



## PROPERTY INSPECTION REPORT

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**Prepared For:** Lisa Mose

(Name of Client)

**Concerning:** 18 Evanston Street, Houston, TX 77015

(Address or Other Identification of Inspected Property)

**By:** Kevin Akins : 22211

(Name and License Number of Inspector)

11/17/2017

(Date)

(Name, License Number of Sponsoring Inspector)

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### 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](http://www.trec.texas.gov).

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or 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

Report Identification: 18 Evanston Street, Houston, TX 77015

professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 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.**

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



# VISUAL INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY  
THIS AGREEMENT SUPERCEDES ALL PREVIOUS COMMENTS

Property: 18 Evanston Street  
Houston, TX 77015

Client: Lisa Mose  
Address: TX

Phone:

Real Estate Company: Coldwell Banker United, Realtors

Agent: Lisa Mose

Inspection Fee: \$350.00

Paid By:

Additional Fees: \$0.00

Date Paid:

Tax: \$0.00

Payment Method:

Total: \$150.00

Report Provided To:

Contract Date: 17 November 2017

1. This agreement made and entered into on the above Contract Date by and between the above named Client and the undersigned, an independently owned and operated Franchisee of Pillar To Post Inc., hereafter referred to as "Inspector". **Inspector will conduct a visual inspection of the Property only.** The inspection is performed in accordance with the **Standards of Practice of the Texas Real Estate Commission (TREC) 22 TAC 535.227-535.233. This is not a Building Code inspection, title examination, nor a By-law compliance inspection.** The Inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the property, its value or its potential use. The inspection fee is based on a single visit to the property; additional fees may be charged for any subsequent visits required by the Client. If the Inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charged at the Inspector's then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.
2. **The Client will receive a written report of Inspector's observations of the accessible features of the Property.** Subject to the terms and conditions stated herein, the inspection includes the visual examination of the home's exterior including roof and chimney, structure, electrical, heating and cooling systems, insulation, plumbing, and interior including floors, walls, ceiling and windows; it is a reasonable effort to disclose the condition of the house based on a visual inspection. Additionally, Inspector will functionally operate major built-in appliances. Conditions beyond the scope of the inspection will not be identified. No engineering services are offered.
3. **This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection.** Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all-inclusive list of minor building flaws is not provided. **Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.** Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is Inspector responsible or liable for any future failures or repairs.

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4. **Unless prohibited by applicable law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report** in the event that Client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of this Visual Inspection Agreement or for any other reason or claim. The inspection report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to preparing the Inspection Report provided pursuant to this Agreement unless a copy of the prior report is provided to the Inspector prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the Inspector that is not prepared for or addressed to the Client
5. **The Texas Real Estate Commission** has established a **REAL ESTATE RECOVERY TRUST ACCOUNT** to reimburse aggrieved persons who suffer actual damages from an inspector's act in violation of Subchapter G. The inspector must have held a license at the time the act was committed. The contact information for the commission is: Texas Real Estate Commission, Post Office Box 12188 Austin, Texas 78711-2188, Stephen F. Austin Building, 1700 N. Congress Avenue., Suite 400, Austin, TX 78701. Telephone: (512) 936-9000 Information on how to file a complaint can be found on the Commission's website at: [http://www.trec.state.tx.us/complaintsconsumer/Complaint\\_instructions.asp](http://www.trec.state.tx.us/complaintsconsumer/Complaint_instructions.asp).
6. **Inspections are done in accordance with TREC Standards 22 TAC §§535.227-535.233, are visual, and are not technically exhaustive.** The following items are specifically excluded from the inspection: water softening systems, **security systems, telephone and cable TV cables, timing systems, swimming pools and spas, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when outside temperature is below 60°F or above 70° F for heat pumps in heat pump mode**, and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.
7. Inspector will not conduct geological tests; will not inspect inaccessible or concealed areas of the Property; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, **radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects; fungus including but not limited to mold and mildew** unless the inspector is qualified to do so and the client specifically requests the service for an additional fee.
8. Inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectable deficiencies may go unreported.
9. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments.
10. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by Inspector, the Inspection Report provided to the Client by Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable rules of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. Each party to the dispute shall be responsible for their own costs for the arbitration process. The dispute shall be submitted to a sole arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Unless applicable law requires otherwise, arbitration shall occur in the county or judicial district in which the Inspector's principal place of business is located. Secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the Inspection or Inspection Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, **any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented more than one (1) year after the date of the inspection.**
11. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising herefrom and the right to offer a resolution prior to Client's performance of any remedial measures (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property) **The right of examination herein is a condition precedent to the commencement of any claim** by the Client against the Inspector for any reason including negligence or breach of any term hereof. **The Client shall not file or commence any claim against the Inspector in any jurisdiction until he has notified the Inspector of his complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.**
12. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties

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hereto. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

- 13. **The inspection report does not constitute a warranty, guarantee or insurance policy of any kind.** There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector nor Pillar To Post Inc. is associated with any seller, buyer, contractor, lawyer or realtor. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. This report is prepared by inspector at your request, on your behalf, and for your use and benefit only; this report and any memoranda or information provided to you pursuant to this inspection agreement are not to be used, in whole or in part, or released to any other person without inspector's prior written permission. Client hereby agrees to indemnify, defend and hold harmless inspector and Pillar To Post Inc. if, through the unauthorized distribution of this report, any third party brings a claim against inspector or Pillar To Post Inc. relating to the inspection or inspection report.
- 14. Relationships/third party providers. Pillar To Post Inc. may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to clients. Pillar To Post Inc. and the inspector may receive compensation for such services. Pillar To Post Inc. may also arrange for these TPSPs to send literature or make post-inspection contact with the client. By executing this agreement, the client expressly consents to the disclosure of client's personal contact information to Pillar To Post Inc. and TPSPs. If client does not wish to receive literature from or be contacted by TPSPs, client shall simply notify the inspector.
- 15. The inspector may collect data which may be used by the inspector, and which may be provided to Pillar To Post Inc. for use by Pillar To Post Inc. The collected data will primarily consist of data relating to the visual inspection conducted, but may also consist of other data relating to the property inspected, client and/or client representative personal and contact information, and demographic data. The inspector and Pillar To Post Inc. may use collected data to perform analysis, improve business processes, improve the Pillar To Post Inc. inspection experience, and obtain feedback from clients and client representatives. The inspector and Pillar To Post Inc. may also provide collected data to third-party service providers ("TPSP") in order to offer value-added services to clients, as described in this agreement. The inspector and/or Pillar To Post Inc. may provide aggregated collected data, but not individual collected data or personal information, to third parties. Other than interaction with TPSPs and aggregated data, the inspector and Pillar To Post Inc. will not sell or rent the collected data to anyone, or share the collected data with any third party except as necessary to fulfill client requests. By executing this agreement, the client expressly consents to the collection and use of data by the inspector and Pillar To Post Inc. as described herein.
- 16. Schedules indicated below and attached form part of this agreement. In the event of any conflict between a schedule and the provisions of this agreement, the provisions of the schedule will apply to the extent of the conflict.

Attached Schedules: N/A

By initialing here (\_\_\_\_\_), you authorize us to distribute copies of the Report to the real estate agents directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

**I hereby authorize the inspection of this Property having read and understood this Agreement:**

	/	/	
Signature of Client or Client's Representative	Date Signed	(mm/dd/yyyy)	

	Franchisee: ptp
Signature of Authorized Inspector.	Address: P.O. Box 5924
Inspector: Kevin Akins	Katy, Texas 77491 5924
License No.: 22211	

Spoke with Seller [ ] Yes [ ] No	Inspection Time: 17-Nov-2017 02:00 PM
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**Visual Property Inspection**

18 Evanston Street  
Houston, TX 77015

**Prepared for :**

Lisa Mose



**Inspected by :**

Kevin Akins  
P.O. Box 5924

Katy, Texas 77491 5924

Phone: (281) 222-2599 Email: kevin.akins@pillartopost.com

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## I. STRUCTURAL SYSTEMS

A. Foundations

*Type of Foundation(s): Concrete*

*Comments:*

The type of foundation is concrete slab-on-grade. At the time of inspection the foundation is performing its intended function.

NOTE: An opinion on the performance of the foundation is mandatory. 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.

Foundation care and maintenance should be performed by condominium association. Suggest a thorough review of the condominium association documents to determine what your responsibilities are.

B. Grading and Drainage

*Comments:*

Townhome Community Association should be responsible for maintaining all drainage systems. Recommend a thorough review of the association documents to confirm what your responsibilities are.

C. Roof Covering Materials

*Type(s) of Roof Covering: Asphalt*

*Viewed From: Ground view with Binoculars*

*Comments:*

NOTE: A home inspector cannot determine the remaining life of any component such as the roof. Roof life is determined by many factors to including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events. Even if a roof is satisfactory today, it is impossible to guarantee how long that condition shall remain.

Townhome community association should be responsible for maintaining the roofing system and components. Recommend a thorough review of the community association documents to confirm what your responsibilities are.



## I. STRUCTURAL SYSTEMS

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### D. Roof Structure & Attic

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 10 in.*

*Approximate Average Thickness of Vertical Insulation: 4 in.*

**Comments:**

*Inadequate attic walkway provided from attic access opening to the furnace and the water heater. Recommend the installation of a continuous solid surface walkway; minimum 24" in width.*

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.



Attic stairs missing the required landing and walkway.

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### E. Walls (Interior & Exterior)

**Comments:**

*Observe general painting needs, gaps and caulking touch-ups around the structure (see a representative number of photos below). Recommend corrective actions by a painting and general contractors as needed.*

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

## I. STRUCTURAL SYSTEMS



Example gap - upstairs Jack & Jill bathtub.



Drywall damage noted - master shower area.

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## F. Ceilings and Floors

### Comments:

*Observed the absence of transition strips around the structure where tile intersects with the wood flooring. Recommend corrective actions by the installation flooring contractor.*

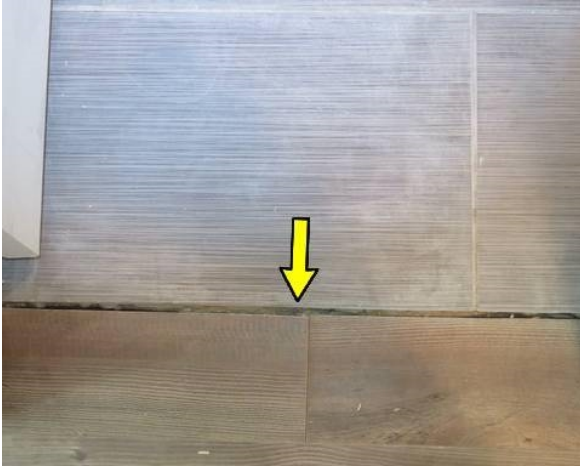
*Observed raised wood floor panels at several areas around the 1st floor. Recommend repairs by the installation contractor.*

*Ceiling crack and patch observed at the kitchen ceiling. Area should be repaired by a qualified painting contractor.*

Ceiling finish is drywall. Floor surfaces are tile, wood and carpet. Floor structure is concrete slab on the first floor and standard wood framing on the upper floors.

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

## I. STRUCTURAL SYSTEMS



Gaps at all tile and wood flooring intersections.



Example raised wood floor panel - breakfast area.



Example raised wood floor panel - near kitchen island.

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## G. Doors (Interior & Exterior)

### Comments:

*Passage door from the attached garage into the residence has non-operational self-closing hinges. Recommend the installation trim carpenter adjust the tension for proper closure. Doing so will prevent carbon monoxide from entering the residence if the door is not manually closed completely.*

*Front door is out-of-plumb (see photo). The installation carpenter should make all necessary repairs as needed.*

*Utility room double doors are not latching. Repairs should be performed by a trim*

## I. STRUCTURAL SYSTEMS

*contractor.*



Front door out of level.



Utility room latching balls will not engage.



Example dent noted - master bedroom door to the balcony.

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### H. Windows

**Comments:**

*Breakfast area window sash was non-operational at the time of the inspection. Repairs should be made by the installation contractor as needed.*

*Upstairs Jack & Jill bedroom Left side window does not latch in the closed position. Repairs should be made by the installation contractor as needed.*

*Screens missing on venting windows around the perimeter of the residence. Builder should*

## I. STRUCTURAL SYSTEMS

*insure screens are installed at the time of closing.*

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

Double and Triple pane windows are very problematic for inspectors, it is why TREC's standards of practice excludes the assurance of seal performance in home inspections.



Broken window sash - breakfast area.

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I. Stairways (Interior & Exterior)

**Comments:**

Stairway has all proper measurements and hand rail that extend full length of stairway.

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K. Porches, Balconies, Decks, and Carports

**Comments:**

*Upstairs balcony wrought iron is missing the middle securing bolts (see photo below). Recommend corrective actions by a qualified contractor.*

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## I. STRUCTURAL SYSTEMS



Missing securing screws - upstairs balcony.

### L. Other

**Comments:**

*Ant bed observed at the front of the structure. Recommend removal and treatment as needed.*

*Upstairs Left side Jack & Jill vanity draw did not open and close smoothly. Recommend adjustments by the installation cabinet contractor.*

*Observed the dishwasher with the mounting brackets visible at the cabinet reveal. Recommend securing the dishwasher at the inside of the cabinet in accordance with typical building practices.*

*Kitchen draw (Right of the oven) is missing the pull handle. Handle should be replaced as needed.*

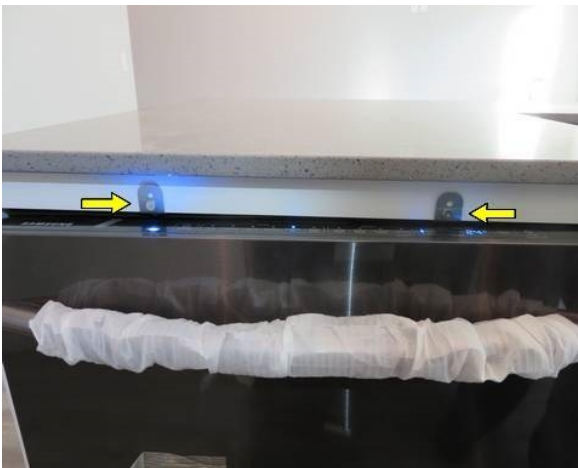
## I. STRUCTURAL SYSTEMS



Active ant bed noted - front elevation.



Draw does not operate smoothly - upstairs Right Jack & Jill vanity.



Securing brackets noted - front of the dishwasher.



Cabinet pull missing - kitchen draw.

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Comments:**

*Observed excess height of the service panel shut-off switch. The height can not be more than 6 feet 7 inches to the middle of the grip handle (currently 7 feet 7 inches). Recommend a licensed Electrician for corrective actions.*

Main distribution panel is 150 amp, located on the front exterior wall of the home, service is provided underground from the utility company, 120/240 volt, aluminum service wires and uses breakers. Copper type wiring exist for branch circuits.

## II. ELECTRICAL SYSTEMS



Main electrical shut off switch above 6'7" height - service panel.

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### B. Branch Circuits, Connected Devices and Fixtures

*Type of Wiring Copper*

*Comments:*

*Family room outlet has a loose outlet box (see photo below for exact location). Recommend the installation contractor for repairs as needed.*

*Garage Right side outlet has reversed polarity which means the hot and neutral wires are reversed. This could create a safety hazard. Corrective actions should be made by the installation electrical contractor.*

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.



## II. ELECTRICAL SYSTEMS



Hot and neutral reversed - garage wall.



Loose outlet box - family room.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A. Heating Equipment

*Type of System: Forced Air*

*Energy Source: Electric*

*Comments:*

The furnace is located inside the attic. The equipment is installed properly and in good condition. The system was tested 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 tests that would identify combustion products in the heated air.

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Thermostat set to 80 degrees.



Average temperature reading from heat supply registers - no deficiencies noted.

#### B. Cooling Equipment

*Type of System: Forced Air*

*Comments:*

*The system was operated and tested. The general standard for room air differential should be 15-21 degrees. Supply air temperature is 57 degrees, return air temperature is 69 degrees. (12 degrees differential). At the time of the inspection the system appears to be in need of service.*

The evaporator coil is located inside the attic. The compressor is located on the front side of the home.

The 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.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Average temperature reading from all supply registers.

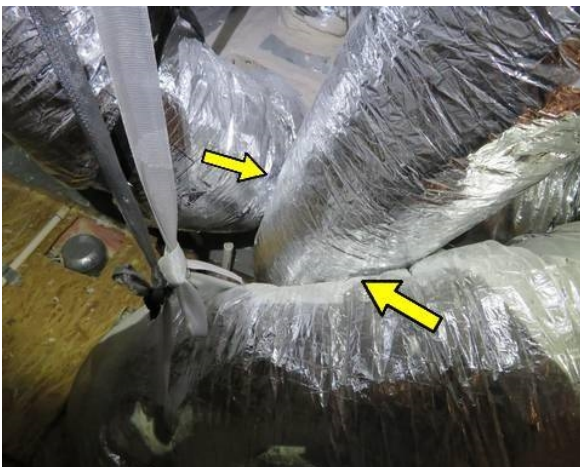


Return air reading is outside supply and return differentials - unit should be serviced.

C. Duct System, Chases, and Vents

**Comments:**

*Supply ducts were observed in direct contact with one another in the attic. This condition can cause condensation to develop at contact points. Recommend separating ductwork so that a visible air space exists or place insulation between ducts that cant be separated.*



Example ducts in contact - attic.



Example ducts in contact - attic.

#### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

*Location of water meter:*

*Location of main water supply valve: Inside garage wall*

*Static water pressure reading: 47 PSI*

*Comments:*

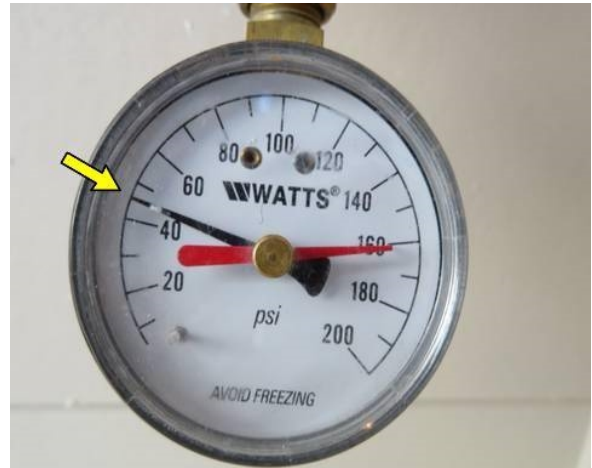
*At the time of the inspection there was no hot water to the structure. Recommend further evaluation by the hot water heater installation contractor.*

*Leak observed at the upstairs Jack & Jill bath shower head. Recommend corrective actions by a licensed Plumber.*

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.



Location of the main water shut-off - Garage wall.



Static water pressure should be between 40 and 80 PSI's - no deficiencies noted.

#### IV. PLUMBING SYSTEM



leak noted - upstairs Jack & Jill bath tub.

**B. Drains, Wastes, and Vents**

**Comments:**

*Jack & Jill bath basin drain stop will not fully seal drain. At the time of inspection water continually drained past the stopper after drain stop was engaged. Recommend a qualified contractor for further evaluation.*

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 resulting in foundation problems. Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test.

**C. Water Heating Equipment**

**Energy Source:** Electric

**Capacity:** 40 Gallons

**Comments:**

*An electric water heater, located in the attic, provides domestic hot water and was not in operation at the time of the inspection. Hot water heater should be evaluated by a licensed Plumber.*

According to the nameplate, the water heater has a capacity of 40 gallons. The capacity of the hot water system appears adequate for the normal needs of this size house.

A water heater is equipped with a pressure/temperature relief valve. This is an important safety device that is required by most codes and should be tested annually. Appropriate

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#### IV. PLUMBING SYSTEM

discharge piping is installed on this device to direct the discharge from any blow-off to a safe location.



Water heater located in the attic.

#### V. APPLIANCES

##### A. Dishwasher

**Comments:**

Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak, further evaluation by a qualified service tech would be advised.

##### B. Food Waste Disposer

**Comments:**

Waste disposer is secure and appears to be in good condition. Disposer operates as designed. No deficiencies noted.

##### C. Range Exhaust Vent

**Comments:**

*Excessive noise heard during the operation of the cook top vent. Recommend repairs or replacements as needed.*

##### D. Ranges, Cooktops, and Ovens

**Comments:**

I NI NP D

### V. APPLIANCES

*Observed a gap at the rear of the electric cook top. Recommend sealing all gaps by a qualified contractor.*

Cook top was operated and performing its intended function.

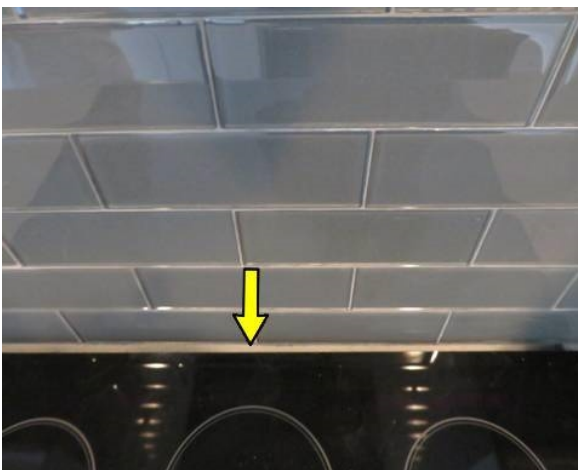
Oven was tested at a temperature setting of 350 degrees. The oven measured 365 degrees; which is considered within normal operation parameters (+ / - 25 degrees). Recommend keeping temperature differential in mind when baking or re-calibration.



Oven set to 350 degrees and measured at 365 degrees - Unit should be re-calibrated.



Cook top in operation - no deficiencies noted.



Gap noted at the rear of the cook top.

### G. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**

Operated all bathroom mechanical exhaust fans in normal mode, and they were

I NI NP D

### V. APPLIANCES

performing there intended function at time of inspection.

H. Garage Door Operator(s)

**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.

I. Doorbell and Chimes

**Comments:**

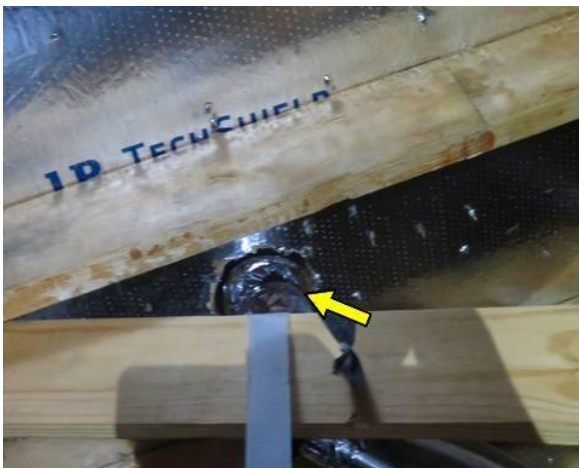
Door Bell was tested and functioned at the time of inspection.

J. Dryer Vents

**Comments:**

*Dryer pipping has a gap near the roof decking (see photo below). Recommend repairs by the installation contractor.*

As-a-note: Dryer vents will become clogged over time due to excessive lint build-up. Recommend cleaning of the lint screen after every use of the dryer. Furthermore, buyers should obtain an initial and annual cleaning of the dryer vent to prevent a possible dryer vent fire.



Gap noted at the dryer vent - attic.



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## VI. OPTIONAL SYSTEMS

I. Other Built-in Appliances

**Comments:**

*Observed the upstairs washing machine area without an emergency drain pan.  
Recommend installing a drain pan to prevent drywall damage in case of a leak.*



Missing washing machine pan - upstairs utility room.



# Report Summary

Date: 17-Nov-2017

18 Evanston Street, Houston, TX 77015

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

---

## 1.0 I. STRUCTURAL SYSTEMS

### D. Roof Structure & Attic

Inadequate attic walkway provided from attic access opening to the furnace and the water heater. Recommend the installation of a continuous solid surface walkway; minimum 24" in width.

### E. Walls (Interior & Exterior)

Observe general painting needs, gaps and caulking touch-ups around the structure (see a representative number of photos below). Recommend corrective actions by a painting and general contractors as needed.

### F. Ceilings and Floors

Observed the absence of transition strips around the structure where tile intersects with the wood flooring. Recommend corrective actions by the installation flooring contractor.

Observed raised wood floor panels at several areas around the 1st floor. Recommend repairs by the installation contractor.

Ceiling crack and patch observed at the kitchen ceiling. Area should be repaired by a qualified painting contractor.

### G. Doors (Interior & Exterior)

Passage door from the attached garage into the residence has non-operational self-closing hinges. Recommend the installation trim carpenter adjust the tension for proper closure. Doing so will prevent carbon monoxide from entering the residence if the door is not manually closed completely.

Front door is out-of-plumb (see photo). The installation carpenter should make all necessary repairs as needed.

Utility room double doors are not latching. Repairs should be performed by a trim contractor.

### H. Windows

Breakfast area window sash was non-operational at the time of the inspection. Repairs should be made by the installation contractor as needed.

Upstairs Jack & Jill bedroom Left side window does not latch in the closed position. Repairs should be made by the installation contractor as needed.

Screens missing on venting windows around the perimeter of the residence. Builder should insure screens are installed at the time of closing.

### K. Porches, Balconies, Decks, and Carports

Upstairs balcony wrought iron is missing the middle securing bolts (see photo below). Recommend



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---

## 1.0 I. STRUCTURAL SYSTEMS

corrective actions by a qualified contractor.

### L. Other

Ant bed observed at the front of the structure. Recommend removal and treatment as needed.

Upstairs Left side Jack & Jill vanity draw did not open and close smoothly. Recommend adjustments by the installation cabinet contractor.

Observed the dishwasher with the mounting brackets visible at the cabinet reveal. Recommend securing the dishwasher at the inside of the cabinet in accordance with typical building practices.

Kitchen draw (Right of the oven) is missing the pull handle. Handle should be replaced as needed.

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## 2.0 II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Observed excess height of the service panel shut-off switch. The height can not be more than 6 feet 7 inches to the middle of the grip handle (currently 7 feet 7 inches). Recommend a licensed Electrician for corrective actions.

### B. Branch Circuits, Connected Devices and Fixtures

Family room outlet has a loose outlet box (see photo below for exact location). Recommend the installation contractor for repairs as needed.

Garage Right side outlet has reversed polarity which means the hot and neutral wires are reversed. This could create a safety hazard. Corrective actions should be made by the installation electrical contractor.

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## 3.0 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### B. Cooling Equipment

The system was operated and tested. The general standard for room air differential should be 15-21 degrees. Supply air temperature is 57 degrees, return air temperature is 69 degrees. (12 degrees differential). At the time of the inspection the system appears to be in need of service.

### C. Duct System, Chases, and Vents

Supply ducts were observed in direct contact with one another in the attic. This condition can cause condensation to develop at contact points. Recommend separating ductwork so that a visible air space exists or place insulation between ducts that cant be separated.



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---

## 4.0 IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

At the time of the inspection there was no hot water to the structure. Recommend further evaluation by the hot water heater installation contractor.

Leak observed at the upstairs Jack & Jill bath shower head. Recommend corrective actions by a licensed Plumber.

### B. Drains, Wastes, and Vents

Jack & Jill bath basin drain stop will not fully seal drain. At the time of inspection water continually drained past the stopper after drain stop was engaged. Recommend a qualified contractor for further evaluation.

### C. Water Heating Equipment

An electric water heater, located in the attic, provides domestic hot water and was not in operation at the time of the inspection. Hot water heater should be evaluated by a licensed Plumber.

---

## 5.0 V. APPLIANCES

### C. Range Exhaust Vent

Excessive noise heard during the operation of the cook top vent. Recommend repairs or replacements as needed.

### D. Ranges, Cooktops, and Ovens

Observed a gap at the rear of the electric cook top. Recommend sealing all gaps by a qualified contractor.

### J. Dryer Vents

Dryer pipping has a gap near the roof decking (see photo below). Recommend repairs by the installation contractor.

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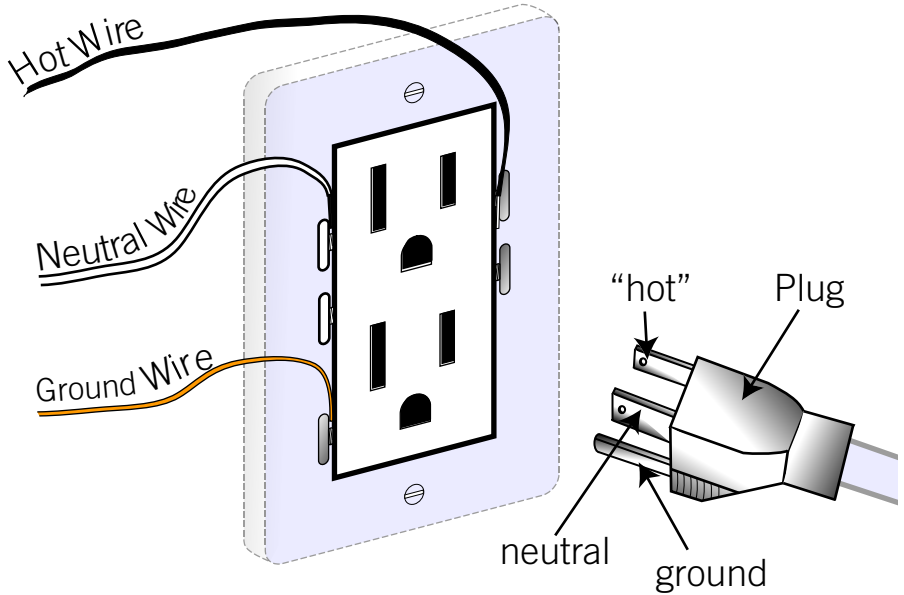
## 6.0 VI. OPTIONAL SYSTEMS

### I. Other Built-in Appliances

Observed the upstairs washing machine area without an emergency drain pan. Recommend installing a drain pan to prevent drywall damage in case of a leak.

# Electrical Outlet Problems

The electrical outlet not only provides vital access to the electrical current that makes your house hum, but it also warrants deeper consideration for reasons of comfort and safety. Our Pillar To Post® inspectors have seen it all when it comes to incorrect outlet wiring, a safety hazard if left unattended. But before we discuss safety measures, let's start with a quick tour of this component and its mate, the plug.



Have you ever wondered why your electrical outlets have holes of different sizes and shape? To accommodate the plug is the obvious answer. But there is more to this relationship than meets the eye. Hidden behind the outlet is a series of wires that must be properly connected for the outlet's safe functioning. On a modern electrical outlet that accommodates a three-pronged plug, each hole serves a specific purpose: the round hole is for the ground pin on the plug; the small slot takes the small blade on the plug and connects to the "hot" wire in the outlet (the wire that can cause a shock); the large slot takes the large blade and connects to the "neutral" wire in the outlet.

Specific wires have to be connected to the proper terminals for an outlet's safe function. Correct installation is so important that our Pillar To Post® inspectors spot-check outlets with an outlet tester during every inspection.

## Reverse Polarity

The large slot and small slot on an electrical outlet, and the different-sized blades on a plug, designate their respective polarizations, and ensure that the plug goes in the outlet only one way, a safety feature that reduces the chances of shock. For instance, a light-bulb socket has exposed electrical connections, the threads being the most exposed part. But polarized socket threads are attached to the neutral wire to prevent someone from getting a shock when changing a light bulb.

If the electrical outlet itself is mis-wired with reverse polarity, the lamp socket threads described above will become "hot". If you touch the threads in the socket, or on the bulb as you screw it into the socket, you may get a shock.

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## Outlet Not Grounded

Pillar To Post® inspectors have also discovered outlets with the circular ground holes but with no ground wire connected. In older homes, sometimes the cable leading to the outlet does not have a ground wire, yet the outlet has nonetheless been upgraded to a modern grounded type. Some plug-in electrical devices need this ground connection for their built-in safety features. If the outlet appears to be grounded but is not, the device's safety features will not work.

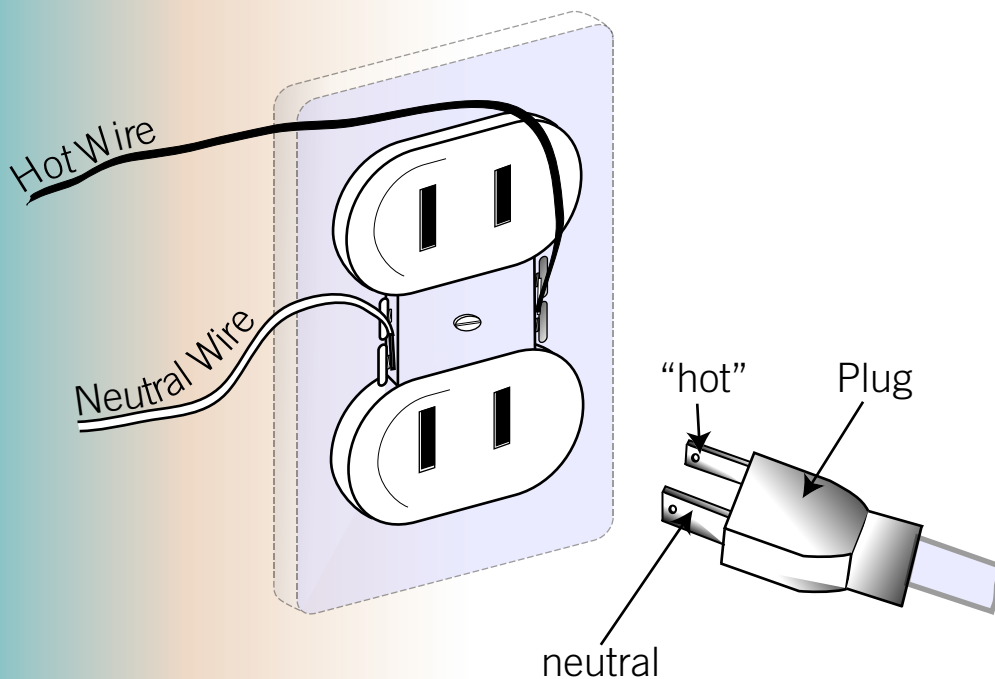
## Old Outlets

In older homes some outlets may have no ground slot at all. This does not represent a defect or safety concern, but you will not be able to plug in an electrical appliance that has a ground pin on the plug. Today, most plug-in appliances are not the grounded style and, therefore, do not use or have a ground pin on the plug because they are a double insulated design. In these cases, the old ungrounded outlet will work fine.

If you think it might be a good idea to simply cut off the ground pin to accommodate an outlet without a ground hole, think again. This procedure is doubly unsafe because it not only bypasses the grounding safety feature, but also it bypasses the polarizing feature since a de-pinned plug can be inserted into the outlet either way.

## Easy to Fix

An electrician can fix these outlet problems. Though your outlets may appear as minor considerations in the grand scheme of your home, your understanding and the safe installation of your outlets can prevent serious safety hazards.



Ungrounded Receptacle

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# Upgrading Windows

Clients often ask Pillar to Post inspectors about the value of upgrading windows. There are many good reasons to upgrade windows but it is often difficult to decide based solely on dollars and cents.

## Save Energy

Replacing old drafty windows with modern windows will save energy, but the cost will not likely justify the energy savings. Break even will only occur after twenty to thirty years.

Beware of claims such as 40% savings on your energy bills. Realistically, you may save 10% - 20%. If saving money is your only goal, consider weather stripping and repairing the windows you have.

Still, you may have good reasons to upgrade your windows. The decision depends on the condition of your current windows and your desire for the benefits discussed below.

## Benefits of Modern Windows

1. Modern windows are more energy efficient. Using less fuel preserves our environment.
2. New windows eliminate drafts and cold spots.
3. New windows look better, potentially increasing the value of your house.
4. New windows function better and are often easier to clean.
5. Modern windows block street sounds better.

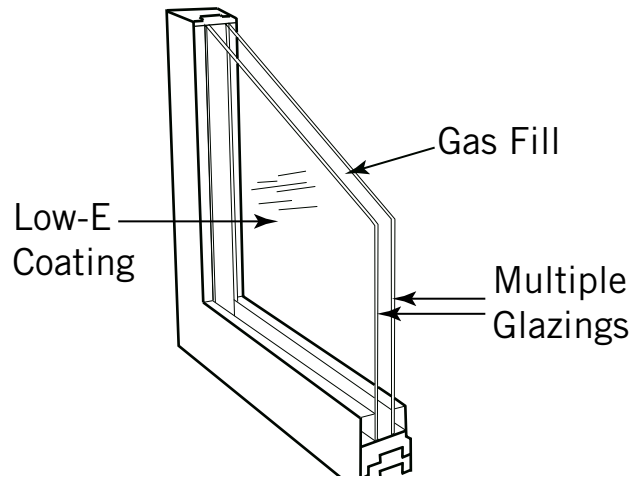
## Comparing Windows

### U-Factor

The National Fenestration Rating Council (NFRC) has developed a standardized rating system called the "U-factor" which provides a single number with which to compare windows. The U-factor is a number between 0 and 1: the lower the number, the better. 0.35 is good. In cold climates, the U-factor is the most important factor for selecting a window.

### Solar Heat Gain Coefficient (SHGC)

In climates where air conditioning is more important than heating, the SHGC is the most important factor for choosing a window. The SHGC represents how much heat from the sun penetrates the window. The SHGC is a number between 0 and 1. For air conditioning climates, a number less than 0.4 is good. For heating climates, a larger number, such as 0.6, is better.



## Panes of Glass (glazing)

### Single Pane

A single sheet of glass does not provide sufficient insulation in most climates. If you have single pane windows, consider some form of upgrade.

### Single Pane with Storm Window

A storm window provides an additional pane of glass. Mounted over existing windows outside the house, storm windows significantly increase efficiency of the window.

### Single Pane with Secondary Glazing

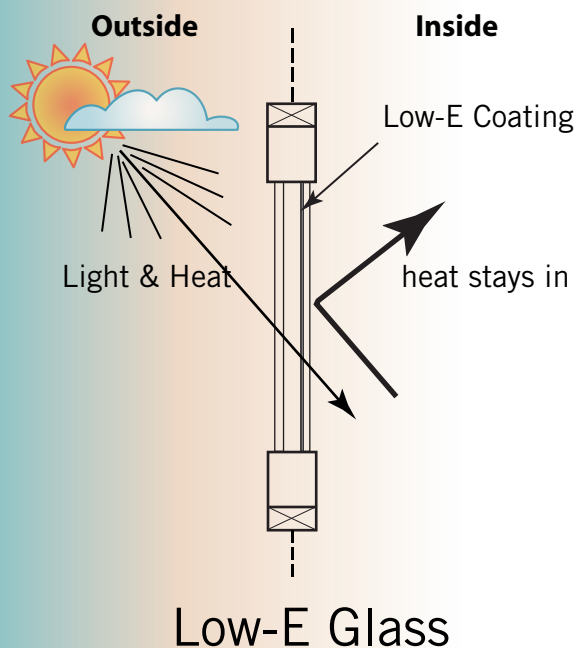
Secondary glazing just means adding a second pane of glass inside the home, such as a window pane with magnetic edges added to an existing window. This is a very clean and elegant way to increase the efficiency of existing windows. Secondary glazing makes sense when a home owner wants to keep the existing windows for historic or aesthetic reasons but would like to increase efficiency and comfort. These systems are expensive.

### Double Glazed

The most common type of glazing used today is double glazed, involving two panes of glass hermetically sealed with a small air gap in between.

### Triple Glazed

Three panes of glass hermetically sealed with a small air space in between each. More efficient than double glazed, triple glazing also effectively blocks sound. The extra expense may be worth it for the front of the house facing a busy or noisy street.



## Advanced Technology

### Argon Filled

Some manufacturers put argon gas, a better insulator than air, between the panes, resulting in a more efficient window. Most experts agree that the argon does not last forever.

### Glass Coatings

Coatings or films can dramatically improve the efficiency of a window. In a heating climate, low-E glass allows short wave solar radiation into the home for a heat gain, and prevents heat loss by reflecting the longer wave heat from inside your house back into the room. In hot climates, the window can be coated or tinted to reduce heat gain from the sun.

Ask a home inspector, or another impartial professional, whether you need to upgrade your windows. A window salesperson will likely give you only one answer: yes!

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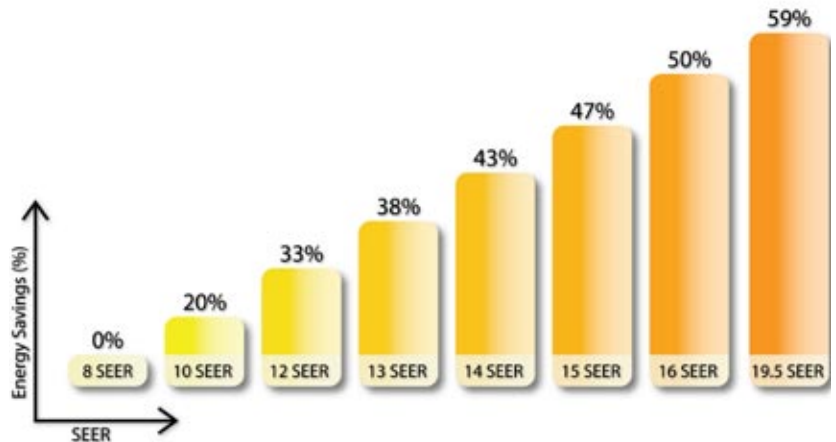
# AIR CONDITIONING UPDATE

The face of air conditioning has changed completely over the last few years and it's going to change more, from efficiency to comfort.

## A/C Efficiency

The goal of air conditioning is to get as much cooling as possible for the least amount of energy input. SEER or **Seasonal Energy Efficiency Ratio** is a measure

of efficiency. The higher the number, the more efficient the system. Prior to 1987 most air conditioning systems had a SEER of about 8. After '87 most were SEER 10. In 2006, a minimum SEER legislation kicked in requiring all new A/C systems to be at least SEER 13. Many of the top models are over SEER 17! If you are installing a new air conditioning system today, it is probably 30% to 50% more efficient than your old system!



## Avoid Installation Problems

One way manufacturers are making their systems more efficient is by making the heat exchangers larger. The outdoor and indoor components are larger than before. This is no big deal for the outdoor unit but it can be a big problem for the indoor half of the system. If you are replacing your old air conditioner, you may find that the new coil won't fit into your old air handler. You may have to replace your air handler or furnace. This is where a good installer is worth every penny. There may be workarounds that a novice may not know about. If you are in this situation, make sure you ask if there is an alternative such as a minor ducting modification. Ask if there are other brands that will fit. Many installers only represent a few brands, sometimes as few as one. It is probably worth a second opinion if the installer has no suggestions.

## Two Stage Compressors

Modern two stage compressors solve the capacity dilemma. What's the capacity dilemma? If the air conditioning system is sized to operate optimally on the hottest day of the season, it's probably oversized the rest of the time. An oversized system will cool the house very quickly. This means short **on cycles**. This is inefficient and it does not dehumidify the house properly. In the past, installers would err on the side of oversizing for fear of a callback on the hottest day of the season. The result is that many systems are not achieving their rated SEER and the houses are cold and clammy.

If you want peak efficiency and dehumidification without the worry of a system that can't keep up on the hottest day, there are systems that will operate at two capacities. It's like

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## Information Series

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having two air conditioning systems in one package. An undersized mode that will have very long on cycles and a larger capacity mode to keep you comfortable on the hottest days.

## New Motors - ECM

Everyone is talking about ECM. It stands for Electronically Commutated Motor. That's a mouth full, but what does it do? It uses much less electricity than a standard motor and the speed can be varied continuously. Still don't get it? Let's look at an ECM in action on the blower for your A/C system.

**Constant air flow rate:** Air conditioning systems operate at maximum efficiency with a specific air flow rate across the coils. A standard air handler motor usually only has two speeds, low and high. It's unlikely that these speeds will develop exactly the most efficient air flow rate. An ECM can **lock on** to an air flow rate. It will maintain this rate even if your ducting system is a little sub-par or if your filter builds dust. The ECM adjusts its speed to respond to these variables.

**Control humidity:** With the help of a humidistat, the system can respond to high humidity in the home by slowing the blower motor for a few minutes. The humid air gets a longer "dwell time" on the coils, sucking out more moisture.

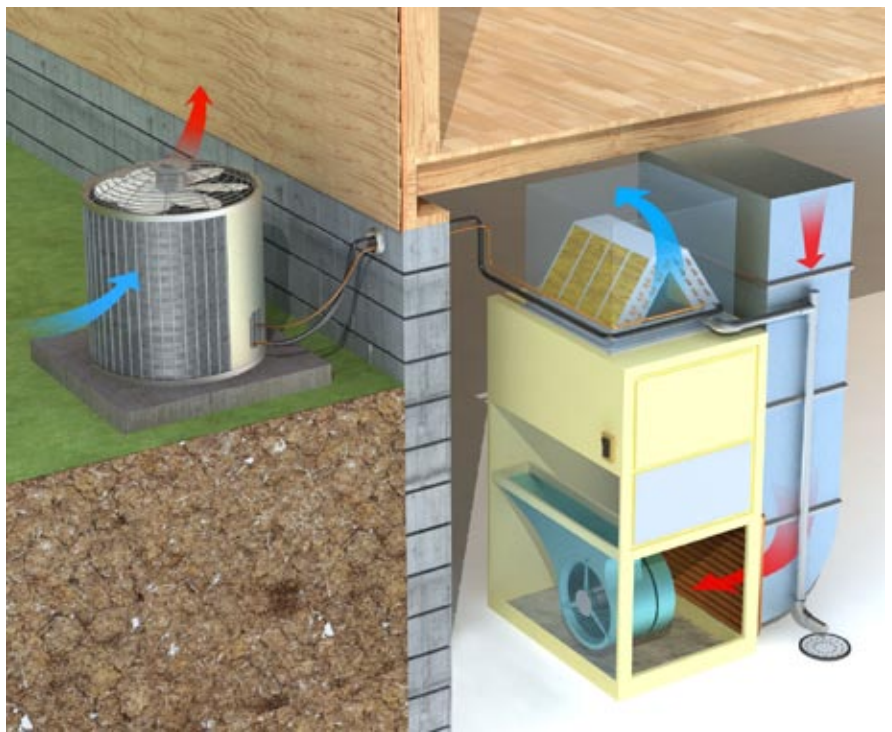
**Soft ramp:** The ECM can be instructed to start slowly and ramp up to full speed over a few minutes and to ramp down at the end of the cycle. This soft ramp will maximize efficiency and dehumidification.

**Run on low:** The ECM can run on a very low speed between cycles to maximize air mixing in the home and get more out of your air cleaning system (filter) all with very little electricity.

## New Refrigerant

Today most A/C systems use the HCFC refrigerant called R22. This is slated for phase out and will be replaced by refrigerants that have no ozone destruction capabilities such as R410a. Systems designed for R22 will not be able to use the new refrigerant. So do you need to worry? In short - no! R22 will be available for many years. The phase out starts in 2010 when new equipment will not use R22. In 2020, R22 will be available for servicing existing equipment but no new R22 will be produced. These generous timelines are longer than the life cycle of air conditioning equipment. Don't let air conditioning sales people scare you.

As you can see, a lot has changed over the last few years and there is more to come. The one thing that has not changed is that a good A/C technician is the difference between a system that is tweaked to perfection and a system that is uncomfortable and inefficient.



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## Receipt

Receipt#: 521154 - 160

Date: Nov/17/2017

ptp  
Kevin Akins  
P.O. Box 5924, Katy, Texas, 77491 5924  
Email : kevin.akers@pillartopost.com

**Client**

Lisa Mose  
TX

**Property**

18 Evanston Street, Houston, TX, 77015

**Services****Service Name****Service Cost**

Visual Inspection

\$350.00

**SubTotal: \$350.00**

**Discount: (\$200.00)**

**Tax @ 0.00% \$0.00**

**Total : \$150.00**

**PAID IN FULL**

**Balance Outstanding: \$0.00**

**Thank you for your business**