

Professional Inspection Report

Prepared for:

**Vicky Philips
402 Shirlington Rd
Montgomery, TX 77316**

February 1, 2021



ProVantage Inspections, PLLC

P. O. Box 736

Conroe, TX 77305

(936) 900-3421

office@provantageinspections.com

www.provantageinspections.com

Table of Contents

(Click on a line below to go to the desired page.)

Cover Pages

[Cover Page](#) 1

Title Pages

[Additional Info Provided By Inspector](#) 3

Structural Systems

[Foundations](#) 6

[Grading and Drainage](#) 8

[Roof Covering Materials](#) 8

[Roof Structures and Attics](#) 11

[Walls \(Interior and Exterior\)](#) 11

[Ceilings and Floors](#) 12

[Doors \(Interior and Exterior\)](#) 13

[Windows](#) 13

[Stairways \(Interior and Exterior\)](#) 14

[Fireplaces and Chimneys](#) 14

[Porches, Balconies, Decks, and Carports](#) 14

[Other](#) 14

Electrical Systems

[Service Entrance and Panels](#) 16

[Branch Circuits, Connected Devices, and Fixtures](#) 17

Heating, Ventilation and Air Conditioning Systems

[Heating Equipment](#) 20

[Cooling Equipment](#) 20

[Duct Systems, Chases, and Vents](#) 23

Plumbing System

[Plumbing Supply, Distribution Systems and Fixtures](#) 25

[Drains, Wastes, and Vents](#) 26

[Water Heating Equipment](#) 27

[Hydro-Massage Therapy Equipment](#) 28

Appliances

[Dishwashers](#) 29

[Food Waste Disposers](#) 29

[Range Hood and Exhaust Systems](#) 29

[Ranges, Cooktops, and Ovens](#) 30

[Microwave Ovens](#) 30

[Mechanical Exhaust Vents and Bathroom Heaters](#) 30

[Garage Door Operators](#) 31

[Dryer Exhaust Systems](#) 31

Professional Inspection Agreement

[Professional Inspection Agreement](#) 32

Summary

[Summary](#) 34

PROPERTY INSPECTION REPORT

Prepared For: Vicky Phillips
(Name of Client)

Concerning: 402 Shirlington Rd, Montgomery, TX 77316
(Address or Other Identification of Inspected Property)

By: Lee Rushing, Lic #21601 02/01/2021
(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.

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, 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 requires 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

General Inspection Information:

Inspection Start Time: 9:00 am **Stop Time:** 12:15 pm
Present at Inspection: Buyer's Agent
Property Status: Vacant
Weather Conditions: Clear
Outside Temperature: 55 Degrees
Year Home Built: 1983 **Home Sq. Ft:** 1,056

Interpreting this Inspection Report:

Orientation Directions: All directional references in this report as to right, left, front, or rear are from a **FRONT VIEW** perspective, i.e. - as if you were standing in the front yard looking at the house.

Photographs: Photographs used for information and/or clarification for depicting issues and conditions are provided as a convenience and may not depict all the occurrences of a condition. For example, if several electrical receptacles are not working correctly, siding is deteriorated in multiple locations, or more than one window spring is broken, there may not be a picture of every deficiency.

Items marked "Deficient": Please understand that some items marked as "Deficient" does not necessarily mean that they were deficient when the home was built. TREC requires inspectors to mark some items deficient for safety reasons. Building codes change for new construction practices. The seller should not be expected to bring items up to current codes when it may not have been required at the time of construction.

What does the Seller have to repair that is called out as deficient in this inspection report?: Nothing ... every transaction is different - the seller's financial situation, the debt and value of a property, the condition of the market at the current time, and other things. A seller may sell a property in "As Is" condition without repairing anything, may pay for and fix a few items, may not repair anything but negotiate a concession off the price of the property, or may repair everything. Every deal is different. The buyer must work with his / her agent to determine how to apply the inspection report to the sale of the specific property.

Purpose of the Inspection and Report:

The purpose of the inspection is to make visual observations of the subject house and property. The intent of the inspection report is to inform the client of the inspector's opinions concerning the apparent condition of the house and property on the day of the inspection, given the specific conditions of that day.

This inspection report shall supersede any written or verbal conversations, comments, and/or reports that were provided prior to this written report.

Limitations, Guarantees, or Warranties:

The inspector cannot and does not anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. There are no guarantees or warranties, express or implied, as to future performance of any item, system or component.

This report is paid and prepared for the exclusive use of Vicky Philips.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

Crawl Space inspected from: Interior of Crawl Space

Foundation Performance Opinion:

For a structure of this type construction and age, it is not uncommon to observe uneven slopes in the interior floors. While there was some unevenness in the floor observed, it was understood that the piers / stacked blocks and beams had been recently professionally repaired and corrected for stability. The structure appeared to be satisfactorily support by the piers / stacked blocks and shims installed. Recommend consulting with the current homeowner regarding any possible warranties that may be valid and transferable to the new owner.



There was no apparent evidence, in my opinion, that would indicate the presence of major foundation deformities, excessive settlement distress conditions, or significant deficiencies in the foundation. Interior and exterior stress indicators showed little effects of adverse performance. The foundation appeared to be performing at the time of the inspection without the obvious need of immediate remedial leveling and was providing adequate support for the structure.

The opinion stated above neither addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures. Differential movements are likely to occur with the expansive nature of the soils in the Houston and surrounding areas.

Should you have any present or future concerns regarding the foundation's condition, you are advised to consult with a licensed Professional Engineer for further evaluation.

- The perimeter wall of the crawl space that served as a skirt or barrier to the crawl space was a masonry construction. There were some cracks observed in multiple locations at the time of the inspection in the mortar of the masonry,

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Some of the crawl space was observed to be wet / damp from possible drainage in the front area of the house. See comments below under "Grading and Drainage" about the slope / grading of the property. The crawl space area should be dry at all times without water intrusion.



- Recommend cleaning the trash and debris from the crawl space.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

B. Grading and Drainage

Comments:

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- There appeared to be a negative slope in the front yard from the street toward the house. While the area was totally dry at the time of the inspection and there had been no rain for an extended period of time prior to the day of the inspection, the soil in the crawl space in the front area of the structure was wet. Recommend installing corrective measures and/or grading the slope of the property so that there is no storm drainage into the crawl space under the house.



C. Roof Covering Materials

Types of Roof Covering: Composition roofing materials on Gable roof

Viewed From: Walked on roof

Comments:

- Prior repairs to some of the the roofing material and/or flashing were observed in one or more locations.



I=Inspected

NI=Not Inspected

NP=Not Present

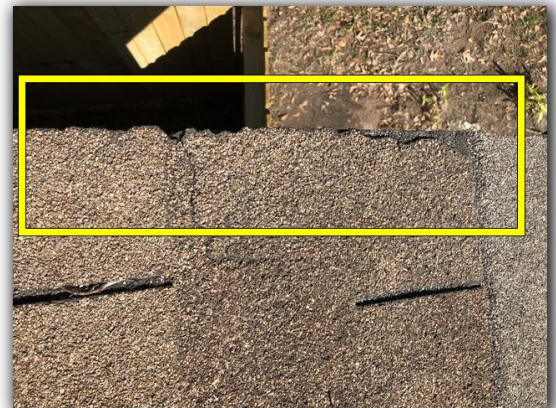
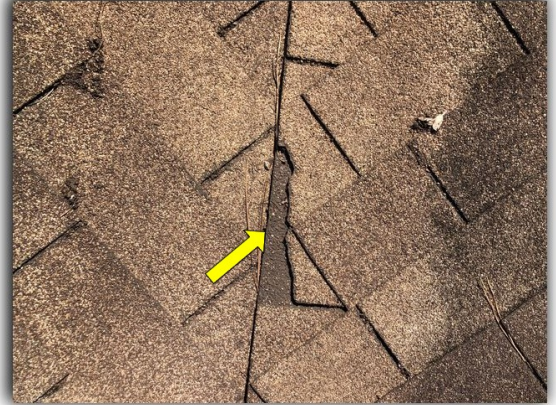
D=Deficient

I NI NP D

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

You are encouraged to have a qualified roofing contractor of your choosing to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- Damaged shingles were observed in multiple locations of the roof structure.



- There was excessive algae growth in multiple shingles.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- There was excessive amounts of leaves / debris in the valley, which can cause deterioration / damage to the shingles and cause moisture penetration. All debris, such as leaves and branches, should be removed from the roof structure.



- The lead flashing to the plumbing vents were not nailed / secured to the roof surface.



Life Expectancy of Roofing Material

The life expectancy of roofing material is not determined in a property inspection. If there are any concerns about the roof covering life expectancy or potential for future problems, a qualified roofing specialist should be consulted. The inspector does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. The buyer is encouraged to have the Property Insurance Company physically inspect the roof, prior to the expiration of any time limitations, such as option or warranty periods, to fully evaluate the insurability of the roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

D. Roof Structures and Attics

Viewed From: *From Interior of Attic*

Approximate Average Depth of Insulation: *Approximately 4"*

(Note: Generally recommended depth of attic insulation to be approximately 10+ inches to achieve an R30 insulation rating.)

Insulation Type: *Batt or Blanket*

Attic Accessibility: *Partial - not all aspects of the attic are accessible or visible*

Description of Roof Structure: *Rafter Assembly*

Comments:

- The components of the visible framing, rafters, ridge boards, and roof decking appeared to be performing and in satisfactory condition at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The pull-down attic stairs, rails, and hinges were in poor condition. The butt joints of the ladder did not open flush and the ladder was unsatisfactorily stable. Recommend repair / improvement or replacement, for safety reasons.



E. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

- The interior wall surfaces appeared to be in satisfactory condition at the time of the inspection.

Exterior Walls & Surfaces

Description of Exterior Cladding: *Fiber Cement Board*

- The exterior wall surfaces appeared to be in satisfactory condition (with the exception noted below) at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Some of the lower row of exterior siding was cosmetically damaged / chipped in some areas; likely due to yard tools.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

F. Ceilings and Floors

Comments:

Ceilings

- The ceiling surfaces and finishes appeared to be in satisfactory condition at the time of the inspection.

Floors

- The area between the flooring joists in the crawl space was observed to be uninsulated / unsealed. There were some open areas around plumbing penetrations that were not sealed. This is not uncommon for a structure of this type and age construction. Buyer may consider sealing all penetrations into the sub-flooring and insulation for increased energy efficiency.



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The wood sub-flooring plywood was observed in multiple locations to be deteriorated from previous moisture damage. There were multiple areas where the sub-flooring had large holes in the wood from deterioration / damage. The sub-flooring appeared to be dry at the time of the inspection, and there appeared to be cement backer board installed on top of the wood sub-flooring.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



G. Doors (Interior and Exterior)

Comments:

- The interior and exterior doors were opened, closed, and latched / locked properly (with the exception noted below) at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The closet door in the left front bedroom did not latch securely when closed. Recommend adjustment needed to latch properly.

H. Windows

Comments:

Windows

- Accessible windows were opened, closed, and locked and the glass appeared to be in satisfactory condition at the time of the inspection.

Additional Locks Installed

- Some of the windows had additional locks installed. These are not removed in an inspection; therefore, if these windows are accessible, they are not opened and closed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

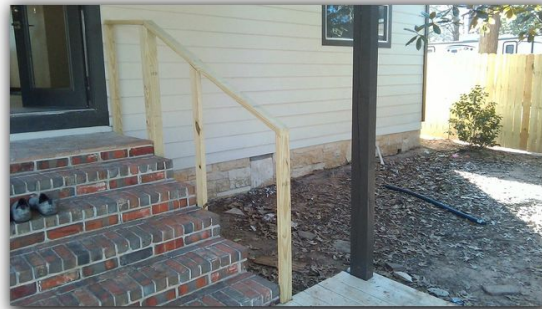
Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The handrail on the rear steps was unsatisfactorily constructed. Handrails shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6 1/4" with a maximum cross section dimension of 2 1/4". There were no guard railing balusters and/or spindles installed a minimum of 4" apart on the porch railing.



L. Other

Comments:

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The kitchen counter was not caulked to the wall on the left side area of the range.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- There was a hole in the soffit material in the front of the house to the left of the front entry door. It was unknown if this was supposed to be for the overflow pan secondary drain to the exterior. Recommend ensuring that the secondary overflow pan is properly draining to the exterior or repairing the hole as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Panel Box

Main Disconnect Rating: 200 amps

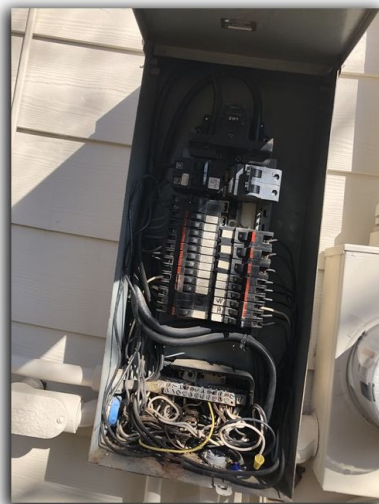
Box Location: House Left Side Exterior Wall

Cabinet Manufacturer: Federal Pacific Electric- FPE

Service Entrance Cables Wire Type: Copper

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- There was an old Federal Pacific Electric - FPE Electrical Panel Box installed at the time of the inspection. Federal Pacific Electric is no longer in business and FPE panels are known to have various problems, deficiencies and fire hazard. Full evaluation of this panel box is beyond the scope of this inspection. It is recommended that a qualified licensed electrician fully evaluate the electrical service panel for service and/or replacement.
- All blank spaces in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- There were screws on breakers that appeared to have rust on them. The interior of the panel was dirty.



This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- The clamp for the ground rod is an improper style of grounding clamp. Recommend an acorn style clamp to be installed.



Routine Electrical Service Panel Inspection Recommendation

- The electrical service panel / system is the "heart of the home." Electrical current is being distributed from the panel(s) to the receptacles, fixtures, appliances, and equipment throughout the property. Breakers become weak and wear out, connections can become loose, and other conditions can occur within a panel. It is recommended every few years to have a qualified licensed electrician to inspect and evaluate the electrical service panel for any service and/or repairs that may be needed.

Grounding and Bonding

Evidence of grounding and bonding is inspected. Many aspects of the grounding system within a structure are not visible. The effectiveness of the grounding system in a structure can be further evaluated by a licensed electrician.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Circuit Wiring: Copper

Comments:

Old Style 3-Prong Electric Clothes Dryer Receptacle

- The electric clothes dryer receptacle has an old style 3-prong type of receptacle. If an electric dryer is installed with a different type cord, be aware that the receptacle or the electrical cord will need to be changed to the correct matching type. A licensed electrician or qualified appliance technician can assist with either of these.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Smoke Alarms

- The smoke alarm components were installed in the correct locations and appeared to be performing and in satisfactory condition at the time of the inspection. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- All receptacles located on the exterior of the home, kitchen counter tops, and laundry room are required to be GFCI protected as a safety precaution. GFCI receptacles are missing in multiple required locations. Recommend repairs by a licensed electrical contractor.



- There was an electrical receptacle installed on the lower perimeter wall on the left side of the house that did not appear to have any power.



- There was no electrical receptacle installed on the exterior wall of the front entry area. As per IRC 3901.7, there is to be an accessible electrical receptacle at the front and rear of the dwelling.



This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- The cover plate was missing to the receptacle in the cabinet above the microwave.



- The receptacles / covers in the laundry room had been painted. Recommend replacing receptacles that have been painted.



- The receptacle on the pole on the rear exterior covered patio area had an open ground connection. In addition, the receptacle is to be GFCI-protected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

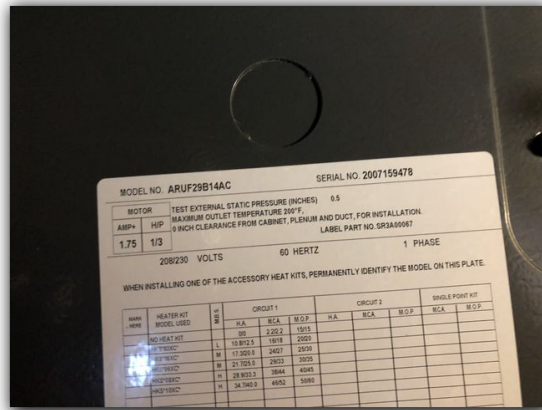
Type of Systems: *Main House Central*

Energy Sources: *Electric*

Comments:

Central Heating System

Manufacturer Name: Goodman
Model # ARUF29B14AC
Serial # 2007159478
Approximate System Age: 7/2020



Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Given the condition of the excessively broken and/or separated plenum / ductwork connections in the attic space that was observed, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.

B. Cooling Equipment

Type of Systems: *Central*

Comments:

No Manufacturer's Label Located

- There was no manufacturer's label located on the exterior of the HVAC condenser cabinet. The label is normally visible for identifying the size, age, and other details of the components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Exterior Temperature Too Cold to Operate Air Conditioner

- At the time of the inspection, the operation of the cooling system was unable to be checked due to the outside ambient temperature being below 60 degrees. At this time, a limited visual survey will be performed and if any defects, deficiencies or adverse conditions are found, they will be listed in this section. If any concerns exist about the future operation of the cooling equipment, it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment.

Central Cooling System

Manufacturer Name: **Goodman**

Model # **Unknown**

Serial #

System Size: **Unknown**

System Age: **Unknown**

Today's Temperature Differential (Delta-T): **Unable to check Delta-T due to outdoor temperature.**

Maximum Amp Breaker: **Unknown**

Annual HVAC Maintenance Contract Recommendation

- Homeowners are strongly encouraged to obtain an annual maintenance contract with a qualified HVAC company to inspect and service the system two times a year to keep the components and drains in excellent operating condition.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- Given the condition of the excessively broken and/or separated plenum / ductwork connections in the attic space that was observed, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.
- The condenser was wobbly and was not stable on the exterior slab.
- The condenser coil on the exterior unit was dirty and needs to be cleaned.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

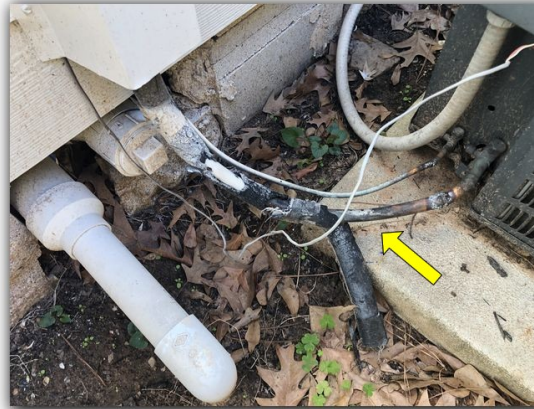
NP=Not Present

D=Deficient

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



- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



- There was a hole in the soffit material in the front of the house to the left of the front entry door. It was unknown if this was supposed to be for the overflow pan secondary drain to the exterior. Recommend ensuring that the secondary overflow pan is properly draining to the exterior or repairing the hole as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Temperature Differential - "Delta T"

Temperature Differential (called "Delta T") readings are an accepted industry standard of practice for testing the proper operation of a cooling system. There is a variance of opinions on the acceptable Delta-T range. Based upon our research from trusted industry sources, we use the acceptable range between **15 to 21 degrees Fahrenheit** total difference measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as, but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

Comments:

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

Given the conditions noted below, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.

- There was no filter installed in the air return grille in the ceiling in the home interior.



- There were various areas in the attic or at the supply plenum where the flex ducts were not provided with separation. Condensation (sweating) and mildew problems can occur when the ducts are touching each other.
- The air return plenum was excessively disconnected from the HVAC components and was allowing unfiltered air to be drawn into the HVAC system.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

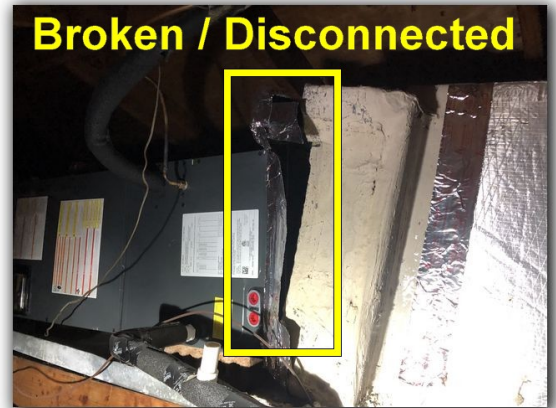
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



- The cover to the air register was missing in the hallway bathroom.



- The cover to the air register in the right bedroom bathroom was loose / installed unsatisfactorily.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: *Front of the yard*



Location of main water supply valve: *There was a valve on a water pipe on the rear of the house. It was unknown if this was a main shut-off valve for the house.*



Static water pressure reading: *70 psi*



This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Water Supply Pipe Material Installed in this House

- Galvanized
- Copper
- CPVC
- PEX

Interior Faucets/Fixtures

- The interior faucets / fixtures appeared to be performing properly and were in satisfactory condition at the time of the inspection. No leaks were observed at the faucets or in the drains in the cabinets.

Exterior Faucets/Fixtures

- The exterior faucets / hose bibbs appeared to be performing properly and were in satisfactory condition at the time of the inspection.
- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

Visible and Accessible Plumbing and Components

The inspector has attempted to discover and report conditions requiring further evaluation or repair. Determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of an inspection.

B. Drains, Wastes, and Vents

Comments:

- The plumbing sewage system cleanout was located in the left side of house. Recommend to always keep this visible and uncovered from landscaping or any other hindrances.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The slope of the drain pipe observed in the crawl space appeared to have some slight negative slope / sag in some of the pipe runs. Recommend a licensed plumber to evaluate the drain pipe slopes and make corrections as needed for the entire length of the drain pipes in the crawl space to have a downward slope in all locations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Visible and Accessible Drains, Wastes, and Vents

Reporting the condition of drains, wastes and vent piping that are not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. The opinions expressed are one of apparent conditions and are only good for the date and time of this inspection.

C. Water Heating Equipment

Energy Sources: *Electric*

Capacity: *40 Gallons*

Comments:

- The water heater and components appeared to perform satisfactorily at the time of the inspection. Recommend that the thermostat on the water heater be set for the hot water temperature to be between 110-120 degrees.

Water Heater –

Location: Interior Closet

Brand Name: General Electric - GE

Model # GE40M06AAG

S/N GE Q511201516

Age, if known: 12/18/2012

Temperature Pressure and Relief Valve (also called TP&R Valve or T&P Relief Valve):

- Tested and reset with no apparent problems.
- Tested and opened freely, but did not close satisfactorily; recommend replacement.
- Was not tested due to age being over 2-4 years old or was too difficult to open. As per manufacturer's recommendation, replacement is advised..
- Was not tested due to drain pipe was draining to pan or not connected to the exterior; recommend repair.
- No TP&R drain pipe was installed; recommend repair.
- Was observed to be already leaking at the time of the inspection; recommend replacement.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Overflow Pan:

- Appeared to be in good condition and connected to an outside drain.
- No overflow drain pan was installed.
- No drain pipe was connected to the overflow pan and draining to the exterior.
- Recommend cleaning debris / insulation from overflow pan to prevent stoppage.

Location and Importance of Water Heater Drain Pipes

- The T & P Relief Valve and Overflow Pan drain pipes are located on the crawl space of the house. If water is ever seen draining from either of these pipes, contact a licensed plumber to evaluate the water heater(s) for necessary repair.

Annual Operation of T&P Relief Valve (also called TP&R Valve)

- The T&P Relief ("Temperature and Pressure Relief") valve on the water heater is a safety feature. According to the maintenance instructions included with Temperature and Pressure Relief Valve, "the valve lever must be operated at least once a year by the water heater user / consumer to ensure that waterways are clear. Certain naturally occurring mineral deposits may adhere to the valve, blocking waterways, rendering it inoperative. When the lever is operated, hot water will discharge if the waterways are clear." If the valve does not fully close and reset with water dripping from the valve and/or drain pipe, it should be replaced with a new valve.

Reinspection of T&P Relief Valve every Two to Four Years

- Temperature and Pressure Relief Valves should be inspected and replaced, if necessary, at least once every two to four years depending on local water conditions and the advice of a local licensed plumber or qualified service technician. If corrosion or scaling of the valve is evident, the replacement of the valve and the valve's installation environment should be assessed. Contact your plumbing contractor for a reinspection to assure continuing safety.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

-
- There was no emergency disconnect installed with the vicinity of the electric water heater. As per IRC 4101.5, an accessible means of electrical disconnect is to be installed within the vicinity of the appliance. Recommend a licensed plumber or a licensed electrician to install the required emergency disconnect.
- The electrical wires were not properly secured to the water heater housing.



D. Hydro-Massage Therapy Equipment

Comments:

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

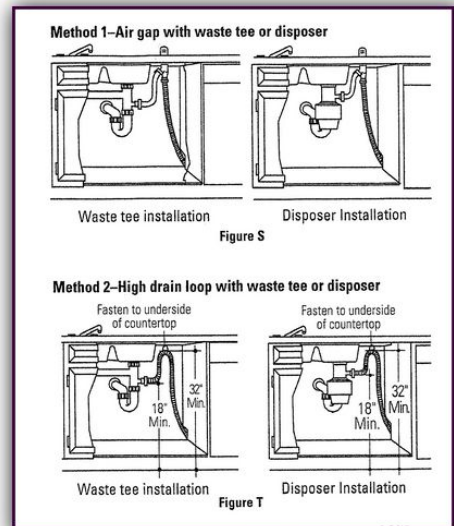
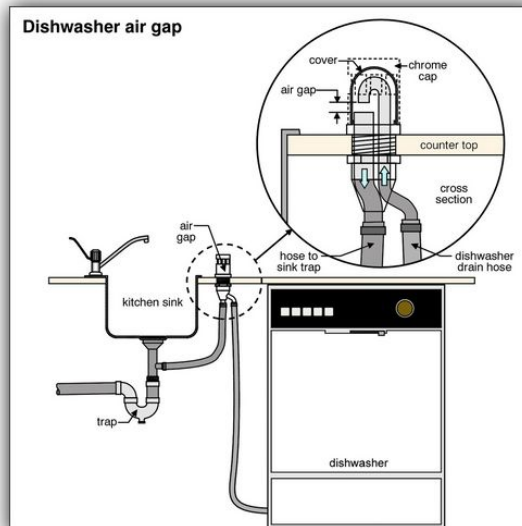
Comments:

Brand Name: Samsung
 Model # DW80R2031UA/AA00
 S/N B08AG8DN916193A
 Manufactured - 9/2020

- The dishwasher appeared to operate satisfactorily on the Normal Wash cycle. The appliance was secured to the cabinet, the door seal was secure and appeared to be free of leakage, the soap dispenser opened as designed during operation, and the heating element appeared to be functioning satisfactorily at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The dishwasher drain hose was not properly installed to prevent back flow or anti-siphoning. There are some newly manufactured dishwashers in which the drain hose is installed on the side of the dishwasher cabinet with an air gap. This was inaccessible to view at the time of the inspection. If this is not installed on the side of the dishwasher, it is recommended that an air gap device or high drain loop be installed in the drain line.



B. Food Waste Disposers

Comments:

Brand Name: American Standard
 Model # ASD-1250
 S/N GT20-228455

- The food waste disposal appeared to function satisfactorily at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments:

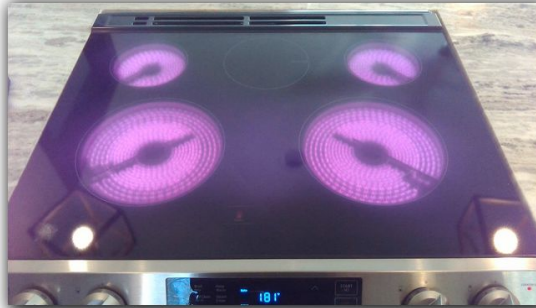
Range Brand Name: Samsung

- The burners were functional on low, medium, and high settings and the oven functioned satisfactorily on a normal temperature setting of 350 degrees and Broil setting. The oven light was operational, and the door seal appeared to be in good condition at the time of the inspection.

Model # NE63T8111SS/AA

S/N OHEW7DCNA04594H

Manufactured - 10/2020



E. Microwave Ovens

Comments:

Brand Name: Samsung

Model # ME21R7051SS

S/N 0BP27WON804564F

Manufactured

- The microwave appeared to function satisfactorily at the time of the inspection. Built-in microwaves are tested, using normal operating controls.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The exhaust fans appeared to function satisfactorily at the time of the inspection.

Items Deficient, Damaged, Non-Functioning, or Operating Improperly:

- The covers were missing over the light fixture component of the exhaust fans in the bathrooms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

G. Garage Door Operators
Comments:

-
-
-
-

H. Dryer Exhaust Systems
Comments:

- The dryer vent location - Rear exterior wall
- This dryer vent was clean and in good serviceable condition at the time of the inspection.

Cleaning of Dryer Vent Pipe

- Recommend periodic inspection and cleaning of the dryer vent pipe to ensure proper operation. The frequency of cleaning needed will vary upon frequency of use, the type of dryer installed, and other factors.

PROFESSIONAL INSPECTION AGREEMENT

Please read the following Agreement carefully before signing.

This Inspection Agreement (“Agreement”) is entered into on this day, 02/03/2021, between Vicky Philips (“Client”) and ProVantage Inspections, PLLC (“Inspector”) for the purpose of performing a general property condition inspection concerning 402 Shirlington Rd (“Property”).

Scope of Services:

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the property at the time of inspection.
- B. In exchange for the inspection fee paid by Client, the Inspector agrees to provide the Client with an inspection report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed in accordance with the Standards of Practice (“SOP”) set forth by the Texas Real Estate Commission (“TREC”) (www.trec.state.tx.us). The Inspector will attempt to identify major defects and problems with the Property. Client acknowledges that the inspection report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the inspection report. The inspector will not remove walls and wall coverings, floors and floor coverings, climb over large and/or heavy furniture and items, or fragile obstacles / objects and other obstructions in order to inspect concealed items. The Inspector will not turn on decommissioned equipment, systems, or utility services. Systems, components, and conditions which are not specifically addressed in the inspection report are excluded.
- D. The inspection report may indicate one of the following opinions of the Inspector regarding a particular item at the time of the inspection:
 - The item performed its intended function or achieved an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use;
 - The item was in need of repair; or
 - Further evaluation by a licensed or qualified technician / expert is recommended.

Inspection Report:

- A. The inspection report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.
- B. Unless specifically stated, the report will not include and should not be read to indicate opinions as to:
 - The presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall (i.e. “Chinese Drywall”) or any other environmental hazards, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - Presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - Compliance with any ordinances, statutes or restrictions, code, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;
 - Insurability, efficiency, warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, or
 - Anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Disclosure statements should be carefully reviewed for any material facts that may influence or affect the desirability and/or market value of the property.
- D. As noted above, the inspection report may state that further evaluation of certain items is needed by a licensed or qualified technician/expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

Disclaimer of Warranties:

- The inspector makes no guarantee or warranty, express or implied, as to any of the following:
- That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
- That any of the items inspected are designed or constructed in a good and workmanlike manner;
- That any of the items inspected will continue to perform as they performed at the time of the inspection; and
- That any of the items inspected are merchantable or fit for any particular purpose.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

Limitation of Liability:

By signing this agreement, client acknowledges that the inspection fee paid to the inspector is nominal given the risk of liability associated with performing home inspections, if liability could not be limited. Client acknowledges that without the ability to limit liability, the inspector would be forced to charge a client much more than the inspection fee for the inspector's services. Client acknowledges being given the opportunity to have this agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different inspector to perform the inspection. By signing this agreement, client agrees to liability being limited to the amount of the inspection fee paid by the client.

In the event the inspector fails to fulfill the obligations under this agreement, Client's exclusive remedy at law or in equity against Inspector is limited to a maximum recovery of damages equal to two times the paid inspection fee or a maximum amount of \$1,000.00, whichever is less. This limitation of liability applies to anyone, including the Client, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by Inspector in this inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein.

Fees or Other Valuable Consideration Disclosure:

ProVantage Inspections, PLLC, may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by the company to perform a third party inspection. By signing below, the Client(s) is acknowledging being informed of this arrangement between the company and the third party, and consent to these arrangements. The Inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. ProVantage Inspections, PLLC, is not liable for work performed by third party contractors.

Dispute Resolution:

In the event that a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

Attorney's Fees:

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

Exclusivity and Non-Transferability:

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the inspection report may be released to the Buyer's Real Estate Agent/Representative.

By my signature below, I acknowledge that I have read this contract and any attached documents. I understand and am bound by the terms and conditions set forth. If Client is married, Client represents that he or she has been authorized to enter into this Agreement on behalf of his or her spouse and/or other family members and that this agreement is a family obligation incurred in the interest of the family.

Client Signature: _____

Date: 02/03/2021

Inspector: Lee Rushing

INSPECTION REPORT SUMMARY

Vicky Philips
402 Shirlington Rd
Montgomery, TX 77316

This "Report Summary" section is provided as a tool to assist the buyer(s) and their representative(s) in preparing a repair request, if and when applicable. It is not a list of mandatory repairs, but rather suggested repairs or upgrades. Some properties are sold in "As-Is" condition, and other properties have repairs / upgrades negotiated as concessions and/or performed as part of the real estate transaction.

The summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is the sole discretion of the client. The inspector does not assist in specifying an order of importance.

This summary contains only those items identified as "Deficient." There may be other items listed in the full body of the Property Inspection Report that could be important to you that you may consider adding to the repair request, if and when applicable.

Please read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information. If some items in this report are unclear or not understood, please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations, such as option or warranty periods.

FOUNDATIONS

- Some of the crawl space was observed to be wet / damp from possible drainage in the front area of the house. See comments below under "Grading and Drainage" about the slope / grading of the property. The crawl space area should be dry at all times without water intrusion.
- Recommend cleaning the trash and debris from the crawl space.

GRADING AND DRAINAGE

- There appeared to be a negative slope in the front yard from the street toward the house. While the area was totally dry at the time of the inspection and there had been no rain for an extended period of time prior to the day of the inspection, the soil in the crawl space in the front area of the structure was wet. Recommend installing corrective measures and/or grading the slope of the property so that there is no storm drainage into the crawl space under the house.

ROOF COVERING MATERIALS

You are encouraged to have a qualified roofing contractor of your choosing to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- Damaged shingles were observed in multiple locations of the roof structure.
- There was excessive algae growth in multiple shingles.
- There was excessive amounts of leaves / debris in the valley, which can cause deterioration / damage to the shingles and cause moisture penetration. All debris, such as leaves and branches, should be removed from the roof structure.
- The lead flashing to the plumbing vents were not nailed / secured to the roof surface.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

ROOF STRUCTURES AND ATTICS

- The pull-down attic stairs, rails, and hinges were in poor condition. The butt joints of the ladder did not open flush and the ladder was unsatisfactorily stable. Recommend repair / improvement or replacement, for safety reasons.

WALLS (INTERIOR AND EXTERIOR)

- Some of the lower row of exterior siding was cosmetically damaged / chipped in some areas; likely due to yard tools.

CEILINGS AND FLOORS

- The wood sub-flooring plywood was observed in multiple locations to be deteriorated from previous moisture damage. There were multiple areas where the sub-flooring had large holes in the wood from deterioration / damage. The sub-flooring appeared to be dry at the time of the inspection, and there appeared to be cement backer board installed on top of the wood sub-flooring.

DOORS (INTERIOR AND EXTERIOR)

- The closet door in the left front bedroom did not latch securely when closed. Recommend adjustment needed to latch properly.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- The handrail on the rear steps was unsatisfactorily constructed. Handrails shall have an outside diameter of at least 1 1/4" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6 1/4" with a maximum cross section dimension of 2 1/4". There were no guard railing balusters and/or spindles installed a minimum of 4" apart on the porch railing.

OTHER

- The kitchen counter was not caulked to the wall on the left side area of the range.
- There was a hole in the soffit material in the front of the house to the left of the front entry door. It was unknown if this was supposed to be for the overflow pan secondary drain to the exterior. Recommend ensuring that the secondary overflow pan is properly draining to the exterior or repairing the hole as needed.

SERVICE ENTRANCE AND PANELS

- There was an old Federal Pacific Electric - FPE Electrical Panel Box installed at the time of the inspection. Federal Pacific Electric is no longer in business and FPE panels are known to have various problems, deficiencies and fire hazard. Full evaluation of this panel box is beyond the scope of this inspection. It is recommended that a qualified licensed electrician fully evaluate the electrical service panel for service and/or replacement.
- All blank spaces in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- There were screws on breakers that appeared to have rust on them. The interior of the panel was dirty.
- The clamp for the ground rod is an improper style of grounding clamp. Recommend an acorn style clamp to be installed.

This confidential report is prepared exclusively for Vicky Philips on 02/03/2021.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- All receptacles located on the exterior of the home, kitchen counter tops, and laundry room are required to be GFCI protected as a safety precaution. GFCI receptacles are missing in multiple required locations. Recommend repairs by a licensed electrical contractor.
- There was an electrical receptacle installed on the lower perimeter wall on the left side of the house that did not appear to have any power.
- There was no electrical receptacle installed on the exterior wall of the front entry area. As per IRC 3901.7, there is to be an accessible electrical receptacle at the front and rear of the dwelling.
- The cover plate was missing to the receptacle in the cabinet above the microwave.
- The receptacles / covers in the laundry room had been painted. Recommend replacing receptacles that have been painted.
- The receptacle on the pole on the rear exterior covered patio area had an open ground connection. In addition, the receptacle is to be GFCI-protected.

HEATING EQUIPMENT

- Given the condition of the excessively broken and/or separated plenum / ductwork connections in the attic space that was observed, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.

COOLING EQUIPMENT

- Given the condition of the excessively broken and/or separated plenum / ductwork connections in the attic space that was observed, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.
- The condenser was wobbly and was not stable on the exterior slab.
- The condenser coil on the exterior unit was dirty and needs to be cleaned.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- There was a hole in the soffit material in the front of the house to the left of the front entry door. It was unknown if this was supposed to be for the overflow pan secondary drain to the exterior. Recommend ensuring that the secondary overflow pan is properly draining to the exterior or repairing the hole as needed.

DUCT SYSTEMS, CHASES, AND VENTS

Given the conditions noted below, it is recommended that a full evaluation of the HVAC system components, plenums, and ductwork be fully evaluated by a licensed HVAC technician for service and repairs needed.

- There was no filter installed in the air return grille in the ceiling in the home interior.
- There were various areas in the attic or at the supply plenum where the flex ducts were not provided with separation. Condensation (sweating) and mildew problems can occur when the ducts are touching each other.
- The air return plenum was excessively disconnected from the HVAC components and was allowing unfiltered air to be drawn into the HVAC system.
- The cover to the air register was missing in the hallway bathroom.
- The cover to the air register in the right bedroom bathroom was loose / installed unsatisfactorily.

DRAINS, WASTES, AND VENTS

- The slope of the drain pipe observed in the crawl space appeared to have some slight negative slope / sag in some of the pipe runs. Recommend a licensed plumber to evaluate the drain pipe slopes and make corrections as needed for the entire length of the drain pipes in the crawl space to have a downward slope in all locations.

WATER HEATING EQUIPMENT

- There was no emergency disconnect installed with the vicinity of the electric water heater. As per IRC 4101.5, an accessible means of electrical disconnect is to be installed within the vicinity of the appliance. Recommend a licensed plumber or a licensed electrician to install the required emergency disconnect.
- The electrical wires were not properly secured to the water heater housing.

DISHWASHERS

- The dishwasher drain hose was not properly installed to prevent back flow or anti-siphoning. There are some newly manufactured dishwashers in which the drain hose is installed on the side of the dishwasher cabinet with an air gap. This was inaccessible to view at the time of the inspection. If this is not installed on the side of the dishwasher, it is recommended that an air gap device or high drain loop be installed in the drain line.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The covers were missing over the light fixture component of the exhaust fans in the bathrooms.