



PROPERTY INSPECTION REPORT

Prepared For: Debbie Wixson
(Name of Client)

Concerning: 5841 Darling Street B, Houston, TX 77007
(Address or Other Identification of Inspected Property)

By: Erick Scheuermann Lic.#: 21458 03/19/2021
(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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

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

sale or purchase of the home.

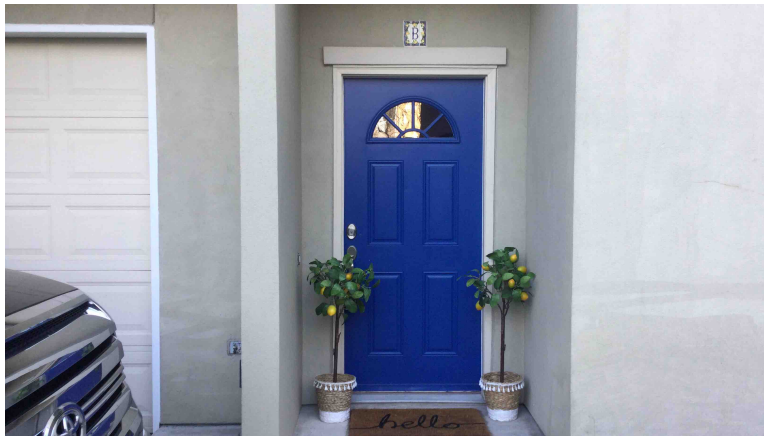
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Debbie Wixson



PROPERTY INSPECTED:
5841 Darling Street
B
Houston, TX 77007

DATE OF INSPECTION: 03/19/2021
Inspection No. 521091-986

INSPECTED BY:

Todd Goodwin
6606 FM Rd. 1488 Suite 148 - 327
Magnolia, TX 77354
todd.goodwin@pillartopost.com
(281) 628-4418

INSPECTOR:

Erick Scheuermann
Lic.#: 21458
erick.scheuermann@pillartopost.com
(281) 628-4418

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Roof Covering Materials
 <i>Comments:</i></p> <ul style="list-style-type: none"> • Missing / damaged shingles noted at backside of the home. Recommend replacing all missing damaged shingles to prevent water intrusion and related damage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Roof Structures and Attics
 <i>Comments:</i></p> <ul style="list-style-type: none"> • Attic access should be weather stripped and insulated to prevent heat / cool loss |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> • There is damage to the wall in the garage. Recommend repair by qualified contractor. • All openings, penetrations, cracks, etc., in the exterior veneer or siding, or in any location on the exterior envelope of the building, should be caulked or otherwise sealed to prevent water or pest from entering the building. • There is damaged trim at the backside first floor bedroom window. Recommend repair by qualified contractor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> • Door to the second floor balcony has the latch installed backwards and is missing the strike plate. Recommend repair by qualified contractor. • Permanently disable the overhead garage door lock to prevent damage to the door in the event the opener is engaged. • Doors do not latch. Recommend adjusting the strike plates. • Door jamb is deteriorated at primary bedroom balcony on the third floor. Recommend repairing / replacing the deteriorated jamb. • Hinge on primary balcony door is loose. Recommend tightening the hinge. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>I. Stairways (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> • The stairwell railing between the second and third floor is loose. Recommend repair by qualified contractor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>J. Fireplaces and Chimneys
 <i>Comments:</i></p> <ul style="list-style-type: none"> • Fireplace is a manufactured sealed gas log, gas start metal lined chimney and was not operating properly at the time of inspection. The inspector was unable to light the fireplace. Recommend evaluation and repair as needed by qualified fireplace contractor. |

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>K. Porches, Balconies, Decks, and Carports <i>Comments:</i></p> <ul style="list-style-type: none"> Railings at the balconies are rusted. Recommend repair by qualified contractor.
II. ELECTRICAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Branch Circuits, Connected Devices, and Fixtures <i>Comments:</i></p> <ul style="list-style-type: none"> Lights do not work. Check bulbs and if they are okay further investigation is required. Smoke alarms were not tested due to the presence of an alarm system. Recommend verifying operation of smoke alarms prior to occupancy. In addition, all smoke alarms should be replaced after ten years, regardless if they are working or not. Could not verify bonding of the gas system. Recommend evaluation and repair as needed by qualified electrical contractor.
III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Heating Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> There is no sediment trap located on the gas line. Recommend licensed, qualified HVAC technician correct.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Cooling Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> The typical life expectancy of the a/c equipment is 12-15 years. The system is working at this time but is at the end of its typical life expectancy, budget for future replacement. The system was operated and tested. The general standard for room air differential should be 16-22 degrees. Supply air temperature for the first floor is 43 second floor is 47 and third floor is 47, return air temperature 68 (25 degrees for first floor, 21 degrees for the second and third floor differential). The differential for the first floor is too high and may indicate low airflow across the coils or low refrigerant levels. There was also clattering coming from the filters. Recommend evaluation and repair as needed by qualified HVAC contractor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Duct Systems, Chases, and Vents <i>Comments:</i></p> <ul style="list-style-type: none"> Install batt insulation between ducts that touch each other to prevent condensation build up and premature wear of the ducts.
IV. PLUMBING SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Plumbing Supply, Distribution Systems, Fixtures <i>Comments:</i></p> <ul style="list-style-type: none"> Back flow preventer are not installed on the outside hose bibs. Recommended installing for the safety of the water supply.

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I NI NP D*

- Insulate the main water supply line to prevent possible freezing.

B. Drains, Wastes and Vents

Comments:

- The lavatories in the second floor half bath and first floor bathroom have a cracks in the basins. Recommend evaluation and repair as needed by qualified plumbing contractor.
- Repair grout in fist floor shower, third floor back bathroom shower and primary shower to prevent water intrusion and related damage.
- Commode leaks at the tank in the third floor back bathroom. I left the water shut off and drained the tank. Recommend repair by qualified plumbing contractor.

C. Water Heating Equipment

Comments:

- The emergency drain pan and temperature / pressure (T&P) drain lines that exit the home are located to high. These lines should be no more than six inches from the ground for safety reasons. Recommend extending drain lines.
- The water heater was operating properly at the time of inspection but is at or near the end of it's typical life expectancy. Recommend budgeting for replacement.

D. Hydro-Massage Therapy Equipment

Comments:

- There is no access to the motor. Recommend providing access.
- The spa tub would not shut off with the switch. I had to trip the GFCI for the tub to stop the motor. Recommend repair by qualified plumbing contractor.

VI. OPTIONAL SYSTEMS

F. Other

Comments:

- There are no carbon monoxide detectors present. It is highly recommended to install carbon monoxide detectors where gas appliances are being used.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

- The following areas were inaccessible or not visible, and this limited the extent of our foundation inspection: Most of the foundation system and slab.

The house has a concrete slab foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, it is most likely conventionally reinforced with steel reinforcing bar or cable spaced uniformly throughout the slab. Grade beams under load bearing portions of the house provide the homes foundation.

The grade beams are deeper than the rest of the slab and they contain additional steel reinforcing. Based on visible evidence, the structural condition of this foundation is average. We consider the home structurally sound. With normal care, and attention to maintenance of a stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future.

Soil conditions in this area are known to be unstable. No warranty against future movement can be made.

Recommend obtaining all documentation from the Homeowners Association (HOA) that outlines what parts of the structure are covered by the association and what parts are the responsibility of the homeowner.

B. Grading and Drainage

Comments:

- Topography of the lot is generally level and drains from back to front. Drainage of the property and surrounding area was relatively good. Soil levels are within the recommended height to the foundation.

Recommend obtaining all documentation from the Homeowners Association (HOA) that outlines what parts of the structure are covered by the association and what parts are the responsibility of the homeowner.

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ground level with binoculars

Comments:

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- **Missing / damaged shingles noted at backside of the home. Recommend replacing all missing damaged shingles to prevent water intrusion and related damage.**



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

The roof covering is asphalt composition shingle. The roofing is in fair condition. No determination of remaining life expectancy or insurability is implied. Roofs of this type typically last about 18-20 years or more before major roofing repairs or replacement is required. From our observations of the ceiling and attic, there is no evidence of past leaks.

With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

The inspector did not get on the roof due to unsafe conditions. i.e: Over 25ft. high, steep pitch.

Recommend obtaining all documentation from the Homeowners Association (HOA) that outlines what parts of the structure are covered by the association and what parts are the responsibility of the homeowner.

D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 10 to 12 inches of insulation

Comments:

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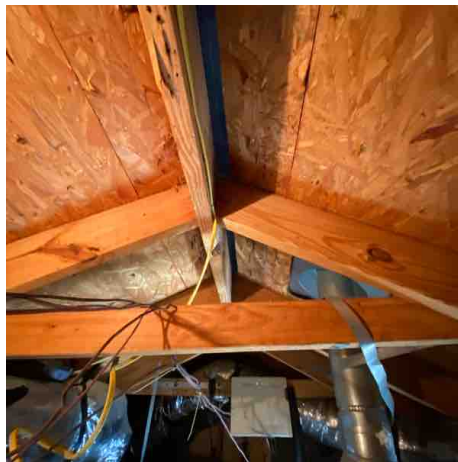
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- Attic access should be weather stripped and insulated to prevent heat / cool loss



- Roof structure is conventional wood framed rafter system. The roof framing is supported by interior and exterior bearing walls and beams. This is a standard method of construction. Ventilation is roof vents and soffit vents and appears to be adequate, and there is no evidence of excessive moisture in the attic. Insulation in the attic is blown-in type and appears to be adequate.

Areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, HVAC equipment and duct work restricting access and the view of certain areas.



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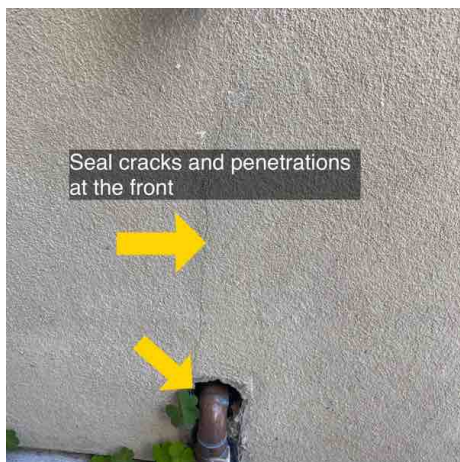
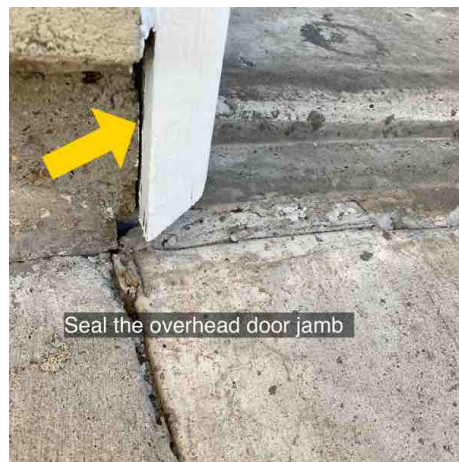
E. Walls (Interior and Exterior)

Comments:

- There is damage to the wall in the garage. Recommend repair by qualified contractor.



- All openings, penetrations, cracks, etc., in the exterior veneer or siding, or in any location on the exterior envelope of the building, should be caulked or otherwise sealed to prevent water or pest from entering the building.



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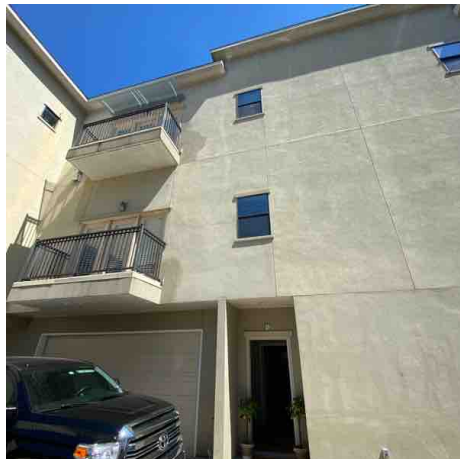
- **There is damaged trim at the backside first floor bedroom window. Recommend repair by qualified contractor.**



- The exterior walls of this house appear to be standard wood frame construction. The visible exterior is stucco and composite concrete veneer that has been installed over the wood framing. The interior walls are covered with drywall.

Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presence of cosmetic concerns such as paint, minor cracks, scuffs and dings.

Recommend obtaining all documentation from the Homeowners Association (HOA) that outlines what parts of the structure are covered by the association and what parts are the responsibility of the homeowner.



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I **NI** **NP** **D***

F. Ceilings and Floors

Comments:

- Ceiling finish is drywall. floor surfaces are tile, wood and vinyl laminate. Floor structure is concrete slab on the first floor and standard wood framing on the upper floors. All appear to be in good condition. No problems were found.

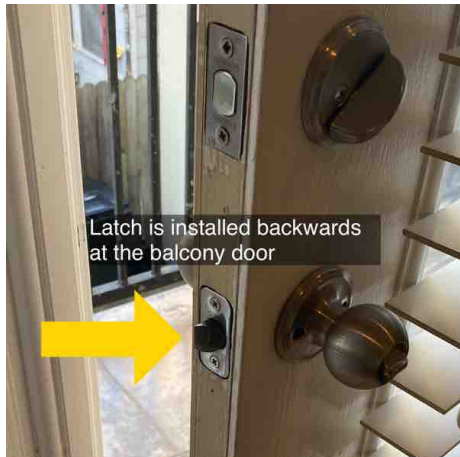
Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presence of cosmetic concerns such as minor cracks, scuffs and dings.

Ceilings were scanned with a Flir I7 camera and no abnormalities were detected.

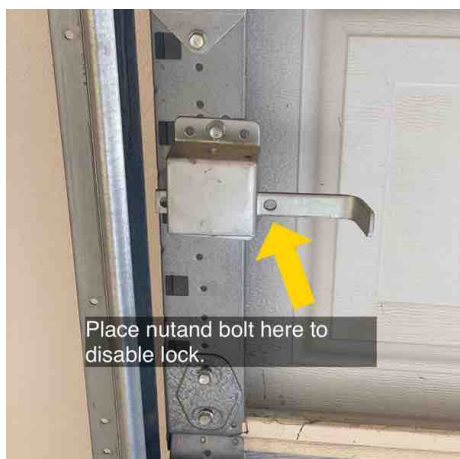
G. Doors (Interior and Exterior)

Comments:

- **Door to the second floor balcony has the latch installed backwards and is missing the strike plate. Recommend repair by qualified contractor.**



- **Permanently disable the overhead garage door lock to prevent damage to the door in the event the opener is engaged.**



I = Inspected

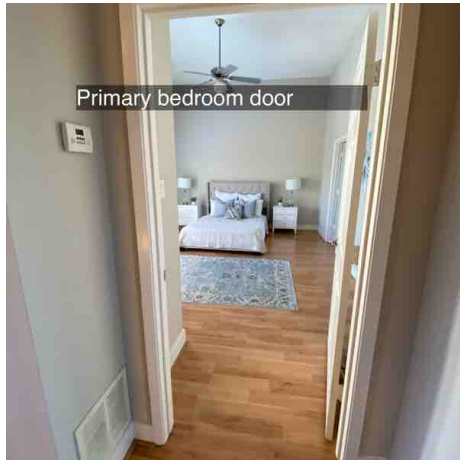
NI = Not Inspected

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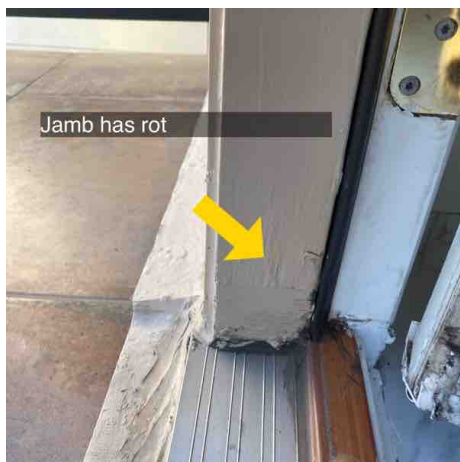
D = Deficient

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- Doors do not latch. Recommend adjusting the strike plates.



- Door jamb is deteriorated at primary bedroom balcony on the third floor. Recommend repairing / replacing the deteriorated jamb.



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I NI NP D*

- Hinge on primary balcony door is loose. Recommend tightening the hinge.



- Doors were opened and closed and locks tested.

H. Windows

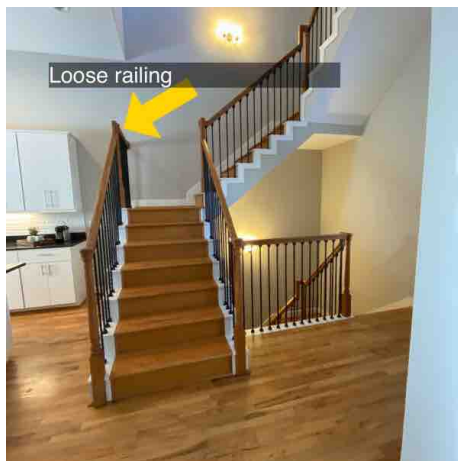
Comments:

- The windows in this house are aluminum framed, single hung, fixed and sliding, double pane windows. They are generally in good operating order. The windows in this home are good quality. While some maintenance and repairs will be needed from time to time, these windows should be serviceable for many years to come.

I. Stairways (Interior and Exterior)

Comments:

- The stairwell railing between the second and third floor is loose. Recommend repair by qualified contractor.



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I **NI** **NP** **D***

J. Fireplaces and Chimneys

Comments:

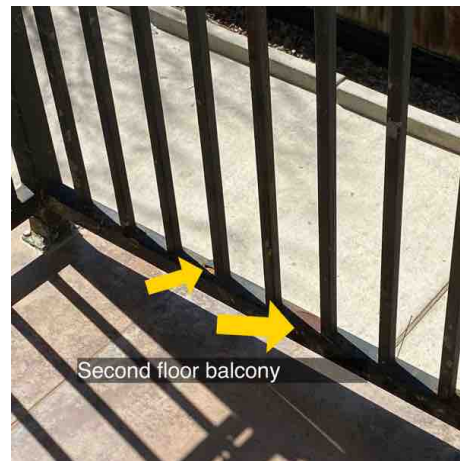
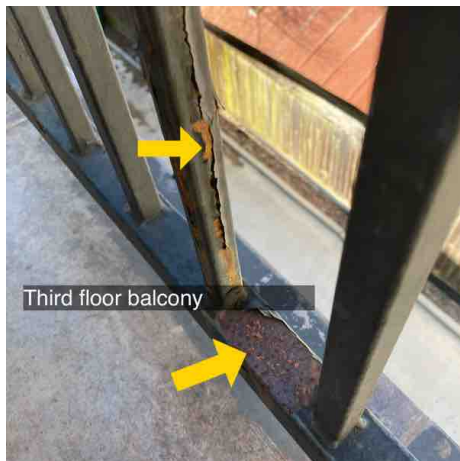
- **Fireplace is a manufactured sealed gas log, gas start metal lined chimney and was not operating properly at the time of inspection. The inspector was unable to light the fireplace. Recommend evaluation and repair as needed by qualified fireplace contractor.**



K. Porches, Balconies, Decks, and Carports

Comments:

- **Railings at the balconies are rusted. Recommend repair by qualified contractor.**



L. Other

Comments:

- **Countertops and a representative number of cabinets were inspected and found to be in good condition and functioning properly.**

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

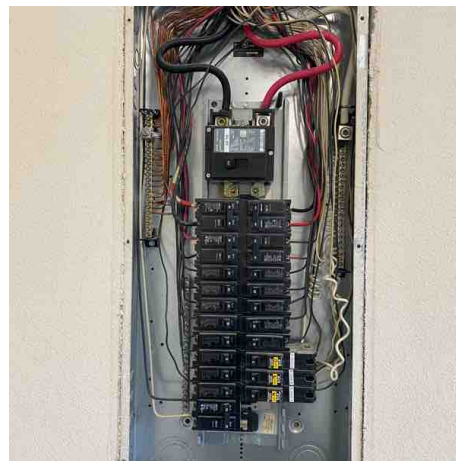
Comments:

- Main distribution panel is 150 amp, 120/240 volt, aluminum service wires utilizing breakers and is located in the garage of the home. Service is provided overhead from the utility company. Copper type wiring exists for branch circuits. The A/C disconnect box is located on the back side of the home and appears to be secured.

There is a 150 amp service disconnect located at the back of the home and at the meters on the street side of the building.

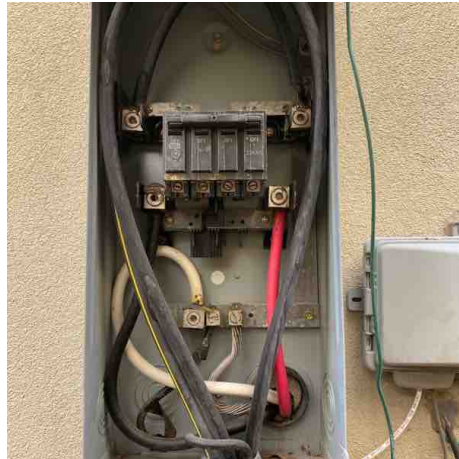
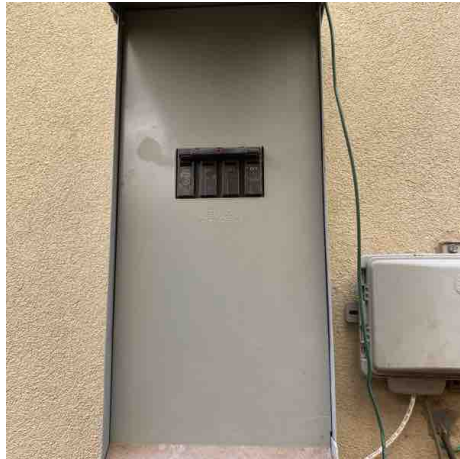
A typical electrical system consists of two distinct components: (1) The electric service entrance, and (2) The electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances, such as clothes dryers, kitchen ranges, water heaters, air conditioners and electric heating units require 240 volts. General purpose circuits (lighting, outlets, ect.) require 120 volts. At the time of inspection, there were no signs of arcing, sparking or overheating present.

All electrical panels were scanned with a Flir I7 infrared camera and no abnormalities were noted.



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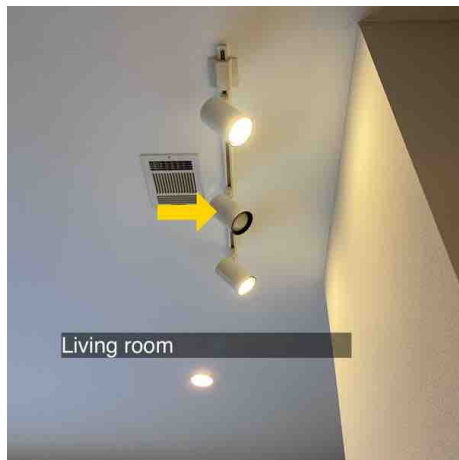
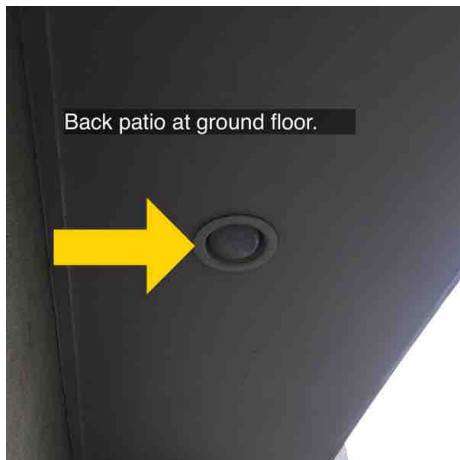


B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

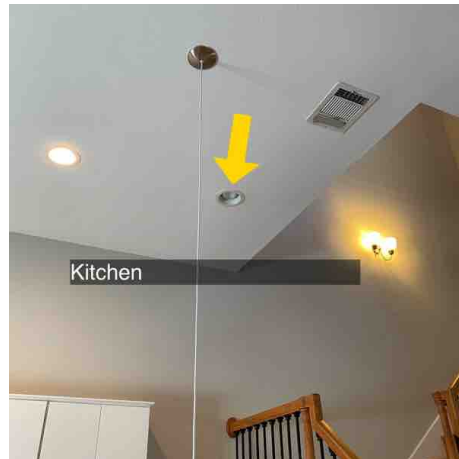
Comments:

- Lights do not work. Check bulbs and if the are okay further investigation is required.



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- Smoke alarms were not tested due to the presence of an alarm system. Recommend verifying operation of smoke alarms prior to occupancy. In addition, all smoke alarms should be replaced after ten years, regardless if they are working or not.
- Could not verify bonding of the gas system. Recommend evaluation and repair as needed by qualified electrical contractor.
- Branch circuit wiring is copper. All accessible plugs, lights, ceiling fans and GFCI outlets were tested.

Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

- There is no sediment trap located on the gas line. Recommend licensed, qualified HVAC technician correct.

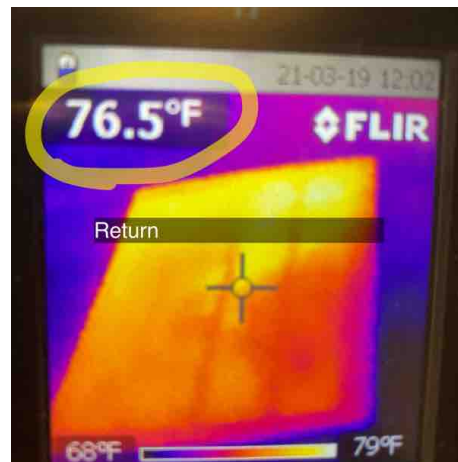
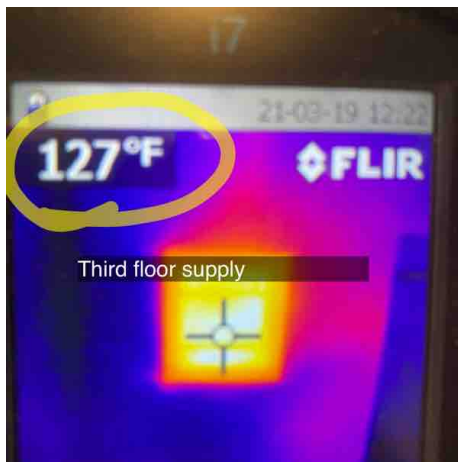
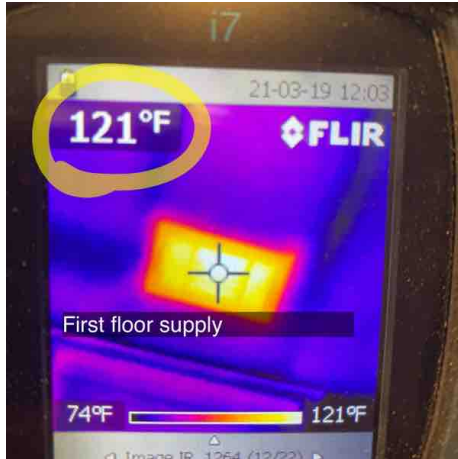
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

- The furnace is located inside the attic. The equipment is in good condition relative to the age of the equipment. The system was operated and appears to be operating properly, delivering sufficient heat to all areas.

Please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other test that would identify combustion products in the heated air.

The unit should be serviced by a licensed, qualified HVAC technician prior to each heating season.



B. Cooling Equipment

Type of Systems: Split system central air conditioning

Comments:

- The typical life expectancy of the a/c equipment is 12-15 years. The system is working at this time but is at the end of its typical life expectancy, budget for future replacement.

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- The system was operated and tested. The general standard for room air differential should be 16-22 degrees. Supply air temperature for the first floor is 43 second floor is 47 and third floor is 47, return air temperature 68 (25 degrees for first floor, 21 degrees for the second and third floor differential). The differential for the first floor is too high and may indicate low airflow across the coils or low refrigerant levels. There was also clattering coming from the filters. Recommend evaluation and repair as needed by qualified HVAC contractor.
- The evaporator coil is located inside the attic. The compressor is located on the back side of the home. The equipment is installed properly and in good condition compared to age of the equipment.

In the cooling mode, this system, when operating properly, can produce approximately 4 tons of cooling. According to our calculations, this will be adequate for this size house. It should be kept in mind that the average life of the air conditioner compressor/condenser is approximately 12 to 15 years. According to the data plate, this unit was manufactured in September 2005. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

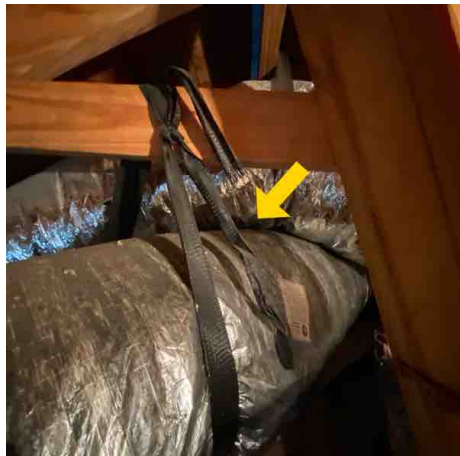
Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

The system was operated and tested. At the time of the inspection the system appears to be in need of service.

C. Duct Systems, Chases, and Vents

Comments:

- Install batt insulation between ducts that touch each other to prevent condensation build up and premature wear of the ducts.



- All visible ductwork in the attic appears to be connected, in good condition and functioning properly at the time of inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Location of water meter: Next to street

Location of main water supply valve: Next to house

Static water pressure reading: 40 to 50 psi at time of inspection

Comments:

- **Back flow preventer are not installed on the outside hose bibs. Recommended installing for the safety of the water supply.**



- **Insulate the main water supply line to prevent possible freezing.**



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I NI NP D*

- City water supply system. Supply system appears to be PEX. All fixtures inside and outside the home were tested and have good functional flow. Where visible, this system was in good condition at the time of inspection.

Most pipes are concealed and therefore are unable to be inspected. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.

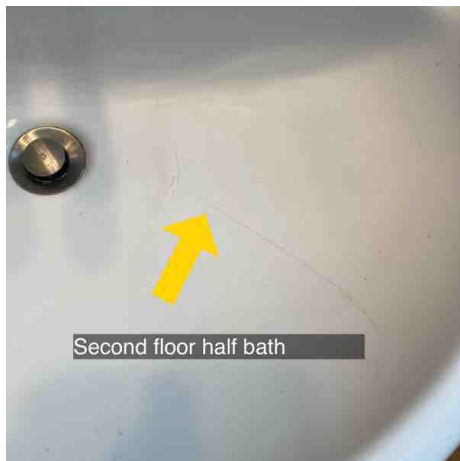
All accessible plumbing fixtures were scanned with a Flir I7 infrared camera and no abnormalities were noted.



B. Drains, Wastes and Vents

Comments:

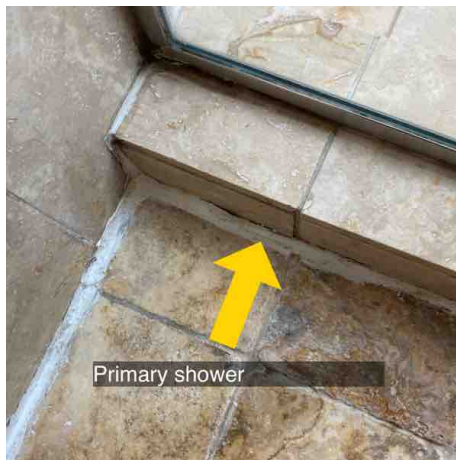
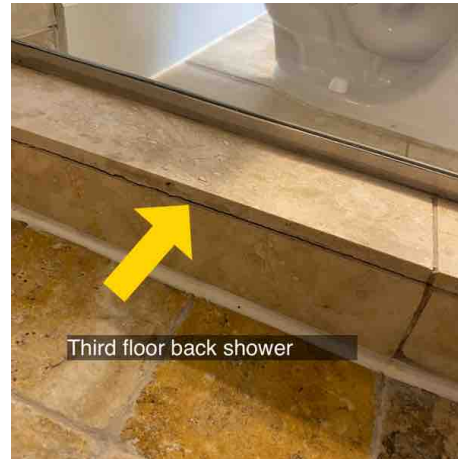
- The lavatories in the second floor half bath and first floor bathroom have a cracks in the basins. Recommend evaluation and repair as needed by qualified plumbing contractor.



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- Repair grout in fist floor shower, third floor back bathroom shower and primary shower to prevent water intrusion and related damage.



- Commode leaks at the tank in the third floor back bathroom. I left the water shut off and drained the tank. Recommend repair by qualified plumbing contractor.



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- The main sewer system is city. Clean-outs are located in front of the house. The drain, waste and vent system appear to be PVC pipe. All drains were tested with water running for 10 minutes.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation problems. Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test.

24 hour shower pan test was not completed.

All accessible drains were scanned with a Flir I7 infrared camera and no abnormalities were noted.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 gallon

Comments:

- **The emergency drain pan and temperature / pressure (T&P) drain lines that exit the home are located to high. These lines should be no more than six inches from the ground for safety reasons. Recommend extending drain lines.**



- **The water heater was operating properly at the time of inspection but is at or near the end of it's typical life expectancy. Recommend budgeting for replacement.**

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• A electric water heater, located in the attic, provides domestic hot water to the home and was in operation at the time of inspection. According to the data plate, the water heater has a capacity of 50 gallons and was manufactured in September 2007. The capacity of the hot water system appears adequate for the normal needs of this size house.

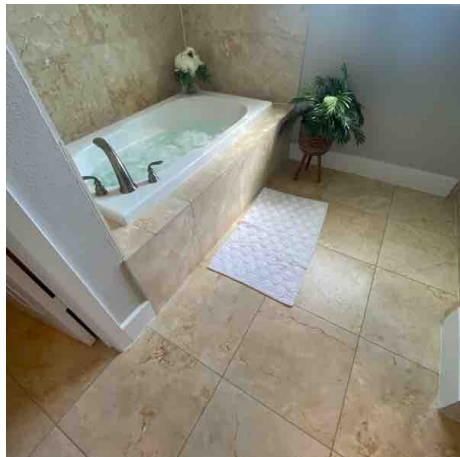
A water heater is equipped with a temperature/pressure relief valve. This is an important safety device that is required by most codes and should be tested annually. Appropriate discharge piping is installed on this device to direct the discharge from any blow-off to a safe location. The T&P valve was not tested at the time of inspection as property damage may occur..



D. Hydro-Massage Therapy Equipment

Comments:

• There is no access to the motor. Recommend providing access.

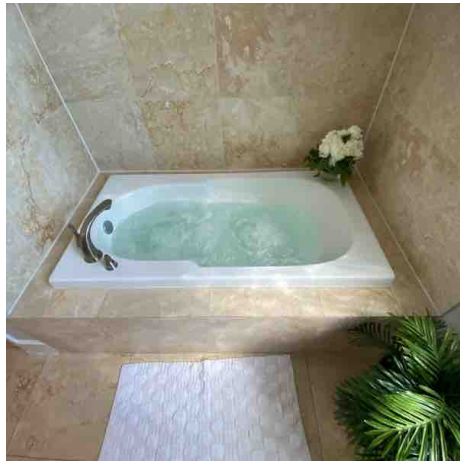


• The spa tub would not shut off with the switch. I had to trip the GFCI for the tub to stop the motor. Recommend repair by qualified plumbing contractor.

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I NI NP D*

- Spa tub motor was working , GFCI was tested. GFCI located in the water closet.



E. Other

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak.



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B. Food Waste Disposers

Comments:

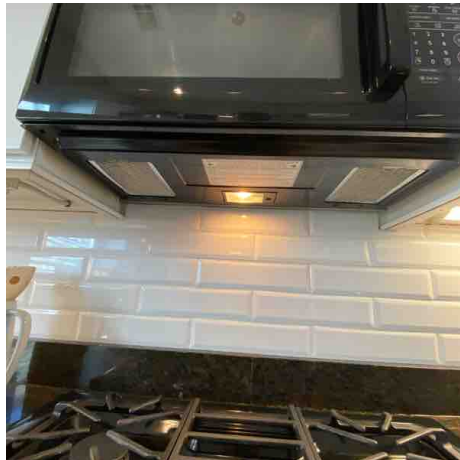
- Waste disposer is secure and appears to be in good condition. Disposer operates as designed. No problems found.



C. Range Hood and Exhaust Systems

Comments:

- Kitchen range hood exhaust and light are in good condition and operate satisfactorily.



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D. Ranges, Cooktops, and Ovens

Comments:

- Gas cook top and oven are in good condition. All burners on cook top were checked and oven set at 350, actual temperature was 353. No problems found.



E. Microwave Ovens

Comments:

- Microwave oven is in good condition. It was tested by heating water and appears to function properly. Microwave not tested for radiation leak.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Mechanical exhaust vent fans appear to vent to the outside and operate satisfactorily.

G. Garage Door Operators

Comments:

- The garage door is equipped with an electric garage door opener. It was operating at the time of the inspection and reversed when resistance was encountered. The opener should be tested regularly to be sure it stops or reverses when the door strikes an obstruction or when a person or object passes beneath it while closing.

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H. Dryer Exhaust Systems

Comments:

- Dryer vent appears to be functional. Vents to the outside as required.

I. Other

Comments:

- Door bell was operating at time of inspection.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage (Septic) Systems

F. Other

Comments:

- **There are no carbon monoxide detectors present. It is highly recommended to install carbon monoxide detectors where gas appliances are being used.**
- Main gas shut off valve was located on the back side of the house. Gas lines are black steel. All gas appliances were tested at the connections for gas leaks. No leaks were found.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. gas pipes that are not visible and accessible are excluded from this report.

