualified IAQ Professional for further evaluation of this property.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>F. Ceilings and Floors</b></p> <p><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p><b>Method of Inspection:</b> Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and prevent assessment of these conditions.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>G. Doors (Interior and Exterior)</b></p> <p><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p><b>Method of Inspection:</b> Interior and exterior doors are inspected for proper functioning, including latches and locking mechanisms. Garage doors are inspected for proper operation, including safety devices on automatic openers.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>H. Windows</b></p> <p><b>Comments - See Photo Section If Deficient Box Is Checked</b></p>

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficient	
I	NI	NP	D	INSPECTION ITEM

**Method of Inspection:**

Windows, where accessible, are inspected for proper functioning, including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues including lack of safety glass in required locations and egress issues in sleeping areas are also noted.

**I. Stairways (Interior & Exterior)**

**Comments - See Photo Section If Deficient Box Is Checked**

Stairs, rails, balusters, treads and risers are covered in this section. Proper framing of stairwells is concealed to the inspector during the visual inspection and is outside the scope of the visual inspection.

**J. Fireplaces and Chimneys**

**Comments - See Photo Section If Deficient Box Is Checked**

Due to liability concerns, gas logs are not ignited during testing.

**Limitations:**

We strongly recommend that prior to using any wood burning fireplace or appliance that the client first has the unit thoroughly inspected, and if necessary cleaned, by a qualified, licensed chimney sweep.

**Method of Inspection:**

Inspection of fireplaces and chimneys focuses on observation of visible and accessible components of the firebox, hearth extension, fuel source, combustion air source, doors, circulation fan, lintel damper, flue, fire blocking at attic penetration, chimney crown, cap and spark arrester. Defects observed in the visible portions of these components are noted in the report. No testing of the draft performance is performed. Defects concealed from view, or are not visible if the roof is inspected from the ground or roof eave level are excluded from the scope of this inspection.

**K. Porches, Balconies, Decks, Carports & Garages**

**Comments - See Photo Section If Deficient Box Is Checked**

Patios, Stairs and Garage Fire Separation are included in this section

**Method of Inspection:**

Porches, decks and carports are visually inspected for structural defects and safety deficiencies. Concealed framing and roof structures that are not visible are outside the scope of this inspection. Outbuildings and detached structures are not inspected.

**L. Other**

**Comments - See Photo Section If Deficient Box Is Checked**

- Cabinets, Closets & Countertops
- Walkways
- Driveways
- Fences/Gates



I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficient
I	NI	NP	D
INSPECTION ITEM			

## II. ELECTRICAL SYSTEMS

✓   ✓

### A. Service Entrance and Panels

**Comments - See Photo Section If Deficient Box Is Checked**

If the home's power supply is shut-off, the inspector will be unable to fully inspect the home's electrical system or any appliances that are dependent upon electricity supply. If the electrical supply is turned off at the time of inspection, no return or follow-up inspection is performed. It is the required coordination between the seller & buyer to insure all utilities are on at the time of inspection. It is never the inspector's responsibility to coordinate the turning on of any utilities to the home. According to state regulations, the inspector is also not allowed to turn on any electrical breakers, main breakers or open any valves or light any gas fired mechanical systems.

**Overview:**

A typical electrical system consists of two distinct components: (1) the electric service

entrance and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home.

Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc) require 120 volts.

**Limitations:**

Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. Auxiliary electrical systems such as generators are not inspected. No assessment to the adequacy of the service capacity relative to the current or future consumption is performed.  
*No assertion as to the insurability of the property is made.*

✓   ✓

### B. Branch circuits - Connected devices and Fixtures

**Comments - See Photo Section If Deficient Box Is Checked**

**Limitations:**

Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. Low voltage and ancillary electrical systems such as low voltage lighting systems, landscape lighting, generators, etc. are not inspected.

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D
INSPECTION ITEM			

**Smoke Detectors and Alarms:**

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

We suggest that home buyers spend some time with the current owner or builder to further understand the operation of this system and, if possible, to obtain all manufacturer's literature. Also, keep in mind that most of these systems do require regular maintenance to assure proper and dependable operation.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: [www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfl/inhome.html](http://www.usfa.dhs.gov/downloads/pyfl/inhome.html).

Type of Wiring: Copper

**FYI:** GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

**FYI:** GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

**III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS**



**A. Heating Equipment**

Comments - See Photo Section If Deficient Box Is Checked

**Overview:**

If the home's gas supply is shut-off, the inspector will be unable to fully inspect the home's mechanical systems or any appliances that are dependent upon gas supply. If the gas supply is turned off at the time of inspection, no return or follow-up inspection is performed. It is the required coordination between the seller & buyer to insure all utilities are on at the time of inspection. It is never the inspector's responsibility to coordinate the turning on of any utilities to the home. According to state regulations, the inspector is also not allowed to turn on any electrical breakers, main breakers or open any valves or light any gas fired mechanical systems.

During the hot summer months, the compressor/condensing unit, in conjunction with the evaporator coil, extracts heat from the house and transfers it to the outside. During the cooler winter months, the furnace heats the inside air. For both the heating and cooling processes, the air handler circulates air through the house.



I = Inspected				NI = Not Inspected				NP = Not Present				D = Deficient			
I	NI	NP	D	INSPECTION ITEM											
				<p>Type of Systems &amp; Energy Sources:</p> <p><input checked="" type="checkbox"/> Forced Air</p> <p><input type="checkbox"/> Radiant</p> <p><input type="checkbox"/> Other</p> <p>Energy Source:</p> <p><input checked="" type="checkbox"/> Gas</p> <p><input type="checkbox"/> Electric</p>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>B. Cooling Equipment:</b></p> <p><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p>Exterior HVAC coils should be cleaned ever 2-3 months with a mild detergent and water solution and rinsed with clean water. The unit should be off when cleaned.</p> <p><b>Overview:</b></p> <p>The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor / condensing system components have been recently repaired or replaced.</p> <p>This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, including electrical controls and devices for starting and operating, etc.</p> <p>We strongly recommend cleaning and/or changing of filters every 6 to 8 weeks in the heating and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.</p> <p><b>Limitations:</b></p> <p>Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.</p> <p><b>If the exterior temperature is below 65 degrees an accurate and full AC system assessment and functionality cannot be performed. If this condition exist, it is recommended to have a full HVAC system evaluation by an HVAC company.</b></p> <p>If the home's power supply is shut-off, the inspector will be unable to fully inspect the home's HVAC (AC) system or any appliances that are dependent upon electricity supply. If the electrical supply is turned off at the time of inspection, no return or follow-up inspection is performed. It is the required coordination between the seller &amp; buyer to insure all utilities are on at the time of inspection. It is never the inspector's responsibility to coordinate the turning on of any utilities to the home. According to state regulations, the inspector is also not allowed to turn on any electrical breakers, main breakers or open any valves or light any gas fired mechanical systems.</p> <p>Type of Systems:</p> <p><input checked="" type="checkbox"/> Electric</p> <p><input checked="" type="checkbox"/> Forced Air</p> <p><input type="checkbox"/> Heat Pump</p> <p><input type="checkbox"/> Window Units</p>											

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient	
I	NI	NP	D	INSPECTION ITEM

### C. Ducts Systems, Chases and Vents

**Comments - See Photo Section If Deficient Box Is Checked**

**Overview:**  
 Ventilation is very important for all buildings. Attic ventilation will reduce the amount of moisture that can develop in insulated attics and can increase roof shingle life by reducing heat and condensation. Good ventilation yields a healthier living environment as well, as it reduces the accumulation of offensive and/or toxic fumes. Interior ventilation and circulation can be significantly improved by keeping interior doors open whenever possible.

**Limitations:**  
 Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions for some people. While we may comment on readily visible evidence of possible mold infestations this inspection and report should not be considered a mold investigation of any kind. Such an investigation, if desired, should be undertaken by individuals specifically trained and qualified for such work.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply, Distribution Systems & Fixtures

**Comments - See Photo Section If Deficient Box Is Checked**

The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the water supply and distribution systems. Nor will the inspector be able to fully inspect fixtures or water related appliances during the inspection procedures.

**Overview:**  
 A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order to work properly.

**Limitations:**  
 While some water was run down the drains, this cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

If the home's water supply is shut-off, the inspector will be unable to fully inspect the home's water supply, fixtures or drains or any appliances that are dependent upon the water supply. If the water supply is turned off at the time of inspection, no return or follow-up inspection is performed. It is the required coordination between the seller & buyer to insure all utilities are on at the time of inspection. It is never the inspector's responsibility to coordinate the turning on of any utilities to the home. According to state regulations, the inspector is also not allowed to turn on any electrical breakers, main breakers or open any valves or light any gas fired mechanical systems.



I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency				
I	NI	NP	D	INSPECTION ITEM
				<p>If the property is more than 25 years old, it has an increased potential for Plumbing lines being composed of Galvanized steel materials, which has a tendency to crack and corrode over time. Galvanized materials have a limited lifespan of typically 20-30 years, so it may be at or near the end of its expected lifespan. Corrosion process begins on the interior of Galvanized pipes and can often go undetected until leaks occur. Most Galvanized pipes span across attic spaces and are typically covered by attic insulation, making it not in the scope of a home inspection. It is always recommended to have a full plumbing evaluation by a licensed plumber if the house has Galvanized plumbing or is more than 25 years old.</p> <p style="background-color: yellow;">It is always recommended to have a full plumbing evaluation by a licensed plumber if the house has Galvanized plumbing or is more than 25 years old.</p> <p>Location of Water Meter:    <u>Exterior</u></p> <hr/> <p>Location of Main Water Supply Valve:    <u>Exterior</u></p> <p>Static Water Pressure Reading:    <u>60 PSI</u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p style="background-color: #e0f2f1;"><b>B. Drains, Waste and Vents</b></p> <p style="background-color: #ffe0b2;"><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p>The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's drain, waste and vent systems.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p style="background-color: #e0f2f1;"><b>C. Water Heating Equipment</b></p> <p>Energy Source:    <u>GAS</u></p> <p>Capacity:    <u>2 - 50 Gallon Tanks</u></p> <p style="background-color: #ffe0b2;"><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p>The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's water heater systems.</p> <p><b>Overview:</b></p> <p>Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater, directing the discharge to a safe location and turning on the valve (be careful as the discharge water will be hot!). When the water coming out of the hose turns clear then the process is complete.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p style="background-color: #e0f2f1;"><b>D. Hydro-Massage Therapy Equipment</b></p> <p style="background-color: #ffe0b2;"><b>Comments - See Photo Section If Deficient Box Is Checked</b></p> <p>FYI: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment more for additional maintenance information and cleaning instructions prior to using the tub. Information can be found on the Internet at <a href="http://www.whirlpooleouncil.com">www.whirlpooleouncil.com</a></p>

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient				
I	NI	NP	D	INSPECTION ITEM
<b>V. APPLIANCES</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Dishwasher</b> <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Food Waste Disposers</b> <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood and Exhaust Systems</b> Exhaust vents should be cleaned on a regular basis. <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Ranges, Cook Tops and Ovens</b> <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Oven</b> Microwave vent-hood filters should be cleaned to remove grease and debris as needed to prevent fire hazards. <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Mechanical Exhaust Vents and Bathroom Heaters</b> Exhaust fan vents should be cleaned on a regular basis. <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Garage Door Operators</b> Safety reverse mechanism should be inspected on a regular basis. Buyer should obtain all remote controls from seller before closing along with any special operating instructions these doors require. <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Dryer Exhaust Systems</b> Dryer vent hoses or flex tubing should be as short as possible. <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Other</b> <u>Comments - See Photo Section If Deficient Box Is Checked</u> Refrigerators That Stay With The Home Are Inspected Under This Section.
<b>VI. OPTIONAL SYSTEMS</b>				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Landscape Irrigation (Sprinkler) Systems</b> <u>Comments - See Photo Section If Deficient Box Is Checked</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools, Spas Hot Tubs and Equipment</b> Type of Construction: <u>Comments - See Photo Section If Deficient Box Is Checked</u>





## EXTERIOR PHOTO REFERENCES

REPORT IDENTIFICATION: 081720-1321

August 17, 2020



Lifted roof flashing detail noted at center rear of home, should be properly repaired and sealed.

*repaired*



Failed thermal seal(s) noted at approx. 3+ rear living room window(s), failed seals no longer retain their insulation properties leading to a decrease in energy efficiency, window should be replaced.



Note: Exterior AC's are approx. 10 years old, units did not appear to be functioning optimally at time of inspection due to loud noises.

*Replaced Downstair evap. w/4 Ton Unit*



Note: Sprinkler system panel was un-plugged and not accessible during inspection, recommend having inspected / serviced by specialist.



# EXTERIOR PHOTO REFERENCES

August 17, 2020

REPORT IDENTIFICATION: 081720-1321



High grading / vegetation levels noted at exterior of home, minimum of 4 inches of slab face needs to be visible for foundation monitoring / drainage & ventilation.



Failed thermal seal(s) noted at approx. 4-5 front second floor guest bedroom window(s), failed seals no longer retain their insulation properties leading to a decrease in energy efficiency, window should be replaced.



Stress crack(s) noted in exterior brick veneers, no significant related effects found at time of inspections recommend sealing / monitoring.



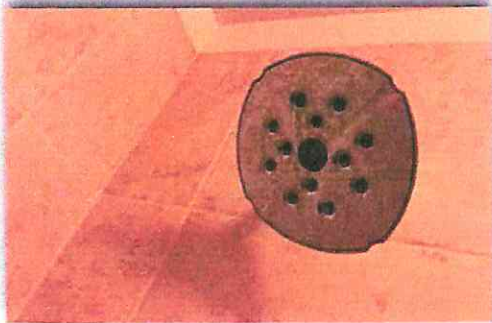
Properly re-seat & seal around ALL exhaust vents & plumbing vent pipes where they exit the boot jack gaskets on roof surface.

*These needed re sealed were addressed Hot Water heaters*

## INTERIOR PHOTO REFERENCES

August 17, 2020

REPORT IDENTIFICATION: 081720-1321



Several interior plumbing fixtures throughout home are corroded, should be repaired.

*Cosmetic*



Floor decking at second story is not properly fastened to framing in several areas, (floor pops & squeaks), should be repaired.



Rust / corrosion present at plumbing connections for water heater unit, damaged connections should be replaced to help prevent leaks from occurring.

*Replaced  
Boiler*



Heavy rust build-up present in attic HVAC system's drip pans, recommend replacing pans & having system(s) serviced.

*Evaluate*



## INTERIOR PHOTO REFERENCES

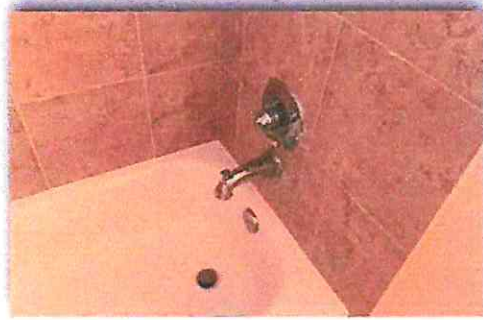
August 17, 2020

REPORT IDENTIFICATION: 081720-1321



Several balusters / newel posts for stairway railings & second floor guard rails are not properly secured, should be repaired for safety.

*repaired*



Both guest bathroom's tub / shower valves & spouts are not properly secured in / at wall, should be repaired & sealed around.

*Contractor checked*



Front-right guest bedroom window would not fully close / latch, should be repaired.



Carpet flooring second floor level should be properly re-stretched for safety. (trip hazard)

*repaired*

## INTERIOR PHOTO REFERENCES

August 17, 2020

REPORT IDENTIFICATION: 081720-1321



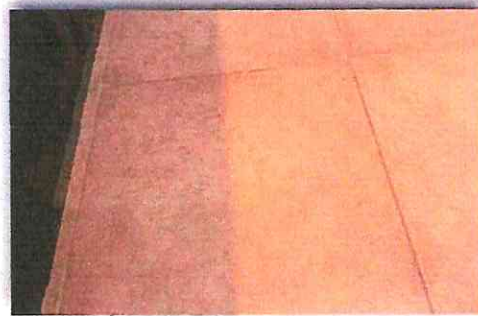
Kitchen sink food disposal was in a bind at time of inspection and would not operate correctly, should be repaired.

*repaired*



Kitchen stove-top burner control knob indication lines for lighting & gas control are missing, should be repaired / replaced for safety.

*faded not missing*



Several cracked floor tiles noted in kitchen and guest bathroom areas, damaged tiles should be replaced.



Kitchen dishwasher unit's front handle / panel cover is not fully secured, should be corrected.

*repaired*



# INTERIOR PHOTO REFERENCES

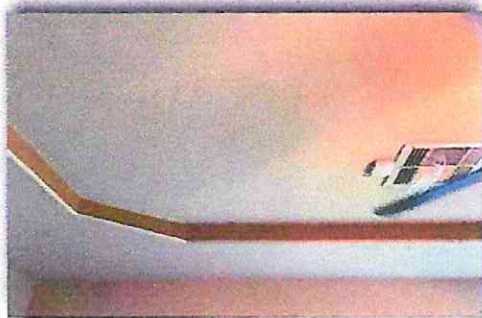
REPORT IDENTIFICATION: 081720-1321

August 17, 2020



Electrical breaker shut-off / would not reset during inspection at master bath. Appears breaker is overloaded by supplying power to master bathroom / center & left upstairs bedrooms and game room all on the same circuit, consult electrician for full evaluation and repairs.

*Repaired*



Moisture stains noted at master bedroom & living room ceilings, no current moisture detected at time of inspection.

*not aware of master stain  
- Living room -  
~~Repaired~~  
A/C Replace*



Minor separation cracks noted at interior window framing areas, should be resealed.



Rear door does not seal properly at framing / threshold, should be repaired to help prevent air loss.

*Bryan + Bryan  
V/d with*

*Thermal imaging camera and no issue*

# INTERIOR PHOTO REFERENCES

August 17, 2020

REPORT IDENTIFICATION: 081720-1321



Properly seal around all tub/shower spouts, valve covers & walls to help prevent moisture from entering wall cavity.

*Checked By Contractor OK*



Several loose hardware components at cabinet doors & drawers noted in kitchen / bathroom areas, cabinet door hinges should be tightened & doors adjusted for proper closure.

*Repaired*



Right master bathroom sink fixture appears to leak at base when operating, should be repaired.

*Repaired*



Master bathroom linen closet door & kitchen pantry door did not latch at strike plate, should be repaired.

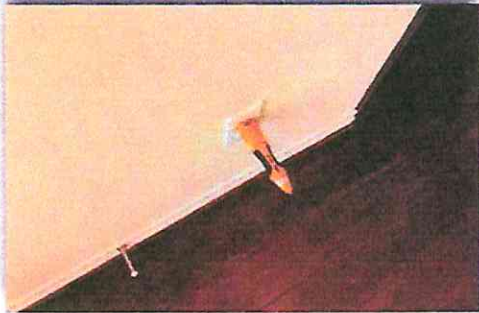
*Bygar  
Bygar  
found  
to be  
OK*



# INTERIOR PHOTO REFERENCES

REPORT IDENTIFICATION: 081720-1321

August 17, 2020



Several electrical outlets throughout home are not properly secured in the wall / junction box, should be repaired for safety.

*Bryan + Bryan did not find wrong*



Garage door opener's belt / chain has excess slack present, door binds support track when closed, needs servicing.

*Bryan + Bryan Confirmed no issue*



Stress crack(s) present in garage / patios / drive & walkway slabs, no significant related effects found in areas at time of inspection, recommend monitoring.



Master bathroom shower handle id not secured, shower head leaks when operated, should be corrected.

*Repair*