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PROPERTY INSPECTION REPORT

Prepared For: **Aaron Lavergne**
(Name of Client)

Concerning: **4547 Brinkley Street, Houston, TX, 77051**
(Address or Other Identification of Inspected Property)

By: **Martin Lavergne TREC #8717** **December 20, 2021**
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for 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.

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

left view

front view

right view

4547 Brinkley Street

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab - on - Grade

Comments:

- The foundation appears to be performing as intended. No problems were observed.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

- The property shows no signs of ponding or negative slopes near the foundation in the front yard. The homeowner should continue to maintain adequate slab exposure (~3 – 6 inches) where plant bedding areas meet the house.

- The gutter downspouts terminate too close the exterior wall of the home in various locations. The end of the gutter downspouts should direct water away from the walls and terminate further from the foundation.

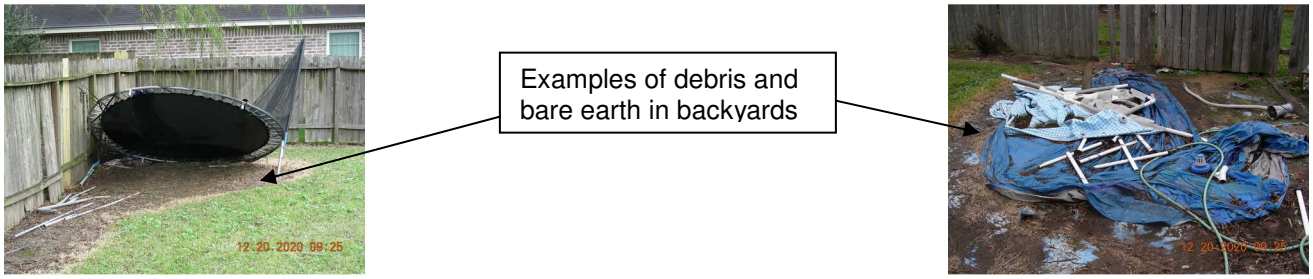
Examples of gutter downspouts that terminate too close to the wall and foundation

- There are active ant mounds and rodent traps at various locations around the exterior of the home. It is recommended that the ants get exterminated by a licensed pest control applicator so that they do not enter the structure of the home. Also, the rodent traps should be evaluated to ensure that they are still potent for rodent control, or be replaced if not. In addition, the homeowner should verify that the home has had the recommended wood destroying insect treatment prior to the start of the home's construction.

Examples of active ant mounds and rodent traps in various locations

- There is some bare ground and holes in the side and back yards of the home that should be filled with soil and covered with grass sod to prevent any further erosion in the yard. In addition, there is debris in the backyards that should be removed. Also, the fence boards are damaged in various locations and are in need of repair. It should also be noted that the fence gates do not have latches allow the fence gates to be opened from inside the back yard, therefore, the fence gates should have latches installed that allow the gates to be opened from either side of the gate so that a person does not get trapped inside the back yard when the gate closes.

Examples of damaged fence boards and fence gate without latch on inside of gate



Examples of debris and bare earth in backyards

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

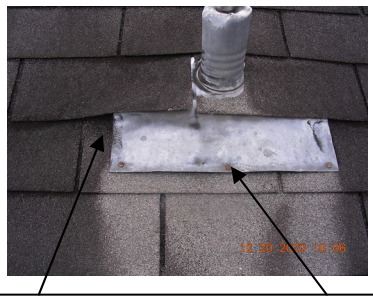
Types of Roof Covering: Asphalt composition shingles
Viewed From: Walked on roof
Comments:

- The asphalt composition shingles appear to be performing as intended. However, the shingles appear to be reaching the end of their useful life, as the shingles are starting to delaminate (granules on shingle surface wash off) and deteriorate in various locations and there are damaged shingles that are in need of repair/replacement. In addition, there are raised roof jack flanges and exposed nail heads that should be repaired so that the roof jack flanges lie flat on the roof to prevent the flanges from being removed by wind lift and to prevent any water from penetrating beneath the shingles and nail heads. It is recommended that the roof get evaluated by a roofing specialist as it appears that the roof is in need of replacement.
- The PVC pipes extending through the roof jacks need to be painted to prevent any premature deterioration from the sun's ultraviolet rays.

Example of damaged fascia board

Examples of damaged shingles

Examples of delaminated shingles



Examples exposed nail/bolt heads and raised roof jack flanges

Example of PVC pipe in need of paint

- Gutters are installed at the front and over the entryways of the home. The gutter brackets (used to fasten the gutters to the fascia boards) are starting to detach from the gutters in various locations and the gutters are filled with debris in various locations. The gutters should be repaired so that they do not fully detach from the fascia boards or leak and the gutters should be cleaned so that the gutters can handle the full capacity of water and not obstruct the flow of water through the gutters and gutter downspouts. In addition, the homeowner may want to install gutters along the sides and rear of the home. Gutters would help prevent splashing (which promotes algae growth and premature deterioration of the siding and trim around the windows and doors) and excess water buildup, erosion, and trenching near the foundation.

Example of sagging and leaking gutter and gutter holding water

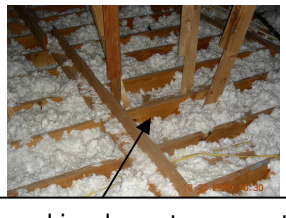
Example of damaged gutters and gutters filled with debris

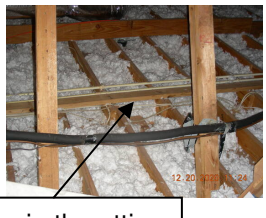
Example of detached gutter bracket

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Entered both attics and performed a visual inspection
Approximate Average Depth of Insulation: ~4 – 6 inches of blown-in insulation
Comments:

- Both attic areas are accessed through the garage. The attic ladders are performing as intended.
- Attic ventilation is designed to be achieved with soffit vents and roof ridge vents. The soffit vents are open but the ridge vents do not appear to be open, therefore, the attic ventilation does not appear to be adequate since the hot attic air is not able to draft out of the attic through the closed ridge vents. The homeowner may want to consider adding whirlybird/turbine roof exhaust vents to increase the attic's cooling/ventilating efficiency. It should be noted that the home does not have radiant barrier decking installed.
- More insulation should be blown into the attic to a depth of at least 6 inches throughout the attic to provide the attic area with enough insulation to reach an R-30 thermal value. In addition, the exposed plumbing pipes in the attic should be covered with insulation to prevent the pipes from freezing in cold weather.





Examples of exposed pipes and inadequate amounts of insulation in the attic

- The building's common wall extends through the attic to the roof ridge, but the wall does not seal against the roof ridge and the wall has a hole in it, so, the attic wall does not provide a complete fire barrier between in the attic between the units. The holes in the attic wall should be covered with the appropriate material to provide an adequate fire barrier and the attic wall should be sealed to the roof ridge with the appropriate material to provide an adequate fire barrier, as well.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

- The interior sheetrock walls are performing as intended. However, the interior walls have some blemishes/scuffs/minor damage in various locations that need repair and paint.

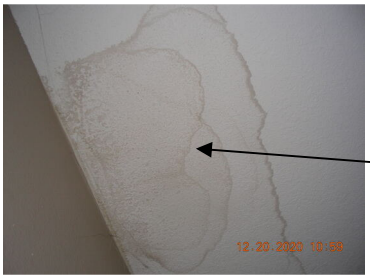
- The exterior cement fiber board siding walls are performing as intended; however, there is some damaged siding and trim in various locations that is in need of repair/replacement and paint. In addition, there are some areas that need sealant where pipes protrude through the walls to prevent any moisture or pest intrusions into the home. Also, there is some algae growth in various locations that should be cleaned off.

Examples of exterior wall areas that need repair, sealant, cleaning, and paint

I	NI	NP	D	
☑	☐	☐	☑	**F. Ceilings and Floors**

Comments:

- The interior sheetrock ceilings are performing as intended throughout the house. However, there is a water stain in the utility room's ceiling in Unit B that appears to be related to a previous water leak from a busted pipe during the previous freeze in 2021, according to the tenant. The stained ceiling sheetrock is in need of repair.



- The concrete subfloor is performing as intended throughout both units. The floors are covered with tile throughout both units, but there are some cracked and damaged tiles in both units that are in need of repair.

I	NI	NP	D	
☑	☐	☐	☑	**G. Doors (Interior and Exterior)**

Comments:

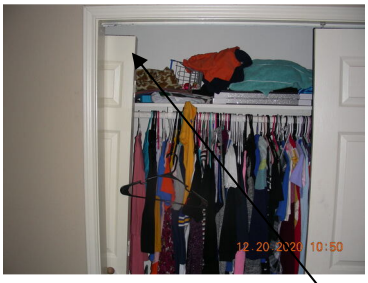
- The exterior doors in both units open, close, and lock as expected. However, the weatherstripping at the exterior door fames is damaged and in need of replacement in various locations.

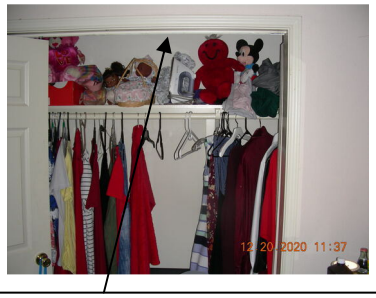
- The interior doors in the home open, close, and lock as expected, but the doors are damaged in various locations in both units. For example, the bifold closet doors in both units are damaged and off their tracks at various locations, the bedroom entry doors in both units are damaged in various locations, and the laundry room door knob in Unit B does not fully turn to open the door knob latch (therefore the door may not be able to be opened when fully closed). The interior doors are in need of repair in both units in various locations.

Laundry room door knob does not fully turn in unit B

Detached hinge on bedroom entry door in unit B

Damaged door skin on hallway door in unit B





Examples of damaged closet doors in both units

Damaged entry door to primary bedroom in unit A

- The garage entry doors from the utility rooms in both units are equipped with self-closing hinges, but the self-closing hinges are not set to pull the doors closed. The self-closing mechanisms should be adjusted to automatically pull the doors closed to prevent the doors from being accidentally left open, which could expose the interior of the home to noxious fumes from the garage.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

- All of the windows are aluminum and double pane. All windows appear to open, close, and lock properly. Window screens are not installed at any window locations. Window screens should be installed to prevent pest intrusions into the home when the windows are opened.

- The rear primary bedroom window on Unit B has some damage to the exterior side of the window that is in need of repair.

Exterior damage on rear window on unit B

- The windows are equipped with burglar bars on the interior side of the windows. The burglar bars should be ensured that they can be opened without a key at all locations, particularly the bedrooms, so that there can be a safe means of egress in case of a fire.

☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior)**

Comments:

☐ ☐ ☑ ☐ **J. Fireplaces and Chimneys**

Comments:

☐ ☐ ☑ ☐ **K. Porches, Balconies, Decks and Carports**

Comments:

☑ ☐ ☐ ☑ **L. Other**

Comments:

- The doors on the bathroom vanity in Unit A do not latch closed. The vanity doors are in need of repair so that they do not stay open. In addition, there is no laminate on the front or side edge of the vanity countertop in the Unit A guest bath. The laminate should be replaced to prevent the countertop wood from getting wet.
- The tile on the shower walls in the primary bath in Unit A is damaged on the surface and has some accumulated mildew growth. It is recommended that the mildew growth get cleaned off of the tile and grout and that the tile and grout get sealed to reduce the opportunity for further mildew growth. The homeowner may want to consider having the tile replaced to ensure that that there is no moisture accumulation and/or deterioration to the wall behind the tile.

Damaged tile and mildew growth on shower wall in unit A's primary bath

- The tile kitchen countertop in Unit B has missing/chipping grout. The missing grout should get replaced and have all grout on the countertop sealed. The homeowner should consider replacing the countertop with a smooth surface counter material that is not conducive for moisture absorption and mildew growth like the tile grout.

- The inoperable and unregistered vehicles on the property that have been there longer than thirty days should be removed from the property.

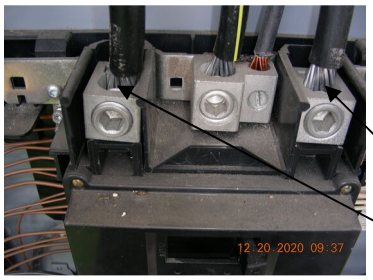
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

- Both units are equipped with 150-amp Square D main electrical panels that are installed on the exterior side walls of each unit's garage. The service panels are labeled, but verifying the accuracy of the labeling is beyond the scope of this inspection. It should be noted that each of the panels have breakers that are labeled for specific circuits, but the breakers do not have wires attached to them. For example, breaker 14 and breaker 17 in Unit A's main panel are labeled for bedroom's 2 & 3 and the clothes washer, respectively, but there are no wires connected to these breakers, even though these circuits have power. Similarly, breaker 18 in Unit B's main panel is labeled for a kitchen GFCI circuit, but here is no wire connected to this breaker, even though all of the kitchen outlets have power. It appears that these labeled circuits are joined to other circuits and may be creating and overload on these circuits. It is recommended that the electrical systems in both of the units get evaluated and repaired by a licensed electrician to ensure that the labeled circuits that do not have wires are not joined to a circuit that can create an electrical overload on the circuit and circuits like the clothes washer and kitchen GFCI circuits are on dedicated circuits for these areas.
- The main aluminum power lines coming into the main panels need to have an anti oxidant coating to prevent the wires from corroding. Also, sealant is needed along the tops and sides of the exterior electric service panels.



Main aluminum power lines need antioxidant coating

Sealant needed on top and sides of electric panels

- The air conditioner power disconnect circuit at the rear of Unit A is directly wired to its panel. A service disconnect "pullout" should installed at this location so that the power to the air conditioner can be shutoff without disconnecting the wires so that the air conditioner can be safely serviced.

Unit A air conditioner circuit does not have a disconnect pullout

- The ground wire clamp for Unit A is not attached to its ground rod. The ground wire clamp should be securely attached to its ground rod so that the home's electrical system is safely grounded.

- The latch on the cover on the main panel for Unit B is damaged and in need of repair.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

- The kitchen, bathrooms, garage, and exterior outlets at the front entryways are GFCI protected, but not all are labeled as such, as they should. The rear outlets near the air conditioner units are not GFCI protected, as they should be. These unprotected outlets should be repaired by a licensed electrician to ensure that they offer the proper GFCI protection. Ground Fault Circuit Interrupted outlets are needed to prevent electrical shocks and shorts where outlets are located in wet locations.
- The exposed light bulbs in both garages and in Unit A need protection around the light bulbs due to the increased risk that they can be broken in these locations.

- Smoke alarms are hardwired, interconnected (when one alarm is activated, the other alarms go off, as well), and installed in each bedroom and hallway of the home of the home and function as intended. However, the smoke alarm in the hallway of Unit A is not interconnected to the other smoke alarms in Unit A, as it should be. This hallway smoke alarm should be repaired by a licensed electrician so that it is interconnected to the other smoke alarms in Unit A. All smoke alarms should be tested and have the battery replaced twice a year by the homeowner.
- The doorbells at the front entryways function as intended. It should be noted that the doorbell on Unit A is a "Ring" type doorbell and maybe owned by the current tenants, therefore, this doorbell may be removed when the tenants move out.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Central Forced Air Furnace (both units)
Energy Sources: Electric (both units)
Comments:

- The heater in Unit A did not put out any warm air when the heater was turned on; that is, the blower motor turned on but warm air did not come through the supply air ducts. It was noticed that the thermostat was set to 90o, which may indicate that the tenants have the heater running continuously, even though the heater is not properly functioning. The furnace in Unit A is in need of repair.
- The heater in Unit B did not function as intended when turned on; that is, it appears that the heater elements may be getting warm (as indicated by the dust-burning smell when a furnace is first turned on) when the heater is turned on, but the blower does not turn on, so there is no airflow through the supply air ducts. The furnace in Unit B is in need of repair.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central Forced Air System (both units)
Comments:

- Due to the outside temperature being below 60^{o}F, neither of the air conditioner units could be run to verify their functionality and cooling efficiency. Running an air conditioner when the temperature is near or below 60 degrees can cause damage to the coils and/or condenser. It is recommended that the systems get serviced/repaired now, and annually thereafter, as part of routine maintenance.
- For both units, hooded shields should be installed over the exterior wall locations where the air conditioner lines enter the home to further prevent any moisture penetration into the home. In addition, more insulation is needed on the exterior refrigerant lines for both A/C units. Also, there is some algae growth on each of the air conditioners' condenser pads that should removed.

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

I	NI	NP	D

Hooded shields needed over A/C lines

More insulation needed on A/C refrigerant lines

Algae growth on A/C condenser pads

- It was noticed that the A/C refrigerant line at the condenser unit for Unit B was frosting up when the buyer, Aaron Lavergne, viewed the property on Tuesday, December 14, 2021. At this time, it was also noticed that there was no warm air being expelled from the fan of the condenser unit while the air conditioner was running. This is further evidence that the A/C unit for Unit B is in need of repair.
- There is some rust accumulation in both of the air conditioners' overflow drain pans (in the attic). The rust in the overflow drain pans appear to have been caused from condensation leaks through the evaporator boxes. It is recommended that both A/C units, particularly the evaporators, get evaluated and/or serviced and repaired by a qualified A/C technician. Also, the rusted drain pans should be treated with a rust inhibitor or get replaced.

No maintenance stem on unit B's primary condensate drain line

Maintenance stem and primary condensate drain line on unit A should be insulated and covered

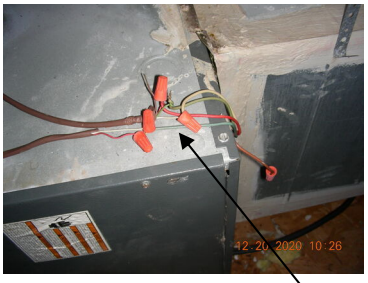
Rust accumulation in A/C drain pans

- The air conditioner's primary condensate drain line maintenance pipe stem (in the attic) in Unit A should be fully insulated and should have a cap/cover to prevent debris from entering the drain line that could clog the drain line. The homeowner should add a capful of bleach or a chlorine tablet to the primary condensate drain line through the maintenance pipe stem once a year to control the growth of algae in the drain line which could clog the drain line. The primary condensate drain line (in the attic) in Unit B does not have a maintenance stem installed. A maintenance stem should be installed on the primary condensate drain line and treated as described in this bullet's comment.
- There is some mildew staining on both of the air conditioners' air boxes in the attic. It appears that there may be some condensation forming on the outside of the supply air boxes. It is recommended that the A/C systems get serviced now to ensure that the units are optimally performing, and annually thereafter, as part of routine maintenance.

Mildew staining on A/C air boxes in attic on both units

- The refrigerant line to the evaporator (in the attic) in Unit A is not sealed to its evaporator box. The evaporator line should be sealed to its evaporator box to prevent air from leaking out of the A/C system and into the attic. In addition, the low voltage wires (in the attic) on both of the A/C units are exposed and should be protected.

Refrigerant line is not sealed against evaporator box in unit A



Exposed, unprotected wire splices on both A/C units in the attic

Exposed wire on Unit A condenser unit

- The serial number tag on Unit A's condenser unit has faded off so the manufacturer, age, and specifications for the unit could not be determined. However, it appears that the condenser unit for Unit A has had a previous repair, as evidenced by the exposed wires attached to the fan grill on this unit.

- The air conditioner condenser unit on Unit B is manufactured by Lennox. The model number is 14ACX-036-230-10 and the serial number is 1909A01251. According to the model and serial number, this is a 3-ton unit that was manufactured in January 2009. More warranty information can be found by contacting Lennox manufacturing at www.lennox.com.

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Comments:

- The flex duct work does not show any signs of deterioration and appears to be allowing airflow through the system.
- The return air filters should be changed now, and as needed (usually once a month) going forward.
- Both of the air conditioning systems may need further "balancing" to have the proper airflow to each room so that each room in the home is equally comfortable. Airflow is balanced by adjusting the dampers in the ducts in the attic.

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Near the ditch at the front of the home
Location of main water supply valve: Unit A = not located, Unit B = front exterior garage wall
Static water pressure reading: 56 psi
Comments:

- The main water shutoff valve for Unit B is located on the front exterior garage wall. The homeowner should exercise the valve through the on/off position every so often so that the valve does not become stuck open. The water meter and main water shutoff valve for Unit A was not located. The seller should advise the buyer, Aaron Lavergne, to the location of the water meter and main water shutoff valve for Unit A.

- The water pressure on the guest lavatory in Unit B is lower than expected. It appears that the lavatory is in need of repair/replacement.
- The showerhead in Unit B's guest bath leaks where the showerhead is attached to its water supply pipe. The leak is in need of repair. In addition,

the toilet bolt caps are missing on the toilet in Unit B's guest bath. The toilet bolt caps should be replaced.

Water leak on Unit B guest bath showerhead

Missing toilet bolt caps on Unit B guest bath toilet

- The bathtub faucet handle in Unit A's primary bathroom leaks when the faucet is turned to the off position. In addition, this bathtub valve is installed in reverse and does fully turn through its expected range; that is, the bathtub faucet has hot water output when it is first opened and cold water is selected and cold water output when turned as far left as it can go and hot water is selected. This bathtub faucet valve is in need of repair so that hot and cold water flow when the faucet handle/valve is turned to the respective positions.

Unit B primary bathtub faucet leaks when the handle is turned to the off position

Unit B primary bathtub faucet handle has reversed water output when the respective temperatures are selected

- The showerhead in Unit A's guest bath leaks where the showerhead is attached to its water supply pipe. The leak is in need of repair. In addition, the showerhead is damaged and in need of replacement.

Water leak on Unit A guest bath showerhead

- Both of the toilets in Unit A continue to have water running after the toilet tanks fill with water after a flush. In addition, the toilets intermittently do not begin to fill after a flush. The fill valves on the toilets in Unit A's bathrooms are in need of repair/replacement.

Unit A toilet fill valves are in need of replacement

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

Comments:

- The plumbing drain lines in both units function as intended. However, testing the clothes washer drain lines is beyond the scope of this inspection.

- The dishwasher drain line in Unit B should have an anti – siphon loop to prevent any backflow from the sink into the dishwasher.

Dishwasher drain line in Unit B should loop and enter the cabinet higher to prevent backflow from the sink drain line into the dishwasher

- The drain stops are missing in the bathroom lavatories in both units. The drain stops and the drain stop levers are in need of replacement in the bathrooms.

Example of missing drain stop on bathroom lavatory

- The kitchen sink drain line in Unit A has corrugated pipe installed within the drain line. The corrugated pipe should be replaced with rigid, smooth wall drain pipe since the corrugated pipe tends to trap debris in the drain line a susceptible to create clogs in the drain line. It should be noted that the cabinet base under the kitchen sink in Unit A has been replaced previously after some water damage to the original cabinet base.

Corrugated pipe should not be permanently installed in the kitchen sink drain line in Unit A

- The guest bathroom lavatory drain pipes in both units may have condensation forming where the air conditioner's primary condensate drain line is attached to the drain pipe. These drain pipes should be insulated to prevent condensation from forming around the pipes and dripping onto the cabinet base.

Example of drain pipes that may need to be insulated to prevent condensation from forming around drain pipes and dripping onto cabinet base

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Electric (in both units)
Capacity: 4 gallons (in both units)
Comments:

- Each unit has a 40 gallon electric water heater installed in the utility romm of each unit. The water heaters function as intended.
- The temperature and pressure relief valves (TPRV) on both of the water heaters were found to be stuck closed. The TPRV's are in need of replacement/repair so that the valves can open and relieve pressure in the water heater's tank if the valve senses that the water heater's water temperature has gotten too hot or built up too much pressure in the tank. The water heater drain lines are located on the exterior front side garage walls. The homeowner should verify that the TPRV valves are not leaking by monitoring leaks at the temperature and pressure relief valve and drain pan drain lines.

Example of TPRV that is stuck closed

TPRV should be opened once a year, or so

Water heater drain lines

- Both of the water heaters are manufactured by the Rheem. Additional information about the water heaters are as follows:

Unit A – The serial number is GE 0208221994 and the model number is GE40M06AAG. According to the serial and model number, this is a 40-gallon unit that was manufactured in February 2008. It appears that this unit was originally installed when the house was built. More warranty information can be found by visiting the manufacturer's website at www.rheem.com.

Unit B – The serial number is GE 0208221991 and the model number is GE40M06AAG. According to the serial and model number, this is a 40-gallon unit that was manufactured in February 2008. It appears that this unit was originally installed when the house was built. More warranty information can be found by visiting the manufacturer's website at www.rheem.com.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☑ ☐ **E. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

- According to the tenants, the dishwashers in each unit are functioning as intended. Testing the dishwashers is beyond the scope of this inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

- The garbage disposal units in each unit are secured and installed to their sinks properly. The garbage disposal units function as intended.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

- The range hoods in both units are the recirculating types and are built-in with the microwave. The range hood fans and lights function as intended.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

Comments:

- Both of the units are equipped with freestanding electric ranges. The burners on the range in Unit B function as intended. However, the rear left

and front right burners on the range in Unit A did not turn on at the time of the inspection. These burners on the range in Unit A are in need of repair. It was not observed if either of the ranges have anti-tilt devices installed. As a safety precaution, an anti tilt device should be installed to to each range to prevent the ranges from tipping over when the oven door is open.

- The electric oven's functionality was tested and verified to operate properly. The actual temperature and temperature setting of the ovens vary approximately 15 degrees; that is, with the ovens set at 350 degrees, the actual temperature was ~ 365 degrees. This falls within the accepted maximum variance of +/-25 degrees.

- The ovens' light and timer were tested and verified to function properly, but the broilers were not tested. The self-cleaning mode is not tested due to the length of time required to complete a self-cleaning cycle (~4 hours).

☐ ☑ ☐ ☐ **E. Microwave Ovens**

Comments:

- The microwave ovens are built-in with the range hoods in both units. As an oversight, the functionality of the microwave ovens was not tested.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The laundry room and bathroom exhaust fans in both units function as intended and are ducted to the outside of the home through soffit vents.

- The fan grill on the bathroom exhaust fan in Unit A primary bath is filled with debris. The debris should be removed so that the exhaust fan can remove the maximum amount of moisture from the bathroom.

Unit A primary bath exhaust fan grill is filled with debris

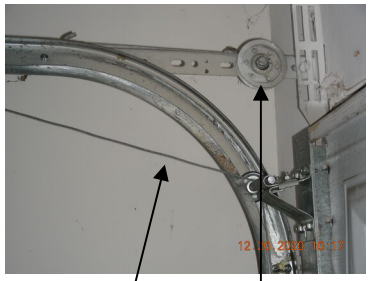
☑ ☐ ☑ ☑ **G. Garage Door Operators**

Comments:

- The garage door operator in Unit A does not function. This garage door operator is in need of repair/replacement. The garage door operator in Unit B has been removed and is in need of replacement.

- Both garage doors are damaged and both garage doors guide wires have pulled off of the pulleys they should be on, so neither of the garage doors can be opened manually. Both of the garage doors' manual opening hardware is in need of repair so that the garage doors can be opened.

Damaged garage doors



Example of garage door guide wire off of pulley prevents the garage door from opening

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

- The dryer vent pipes in both units are installed and ducted to the outside of the home through wall vents. Lint buildup in the dryer vents should be removed from time to time as a part of general maintenance to keep the clothes dryers optimally performing.

- The dryer vent exhaust dampers should be metal, single-hinge, flap style dampers with a hood instead of the louvered style dampers that are currently installed. The louvered style damper tends to trap more lint and increases the frequency that lint must be removed and prevents the dryer from optimally performing. In addition, the louvers tend to stick open and do not close, thereby, allowing moisture to enter the dryer exhaust vent pipe.

Clothes dryer damper should be metal without louvers

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

I	NI	NP	D	
☐	☐	☑	☐	**I. Other**
				Comments:

VI. OPTIONAL SYSTEMS

☐	☐	☑	☐	**A. Landscape Irrigation (Sprinkler) Systems** *Comments:*
☐	☐	☑	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment** *Type of Construction:* *Comments:*
☐	☐	☑	☐	**C. Outbuildings** *Comments:*
☐	☐	☑	☐	**D. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* *Type of Storage Equipment:* *Comments:*
☐	☐	☑	☐	**E. Private Sewage Disposal (Septic) Systems** *Type of System:* *Location of Drain Field:* *Comments:*
☐	☐	☑	☐	**F. Other** *Comments:*