



McGown Professional Inspections
4615 North Freeway, Ste. #310 Houston, Texas 77022
(281) 701-5561
www.texasmpi.com

This Professional Inspection Report Has Been Prepared
Exclusively For:

Anthony Gair
3914 Grapevine St. Houston TX 77045

Inspector: Steve McGown TREC#9859

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PROPERTY INSPECTION REPORT

Prepared For: Anthony Gair
(Name of Client)

Concerning: 3914 Grapevine St., Houston, TX 77045
(Address or Other Identification of Inspected Property)

By: Steve McGown TREC#9859 Oct 07, 2020
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

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

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) [or other metal gas tubing or piping where requires].

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was: Vacant inspection.

Parties present at inspection: No other parties present during inspection.

Real Estate Office: _

Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 84°

Outside temperature at Departure: 84°

Cost of inspection services:

paid at:

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify McGown Professional Inspections in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to McGown Professional Inspections for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date[].

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: _____ LICENSE #: _____

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab

Comments:

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

Crawl Space inspected from:

Performance Opinion:

At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.

Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes (An opinion on performance is mandatory):

Evidence found supports the opinion that the subject foundation has experienced excessive settlement of a differential nature. Evidence includes:

1. ***Exterior brick cracks.***
2. ***Interior wall cracks.***
3. ***Ceiling cracks.***
4. ***Sloping floor.***

Having a qualified foundation company further evaluate to determine if permanent repairs are required is recommended.

Note: evidence of previous foundation repairs. It is recommended to attain any records or documents from seller in regards to foundation repairs.



SUGGESTED FOUNDATION MAINTANENCE AND CARE- Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed to all sides of the foundation with grade slopes.

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B. Grading and Drainage

Comments:

- No evidence of water penetration observed at this time
- Water spots evident Appears to have been repaired

Drainage: Drainage DOES NOT appear to be adequate

Additional Notes:

Soil is of reverse grade, creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. Re-grading is required.

NOTE: A regular watering plan should be imposed in order to keep the moisture level stable around the entire foundation. Also need to consider the gutter system must be clear of debris and attached properly to divert water from the foundation. Gutters and water diverting systems are a good way to keep water from ponding against the house and please consider that a 6 inch decline is required 10 feet away from the house to ensure that water will not pond against the house.

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 C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Walked some surfaces

Comments:

Condition: Roof should be evaluated by certified roofing company

- Ridge shingles cracked / missing / loose
- Shingles cracked / missing / loose / damaged / worn / aged
- Valley in need of repair Starter strip missing / improperly installed
- Fasteners improperly installed Fasteners not viewed Nails or staples exposed
- Caulking needed Small holes or openings

Gutters: Bent Sections Debris

Downspouts: Missing Extension/splash block missing

Note: This inspection does not warrant against future roof leaks.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

Roof/shingles appeared to be showing signs of age. Observed damaged/missing shingles.



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D. Roof Structure and Attics

Viewed From: From opening only

Comments:

Approximate Average Thickness of Insulation: 0" to 4"

Attic Ventilation Type: Soffit vents; Ridge vents

Attic

Attic Insulation: Loose fill (aged)

Roof

Ventilation observed: Yes Condition: Ventilation adequate

Ridge / Rafter sag noted Water leaks noted Previous repairs noted

Vermin activity noted

Additional Notes:

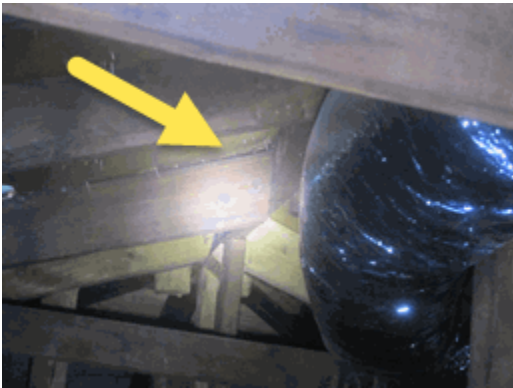
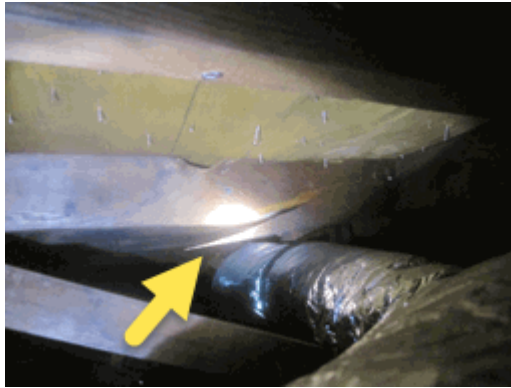
Note: some areas of the attic were not observed due to limited crawl space. Suggest installing attic ladder at the garage.

Evidence of roof sag at various locations. Cracked/damaged rafters were observed. Recommend further evaluation by a qualified contractor.



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Fascia trim panels appeared to be loose at several locations.



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Attic ladder was found damaged (unable to close).



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E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Brick Veneer

Interior Wall:

- Water stains / damage
- Mildew
- Small drywall cracks
- Holes
- Large drywall cracks
- Previous repairs noted

Exterior Wall

- Water stains / damage
- Weepholes missing / blocked
- Previous repairs noted
- Paint chipping
- Small cracks
- Damage to trim, door, siding
- Large cracks
- Rotted / exposed wood

Additional Notes:

Evidence of damaged trim at the garage exterior door.



Separation was observed at the garage trim board & garage exterior door, a condition normally associated with foundation movement.



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Separation at window frame & exterior wall was found, a condition normally associated with foundation movement.



Stair step pattern of brick/mortar separation was found, a condition normally associated with foundation movement.



Large opening was found at the exterior wall (front corner).



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Evidence of damaged sheetrock at the bedroom & garage.



Interior wall cracks were observed at various locations. Also separation was observed where interior walls intersect. Settlement appears to be the cause.



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High moisture content appears to be evident at both bathrooms (near toilet). Note: these areas were found to be small areas & there are no visual stains or discoloration; however, close monitoring is recommended.



Due to conditions found with the exterior & interior walls, having a qualified contractor further evaluate is recommended.

F. Ceilings and Floors

Comments:

- Water stains / damage
- Tiles – cracked / damaged / loose / missing
- Vinyl damage
- Holes and openings
- Rotting evident
- Slight sloping

Additional Notes:

Tile floors were found cracked throughout the house.



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G. Doors (Interior and Exterior)

Comments:

Interior:

- Damage Location(s): []
- Holes and openings []
- Rotting evident []
- Not closing properly []
- Hardware damage / inoperative []
- Gaskets []

Exterior:

- Damaged Location(s): []
- Hollow []
- Holes and openings []
- Rotting evident []
- Not closing properly []
- Hardware damage/inoperative []
- Weather-stripping []

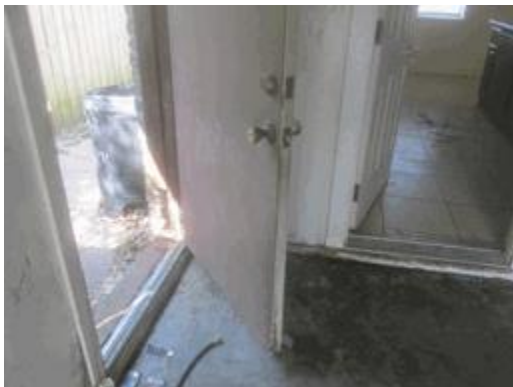
Garage Door:

- Damaged Bent panel Entry door damaged

Additional Notes:

Interior doors throughout the house appeared to be missing (not lathing properly) or showing signs of deterioration.

Garage exterior door appeared to be showing signs of deterioration.



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Door knobs were found loose (back door).



Weather stripping is missing at the garage entry door & back door.



Door trims were found damaged.



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H. Windows

Comments:

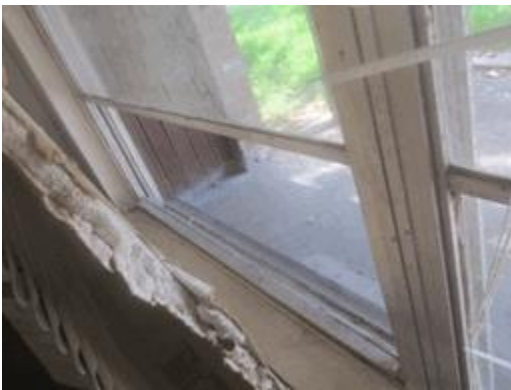
- Window inoperative Cracked window Broken window
- Moisture between panes Missing pane Caulking/glazing needed

Locations: throughout

- Screens: Torn Bent Holes Missing

Additional Notes:

Evidence of damaged/missing windows.



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 I. Stairways (Interior and Exterior)

Comments:

 J. Fireplace and Chimneys

Comments:

Type of fireplace

Fuel Source:

Damper:

Firebox: Mortar missing behind face bricks Mortar missing rear wall

Cracks/Lintel

Soot build-up

Poor draft evident

Hearth insufficient/damage

Chimney:

Crumbling brick

Damaged/missing cap

Spark arrestor missing

Insufficient height/clearance

Additional Notes:

 K. Porches, Balconies, Decks, and Carports

Comments:

Rotting evident

Insect Damage

Wood/soil contact

Trip Hazard

Loose boards

Handrail/railing missing/damaged

Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

 L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main panel location: Exterior Wall Improper panel location
- Panel Condition: Damaged/rusted panel Inadequate panel labeling
- Burned wires Double-lugging Defective breakers

Type of wiring: Copper

ARC Fault (Refer to OP-I form)

- ARC Outlet location(s): [] Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping
- [] Missing Not tripping

Grounding Electrode present:

Note: All systems in the house could not be verified for bonding.

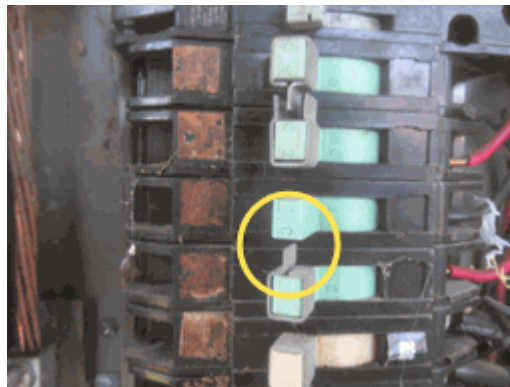
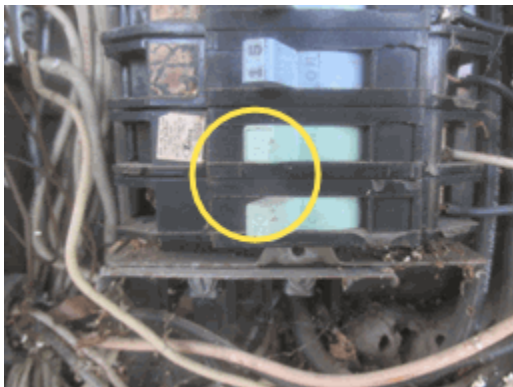
- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Additional Notes:

Overhead clearance at entrance cables is less than the required 10 feet minimum. Weather head needs to be raised.



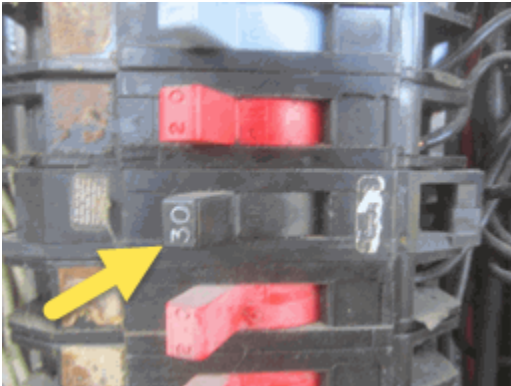
Bridge mechanism for the 240-volt breaker is missing. Safety hazard.



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30-amp breaker was found installed on a 120-volt circuit. Typically 30-amp breakers are used for 240-volt circuits.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Receptacle Type: 2 prong 3 prong aluminum wiring observed
- Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)
- GFCI Outlet location(s):
- | | | |
|-----------|---|---------------------------------------|
| Bathroom: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Kitchen: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Wet Bar: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Garage: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Exterior: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
- GFCI Reset Location(s): []
- | | |
|--|--|
| <input type="checkbox"/> Loose / broken / inoperative outlet | <input type="checkbox"/> Loose / broken / inoperative switch |
| <input type="checkbox"/> Loose / broken / inoperative light | <input type="checkbox"/> Ceiling fan inoperative |
| <input type="checkbox"/> Smoke detector inoperative | <input type="checkbox"/> Double-lugging |
| <input type="checkbox"/> Improper wiring | <input type="checkbox"/> Exposed wire |
| <input type="checkbox"/> Reverse Polarity | <input checked="" type="checkbox"/> Open ground |
| <input type="checkbox"/> Wire splices / open junction boxes | <input type="checkbox"/> Voltage drop detected |

Additional Notes:

Note: GFCI protection is absent at the kitchen, bathrooms, & exterior. Recommend upgrade.

Note: smoke alarms were absent at bedrooms. Recommend upgrade.

Open grounds or ungrounded outlets were observed throughout the house. Having a licensed electrician further evaluate this condition is recommended.



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Light fixtures in the bedroom closets lack the required protective globes or covers.



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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

Unit 1:

Thermostat Location: Rear hallway
 Condition: Loose Not level Not registering properly

Filter Type: replaceable Condition: Deficient

Gas: Rust on burner Flame inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported

Electric: Not on Inoperable

Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower

Additional Notes:

- Due to defects observed, recommend service by qualified H.V.A.C Service Company
- Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

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B. Cooling Equipment

Type of System: Conventional
Comments:

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Return 78° Supply 70° Δ Temperature 8°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
- Compressor: Not on Not level Not shutting off
- Improper clearance Fin damage Inoperative
- Condenser: Fan not on Coils need cleaning Noisy
- Condensate Drain:
- Primary: Clogged No trap Not insulated
- Tray debris / standing water / rust Tray leak
- Secondary: Does not exist Not readily visible
- Location: side
- Freon line: Insulation missing / damaged Refrigerant leak possible
- Location:

Additional Notes:

Supply/return air temperature differential readings were found out of range. Readings are taken with a simple thermometer or infrared temperature-sensing gun at the appropriate return air plenum and supply registers. Differentials less than 15 degrees may simply indicate low refrigerant charge, if no other malfunction is present.

Insulation at the primary drain line (evaporator coil) was found damaged/missing. Should be properly insulated (first 12 feet) to prevent condensation/moisture penetration.



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A/C refrigerant line (low-pressure line insulation) was found exposed to the outdoor elements. Installing metal flashing along exterior wall may be desired to prevent the vulnerability of damage.



Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

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C. Duct Systems, Chases and Vents

Comments:

- Openings evident (return) Openings evident (supply)
- Covering(s) torn / missing

Additional Notes:

Register vents were found dirty. Suggest having the ducts cleaned or serviced.



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: by the street

Location of main water supply valve: Side yard

Static water pressure reading: [##]

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: Galvanized Iron

Anti Siphon / Back Flow / Air Gap(s): Not Present

- Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain clogged Low / no

pressure

Additional Notes:

Leak was observed at the sink drain pipe connection. Recommend further evaluation by a qualified Plumber.



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Hall:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

Leak was observed at the sink drain pipe connection. Recommend further evaluation by a qualified Plumber.



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Master

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

Leak was observed at the sink drain pipe connection. Recommend further evaluation by a qualified Plumber.



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

I	NI	NP	D
---	----	----	---

Outside Faucets:

- | | | | | |
|---|-----------|--------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> Leak | Location: | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input type="checkbox"/> Inoperative | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input type="checkbox"/> Missing/broken handle | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input checked="" type="checkbox"/> Missing anti-siphon | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |

Additional Notes:

Large amount of standing water was found near main water shut-off. Underground leak appears to be evident. Recommend further evaluation by a qualified Plumber.



B. Drain, Wastes and Vents

Comments:
Additional Notes:

Cover is missing at the laundry drain pipe.



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

I	NI	NP	D
---	----	----	---

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

(Refer to OP-I form)

Unit 1:

Location: Garage

Safety Pan and Drain Installed: No

Garage Unit(s): Physically Protected: Yes 18 inch Floor Clearance: No

Corrosion at supply connections: Yes

Gas Unit:

Gas Shut Off Valve: Present

Improper venting: Yes

Additional Notes:

Evidence of excessive corrosion at supply connections.



Flue vent pipe was found damaged/detached at the attic space (Hazardous condition).



Due to these conditions found with the water heater, service by a qualified Plumber is recommended.

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

I	NI	NP	D
---	----	----	---

 D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

Leak Switches loose Unsafe location

Debris in port openings

Additional Notes:

 E. Other

Comments:

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

I	NI	NP	D
---	----	----	---

V. APPLIANCES

A. Dishwashers

Comments:

Checked and tested @ [##]°

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> High loop missing | <input type="checkbox"/> Noisy |
| <input type="checkbox"/> Soap tray defective | <input type="checkbox"/> Rust | <input type="checkbox"/> Rollers missing | <input type="checkbox"/> Trays damaged |
| <input type="checkbox"/> Loose in cabinet | <input type="checkbox"/> Door damage | | |

Additional Notes:

B. Food Waste Disposers

Comments:

- | | | | |
|---|--------------------------------|---|---|
| <input checked="" type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Stuck hammers | <input type="checkbox"/> Poorly secured |
| <input type="checkbox"/> Vibration | <input type="checkbox"/> Noisy | <input type="checkbox"/> Damaged splash guard | |

Additional Notes:

C. Range Hood and Exhaust Systems

Comments:

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Filter Missing | <input type="checkbox"/> Vents into attic | <input type="checkbox"/> Inoperative |
| <input type="checkbox"/> Damaged switches | <input type="checkbox"/> No Light | <input type="checkbox"/> Noisy |

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/ Cooktop:

Type of Oven:

Gas Shut Off Valve:

Branch Line:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> No gas shut-off in room | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Anti-tip missing |
|--|-----------------------------------|---|

Cooktop:

- | | | | | |
|---|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Not lighting off pilot | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |
| <input type="checkbox"/> Damaged/missing knobs | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |
| <input type="checkbox"/> Improper heating | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left rear |

Oven: Door damage

Inoperative door latch

Inadequate door seal

Inoperative light

Clock inoperative

Broiler non-functioning

Thermostat set at 350°F Achieved: Oven 1 [##]°F

Oven 2 [##]°F

High/low differential

Additional Notes:

E. Microwave Ovens

Comments:

- | | | |
|---|--|--|
| <input type="checkbox"/> Light inoperative | <input type="checkbox"/> Door seal damage | <input type="checkbox"/> Microwave inoperative |
| <input type="checkbox"/> Does not heat properly | <input type="checkbox"/> Door handle missing/damaged | |

Additional Notes:

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

I	NI	NP	D
---	----	----	---

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan inoperative Noisy Exhaust fan light inoperative
- Cover missing Damaged Condensation / vent problems
- Heater inoperative Improper heater location

Additional Notes:

G. Garage Door Operators

Comments:

Auto reverse block test acceptable:

Electric eye reverse test acceptable:

- Improper sensor height (more than six inches above garage floor)
- Opener Inoperative Opener Damaged

Additional Notes:

H. Dryer Exhaust Systems

Comments:

ADDITIONAL COMMENTS

Note: Galvanized pipes are usually found in older homes. Commonly, these pipes will rust from the inside out. The pipes can corrode at any time however this rust accumulates over decades. Suggest that a qualified Plumber service and or evaluate the entire system and repair as needed to ensure an efficient and safe system.