



PROPERTY INSPECTION REPORT

Prepared For: Crystobal Umanzor
(Name of Client)

Concerning: 20327 Clydesdale Ridge Drive , Humble, TX 77338
(Address or Other Identification of Inspected Property)

By: Dan Romero Lic.#: 5674 04/17/2021
(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
Crystobal Umanzor



PROPERTY INSPECTED:
20327 Clydesdale Ridge Drive
Humble, TX 77338

DATE OF INSPECTION: 04/17/2021

Inspection No. 521097-434

INSPECTED BY:

Dan Romero
2107 Plantation Dr.
Richmond, TX 77406
dan.romero@pillartopost.com
(832) 612-4349

INSPECTOR:

Dan Romero
Lic.#: 5674
dan.romero@pillartopost.com
(832) 612-4349

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

C. Roof Covering Materials

Comments:

• **PERFORMANCE:**

The roofing covering appeared old and in its latter part of its life cycle, however at the time of the inspection, it appeared to be functioning adequately

While no immediate repairs may be needed, the client should be aware that replacement may be needed in the near future.

NOTICE

Observed 2 satellite dishes located at the back side slope of the home. Satellite dishes are not recommended to be installed on roofs as they are prone to leakage.

It is recommended and advised to have the dish removed and the roof repaired by a qualified roofing contractor to prevent future leaks.

E. Walls (Interior and Exterior)

Comments:

• **EXTERIOR WALL:**

The exterior wall finish was brick veneer with cement board siding and trim. The wall structure was conventional wood framing.

Observed separation and open gaps along the siding joints at various areas.

Repairs and corrections are recommended and advised to improve conditions.

• **INTERIOR WALLS:**

Observed damaged and rotted base board at the kitchen wall where refrigerator was located.

Repairs and corrections are recommended and advised by a qualified specialist.

F. Ceilings and Floors

Comments:

• **CEILINGS**

Observed stain at the back upstairs bedroom.

At the time of the inspection the stain did not appear to be active, but consulting with the seller or seller agent is recommended and advised.

G. Doors (Interior and Exterior)

Comments:

• **INTERIOR DOORS**

Observed damaged door at the back bedroom closet.

Repairs and corrections are recommended and advised.

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

I NI NP D*

H. Windows

Comments:

- The windows were double pane insulated glass units. All windows operated as designed at the time of the inspection , but there was at least one that had a broken latch at living room. Observed peeling paint at several window seats upstairs due to moisture intrusion.

Repainting, repairs, and corrections are recommended and advised.

K. Porches, Balconies, Decks, and Carports

Comments:

- FRONT PORCH
Observed broken and damaged brick veneer at the porch column.

Repairs and corrections are recommended and advised.

L. Other

Comments:

- FENCE
Observed damaged and missing fence boards at various areas.

Repairs and corrections are recommended and advised.

- GATE
The gate was not opening correctly as it was hard to operate.

Repairs and corrections are recommended and advised.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- NAME: SQUARE D
The main beaker distribution panel has the service entrance wires routed underground, 110-220 volt service with copper conductors using breakers.

MAIN SHUT OFF : 100 Amps
LOCATION : Outside

Observed missing bonding jumper clamp at the connector between the meter can and panel.

Observed missing anti oxidant material at the main lug terminals.

Repairs and corrections are recommended and advised by a licensed electrician.

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

I NI NP D*

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

C. Duct Systems, Chases, and Vents

Comments:

- All visible ductwork appears to be connected and functioning properly. Observed replaceable air return filters. 1-20x25x1 & 1-12x24x1, dirty and in need of replacement.

Note,

It is always recommended to change out the filters regularly or monthly and as specified by the air-conditioning manufacturer to keep unit functioning ideally. Regular filter change will help unit function efficiently and may prolong the life expectancy of the unit.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- The plumbing system appears to be tied with the city water supply system. The supply water system appears to be PVC /CPVC plumbing.

At the time of the inspection the water utility was not connected and so the plumbing system could not be inspected and tested.

Further evaluation by a licensed specialist is required.

- LAUNDRY ROOM :

Gas with 220 electrical connections.

Hot and cold water I.D. was observed.

The gas shut off valve was an approved AGA or UPC type, but the gas line was not properly capped.

Corrections are required.

C. Water Heating Equipment

Comments:

- NAME : A O. SMITH
SERIAL : 1941116663542
MODEL : G12-S4040NVR 400
DATE : 10/10/2019
CAPACITY : 40 gallons
INPUT : 40,000 BTU's/hr

NOTICE

On the day of the inspection the water utility was not connected and so the water heater could not be inspected or tested.

Further evaluation by a licensed specialist is recommended and advised.

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

I NI NP D*

D. Hydro-Massage Therapy Equipment

Comments:

- At the time of the inspection the water utility was not connected and so the unit could not be inspected or tested.

Also, the whirlpool tub does not have provisions of an access panel for the motor and pump.

Accordingly, the pump, motor, and electrical connections beneath the tub were not inspected.

This condition does not conform with current electrical standards which state that, access shall be provided for pumps and motors located in concealed spaces. The whirlpool tub is a mechanical device which can eventually fail and need repairs and service.

Removing the whirlpool tub skirt is beyond the scope of this limited visual inspection. These factors do not satisfy the current, "Readily accessible", standards.

Further evaluation Corrections and repairs are recommended and advised.

V. APPLIANCES

A. Dishwasher

Comments:

- NAME : LG

At the time of the inspection the water utility was not connected and so the dishwasher could not be tested or properly inspected.

Further evaluation by a qualified appliance specialist is recommended and advised.

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

INSPECTION REPORT

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

A. Foundations

Comments:

- **PERFORMANCE**

At the time of the inspection the foundation was performing as designed.

No deficiencies were observed.

NOTE :

The inspection performed was on accessible areas only.

The inspection cannot predict future movement and settlement or warrant the stability of the foundation and flooring from a single observation.

- **SLAB ON GROUND** foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheet-rock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

PERFORMANCE OPINION:

(An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.

In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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

I NI NP D*

B. Grading and Drainage

Comments:

• PERFORMANCE:

Observed proper drainage established and sloping away from the foundation and at least 4 to 6 inches below the siding or brick veneer walls.

No repairs are recommended at this time.

C. Roof Covering Materials

Comments:

• PERFORMANCE:

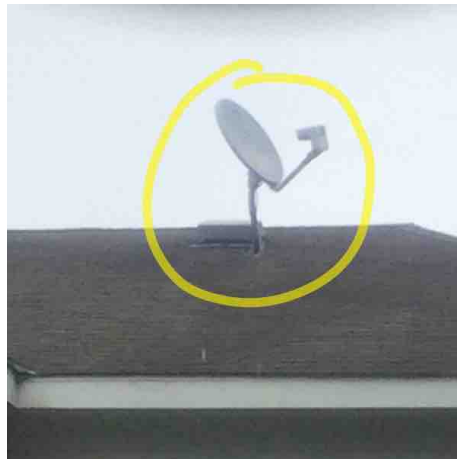
The roofing covering appeared old and in its latter part of its life cycle, however at the time of the inspection, it appeared to be functioning adequately

While no immediate repairs may be needed, the client should be aware that replacement may be needed in the near future.

NOTICE

Observed 2 satellite dishes located at the back side slope of the home. Satellite dishes are not recommended to be installed on roofs as they are prone to leakage.

It is recommended and advised to have the dish removed and the roof repaired by a qualified roofing contractor to prevent future leaks.



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

I NI NP D*



• **NOTICE :**

Roof surface was viewed from the ground level and from the attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and or injury to the inspector due to a high pitch roof deemed by the inspector as unsafe. The inspection was limited.

The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic.

A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.

D. Roof Structures and Attics

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

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

I NI NP D*

⊙ Entered attic

Comments:

- The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood.

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

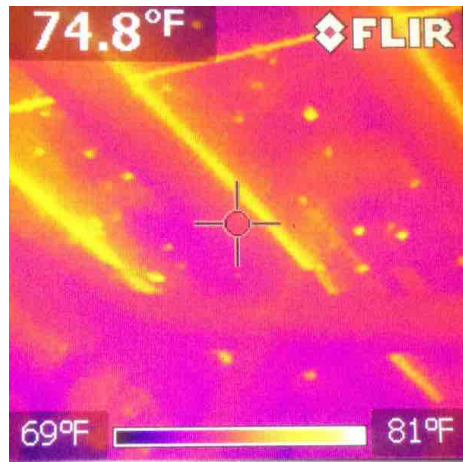
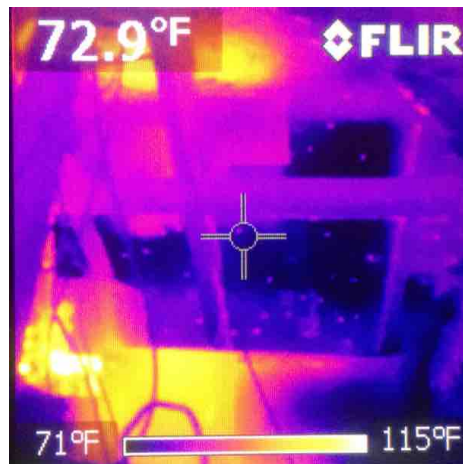
- **ATTIC STRUCTURE**

The roof structure is conventional wood framed rafter system.

Noted 2x 4 purlins at 2x 6 rafters at 2x 8 ridge boards at 2x6 strong backs at 2x4 collar ties.

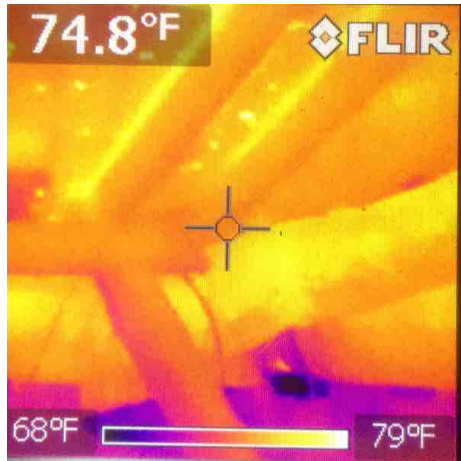
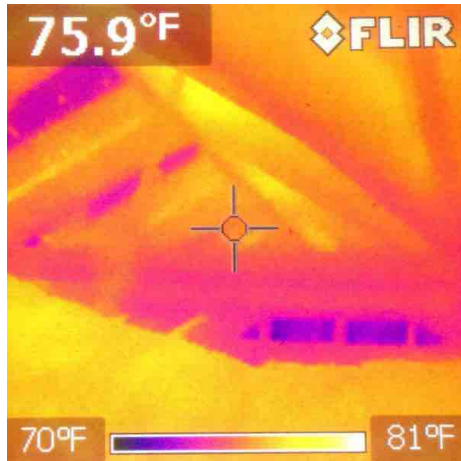
Roof Decking

Type: OSB Board wrapped with LP TECH SHIELD radiant barrier.



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

I NI NP D*



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

I NI NP D*

• **INSULATION**

Type: Batts Blown-in

Insulation Type: Fiberglass loose fill.

Insulation Depth was between 10 and 12 inches.

NOTE: Ideal insulation conditions exist when depth in between 8” to 16” inches.

Insulation level are specified by R-Value. R-Value is a measure of insulation’s ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation.

Portions of attic were inaccessible due to inadequate catwalk and vaulted ceiling.



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

I NI NP D*

E. Walls (Interior and Exterior)

Comments:

• EXTERIOR WALL:

The exterior wall finish was brick veneer with cement board siding and trim.

The wall structure was conventional wood framing.

Observed separation and open gaps along the siding joints at various areas.

Repairs and corrections are recommended and advised to improve conditions.



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

I NI NP D*



• **INTERIOR WALLS:**

Observed damaged and rotted base board at the kitchen wall where refrigerator was located.

Repairs and corrections are recommended and advised by a qualified specialist.



F. Ceilings and Floors

Comments:

- **FLOORS :**
No deficiencies were noted at the time of the inspection.

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

I NI NP D*

• CEILINGS

Observed stain at the back upstairs bedroom.

At the time of the inspection the stain did not appear to be active, but consulting with the seller or seller agent is recommended and advised.



G. Doors (Interior and Exterior)

Comments:

• EXTERIOR DOORS:

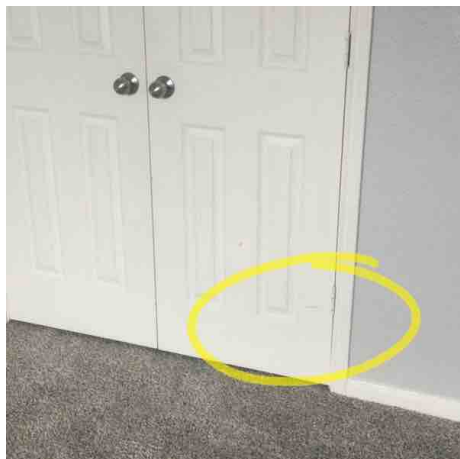
At the time of the inspection all of the exterior doors were performing as designed.

No repairs were noted.

• INTERIOR DOORS

Observed damaged door at the back bedroom closet.

Repairs and corrections are recommended and advised.



H. Windows

DOUBLE PANE

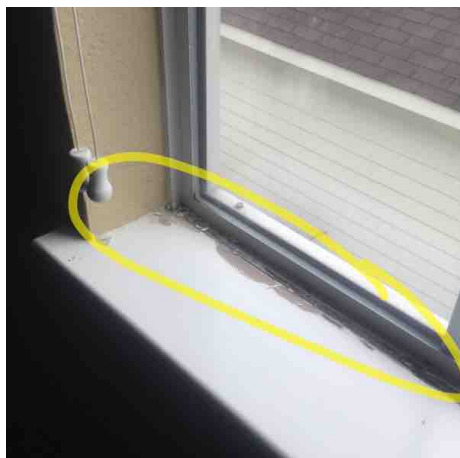
Comments:

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

I NI NP D*

• The windows were double pane insulated glass units.
All windows operated as designed at the time of the inspection , but there was at least one that had a broken latch at living room.
Observed peeling paint at several window seats upstairs due to moisture intrusion.

Repainting, repairs, and corrections are recommended and advised.



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

I NI NP D*

I. Stairways (Interior and Exterior)

Comments:

- STAIRS:

The stairs were performing as designed at the time of the inspection.

ATTIC STAIR CARRIAGE:

The attic drop down stair carriage was performing as designed.

No repairs were observed.

J. Fireplaces and Chimneys

Comments:

- Not present.

K. Porches, Balconies, Decks, and Carports

Comments:

- FRONT PORCH

Observed broken and damaged brick veneer at the porch column.

Repairs and corrections are recommended and advised.



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

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

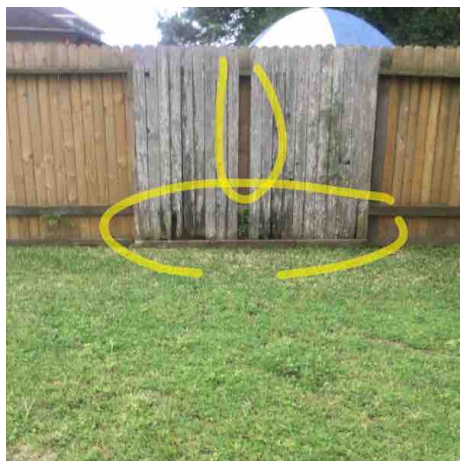
L. Other

Comments:

• FENCE

Observed damaged and missing fence boards at various areas.

Repairs and corrections are recommended and advised.



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

I NI NP D*

• GATE

The gate was not opening correctly as it was hard to operate.

Repairs and corrections are recommended and advised.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

SQUARE D

Comments:

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

I NI NP D*

• NAME: SQUARE D

The main beaker distribution panel has the service entrance wires routed underground, 110-220 volt service with copper conductors using breakers.

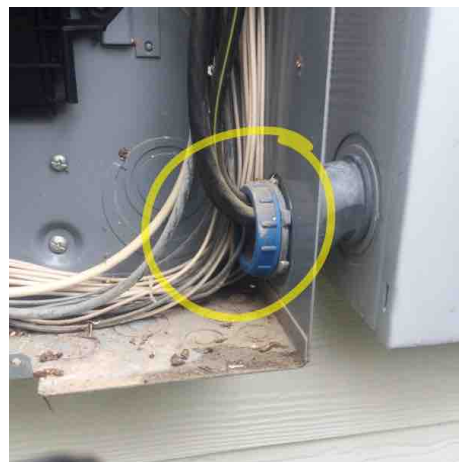
MAIN SHUT OFF : 100 Amps

LOCATION : Outside

Observed missing bonding jumper clamp at the connector between the meter can and panel.

Observed missing anti oxidant material at the main lug terminals.

Repairs and corrections are recommended and advised by a licensed electrician.



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

I NI NP D*

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- At the time of the inspection the branch circuit electrical system is functioning as designed.
No repairs were noted at this time.

The ground fault protection receptacles were observed and functioning at all the required location.

NOTE:

Ground fault protection is required at the following locations : kitchen, kitchen island, bathrooms, wet bars, outside, garage, whirlpool, spa, Jacuzzi, and swimming pool areas.

The smoke detectors were present at all the required locations.
(Detectors are required at each bedroom and at the hall areas.)

Observed carbon monoxide detectors at the required locations.
Note: Carbon monoxide detectors are required where fuel burning appliances may be found.
(Gas cooktops, gas heaters, and water heaters.)

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Natural gas

Comments:

- The home was equipped with an electric furnace, located in the attic space. At the time of the inspection, the unit was functioning as designed as evidenced by a 35 to 40 degree differential between the air supply vent and air return grill.



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

I NI NP D*

- The heat exchangers and/or heat strips were not inspected.
- No evidence of rust debris around the furnaces were noted.
- The Gas supply lines were rigid at the point of entry.
- The gas supply lines were anchored and secured.
- The gas shut off valves were approved AGA / UPC shut off valves.
- The flues were secure and not in contact with roof decking or any other combustible material.

Although the furnace is functional, the inspection performed was a limited visual inspection with the unit operating under normal mode.
 Panels and compartments are not open or removed and relay switches, capacitors, and transformers are not tested.

Note,
 When purchasing a pre-owned home it is always recommended and advised to have an annual maintenance check of the entire heating equipment by license heating and cooling company.
 The heater and system should always be kept on a yearly maintenance program.
 The older the unit becomes, the more important a regular scheduled maintenance program is to the ideal performance and life of the system.

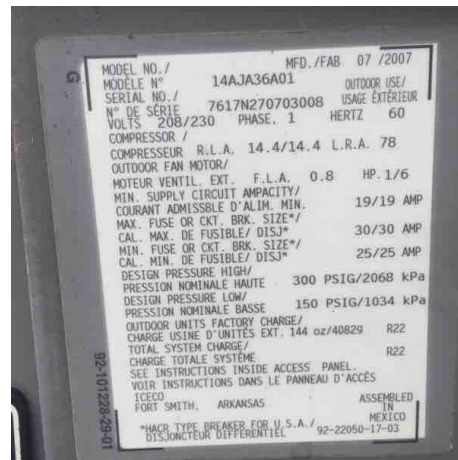
B. Cooling Equipment

- ⊙ Inspected
- ⊙ RHEEM

Comments:

- The home was equipped with one electric unit located at the left side of home.

NAME : RHEEM
 MODEL : 14JA36A01
 SERIAL : 7617N270703008
 TONS : 3
 DATE : 07/2007



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

I NI NP D*

- The general standard for room temperature differential should be between 15 and 22 degrees.

The supply air temperature was 55 degrees and the return air temperature was 73 degrees at the time of the inspection.
(18 degree differential.)

The cooling system was functional.

A /C is functioning as evidenced by a 18 degree differential between the air supply vent and the air return.

Observed a 3 ton unit, and although it was functioning as designed, the efficiency rating was not calculated and is not considered as part of this report.

Although the cooling system is functional, the inspection performed was a limited visual inspection with the unit operating under normal mode. Panels and compartments are not open or removed and high-pressure lines are not tested.

- NOTICE:

When purchasing a pre-owned home, it is always recommended and advised to have an annual maintenance check of the entire cooling equipment by a license cooling and heating company.

Cooling equipment should always be kept on a yearly maintenance program.

The older the unit becomes, the more important a regularly scheduled maintenance program is to the ideal performance and life of the system.

C. Duct Systems, Chases, and Vents

Comments:

- **All visible ductwork appears to be connected and functioning properly. Observed replaceable air return filters.**

1-20x25x1 & 1-12x24x1, dirty and in need of replacement.

Note,

It is always recommended to change out the filters regularly or monthly and as specified by the air-conditioning manufacturer to keep unit functioning ideally. Regular filter change will help unit function efficiently and may prolong the life expectancy of the unit.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- **The plumbing system appears to be tied with the city water supply system.**

The supply water system appears to be PVC /CPVC plumbing.

At the time of the inspection the water utility was not connected and so the plumbing system could not be inspected and tested.

Further evaluation by a licensed specialist is required.

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

I NI NP D*

- **EXTERIOR FAUCETS:**
No repairs were observed.
Noted anti-siphon devices at all exterior faucets.
- **LAUNDRY ROOM :**
Gas with 220 electrical connections.
Hot and cold water I.D. was observed.
The gas shut off valve was an approved AGA or UPC type, but the gas line was not properly capped.
Corrections are required.
- **KITCHEN**
No deficiencies were observed.
- **BATH ROOMS**
The water utility was not connected and so the plumbing system could not be inspected.

B. Drains, Wastes and Vents

Comments:

- The type of DWV Piping was plastic : Unable to inspect or test utility washer drain .

Most tub traps were inaccessible.
The sewer clean-out is located at the front side of home.

C. Water Heating Equipment

Energy Sources: Natural gas
Capacity: 40 gallon
Comments:

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

I NI NP D*

- **NAME : A O. SMITH**
- **SERIAL : 1941116663542**
- **MODEL : G12-S4040NVR 400**
- **DATE : 10/10/2019**
- **CAPACITY : 40 gallons**
- **INPUT : 40,000 BTU's/hr**

NOTICE

On the day of the inspection the water utility was not connected and so the water heater could not be inspected or tested.

Further evaluation by a licensed specialist is recommended and advised.



- Gas shut off valve was approved UPC / AGA shut off valve.
- Gas supply line was anchored and secured.
- Flu was B vent type, double line pipe.
- Drip leg or sediment trap was noted at the gas supply line.
- Safety pan was present.
- Temperature pressure valve relief line, (TPVR), was noted and terminated to the outside of the home.

NOTICE:

Temperature and pressure valve relief should be inspected at least once every three years and replace if necessary by a licensed plumber or qualified technician to ensure product has not been affected by corrosive water conditions and that valve and discharge line have not been altered or tampered with illegally.

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

I NI NP D*

D. Hydro-Massage Therapy Equipment

Comments:

• At the time of the inspection the water utility was not connected and so the unit could not be inspected or tested.

Also, the whirlpool tub does not have provisions of an access panel for the motor and pump.

Accordingly, the pump, motor, and electrical connections beneath the tub were not inspected.

This condition does not conform with current electrical standards which state that, access shall be provided for pumps and motors located in concealed spaces. The whirlpool tub is a mechanical device which can eventually fail and need repairs and service.

Removing the whirlpool tub skirt is beyond the scope of this limited visual inspection. These factors do not satisfy the current, "Readily accessible", standards.

Further evaluation Corrections and repairs are recommended and advised.

E. Other

Comments:

• Not present

V. APPLIANCES

A. Dishwasher

Comments:

• NAME : LG

At the time of the inspection the water utility was not connected and so the dishwasher could not be tested or properly inspected.

Further evaluation by a qualified appliance specialist is recommended and advised.



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

I NI NP D*

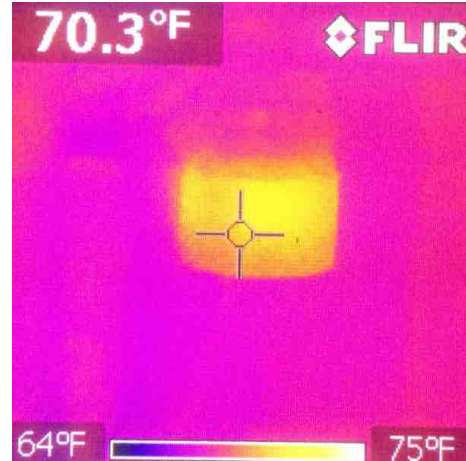
B. Food Waste Disposers

Comments:

- NAME : BADGER

At the time of the inspection the unit was functioning but was making loud excessive noise.

Further evaluation and corrections by a qualified appliance specialist is recommended and advised.



C. Range Hood and Exhaust Systems

Comments:

- UPDRAFT VENTED UNIT

No deficiencies were noted at the time of the inspection.

At the time of the inspection the unit was functioning as designed.

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

I NI NP D*

D. Ranges, Cooktops, and Ovens

Comments:

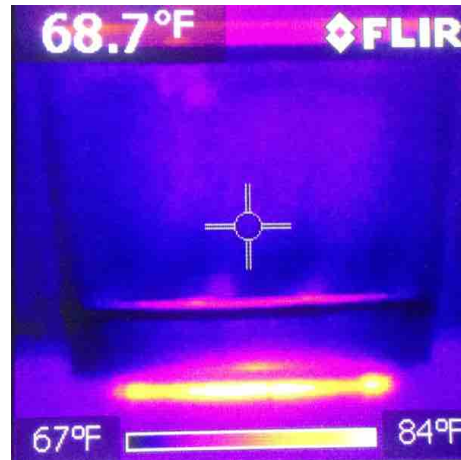
- NAME : GENERAL ELECTRIC
Observed free standing oven

OVEN : GAS

At the time of the inspection the oven was set to baking at 350 degrees, and reads 352 degrees.

RANGE TOP: GAS

The burners appeared to be functioning as designed.



E. Microwave Ovens

Comments:

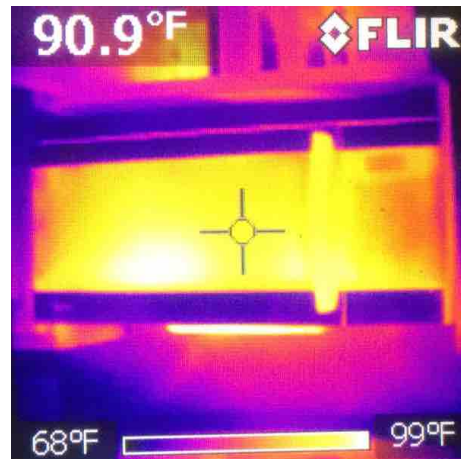
- NAME: LG

At the time of the inspection the unit was functioning as designed.

NOTICE :

The microwave oven was tested with a microwave tester and appeared to function properly.

The unit was not tested for radiation leaks.



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

I NI NP D*

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

Unable to locate all bathroom exhaust fan termination points.

NOTE:

All bathroom exhaust fans should terminate to the exterior of the dwelling through the roof decking, unless in a multi level home, where vents may terminate to the outside through the side wall.

G. Garage Door Operators

Comments:

- ELECTRONIC EYE DEVISE :
At the time of the inspection the unit was functioning as designed. No repairs were observed.

H. Dryer Exhaust Systems

Comments:

- The dryer vent appears to vent properly to the outside as required.

No deficiencies were observed at the time of the inspection.

I. Other

Comments:

- NOT PRESENT.

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

G. Outdoor Cooking Equipment

☉ NOT INSPECTED

H. Gas Lines

☉ NOT INSPECTED



Inspection #: 521097-434