

Texas Inspection
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PROPERTY INSPECTION REPORT

Report # 18096

Prepared For: Marie Schaum
(Name of Client)

Concerning: 115 S Yaupon Lake Jackson, TX 77566
(Address or Other Identification of Inspected Property)

By: Kenny Boulton April 20, 2018
TREC Professional Inspector Lic.# 698 (Date)

Real Estate Co. Birdsong Real Estate
Agent Leah McCreary

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>). REI 7-3 (Revised 05/2013)

General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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; and
- lack of electrical bonding and grounding.
- 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF AN CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note: Not all items listed under OBSERVATIONS are in need of repair and can be listed as additional information for the benefit of the client.

**Present at the time of the inspection - Client
Outside Temperature - 62°
Weather Conditions - Cloudy**

Front of house unoccupied and vacant with addition and remodeling most closely faces north (NW).

The washer and dryer were not a part of the inspection.

Note: Given the age of the house, various code additions and changes have been made over the years that did not exist or apply at the time of construction.

NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

Texas Inspection Inspection Agreement

- 1) This inspection of the subject property shall be performed by the Inspector for the Client named in this report in accordance with the Standards of Practice of the Texas Real Estate Commission Inspectors Standards of Practice. There will be no other liability to unnamed parties that may use this report.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Systems or items that are blocked, hidden, covered, underground, have restricted access due to clearances or otherwise inaccessible at the time of the inspection are not included. The following items are not in the scope of the inspection: Any area that is not exposed to view, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by TREC Standards as well as detached buildings, fences, gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, water treatment devices/systems, thermostatic or time clock controls, alarm systems, draperies, blinds, shutters and landscape lighting.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a warrantor, guarantor or insurer. Any losses will be limited to no more than the original inspection fee.
- 4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE (EXCEPT IN NEW CONSTRUCTION) AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, SOIL CONTAMINATION AND ANY OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
- 7) Because of circumstances beyond the Inspector's control, the signing of a Pre-Inspection Agreement prior to the inspection is not always possible. Therefore this Inspection Agreement is considered the acceptance of any and all conditions. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of all or any part of this inspection report in the transaction of this property is the binding acceptance of this Inspection Agreement with its terms and conditions, whether signed or unsigned by the client.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of Foundation:

Slab on Grade with Addition and Repairs (extent unknown)

Foundation Material:

Poured Concrete

Method of Inspection:

Visual inspection of exterior and interior

Comments (An opinion on performance is mandatory.):

OBSERVATIONS

FOUNDATION

The foundations of the original house and addition are performing as intended with minor flaws as noted below.

Interior surfaces were showing minor signs of past movement and repairs as indicated by the cracking in drywall surfaces and tile floors. The laundry room door was the only one that binds in the frame. No visible deflection was found when sighting the length runs of the exterior walls. Given the overall conditions found throughout, no addition adjustments or repairs are called for.

B. Grading & Drainage

Comments:

OBSERVATIONS

GRADING AND DRAINAGE

Ideally, a minimum of six inches of clearance should be maintained between soil level and the bottom of the siding.

The finished grade should slope or fall away from the house at a rate of one inch per foot for at least the first six (6) feet.

There are low areas on the rear of the lot and both sides of the house. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Types of Roof Covering:

Fiberglass Composition Shingles

Viewed From:

I	NI	NP	D	Inspection Item
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Walked on Roof

Comments:

OBSERVATIONS

SLOPED ROOFING

Tree limbs should be cut back away from the roofing a minimum of three feet.

All debris should be removed from the roofing.

The one damaged ridge cap shingle on the addition ridge vent should be replaced.

Prior repairs were noted in the roofing along the left lower edge of the addition master bedroom roof.

The roofing is considered to be in relatively good overall condition with no apparent signs of impact damage.

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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Viewed From:

Entered attic and performed a visual inspection

Roof Structure:

Rafters

Tech Shield Radiant Barrier Roof Sheathing

Roof Ventilation:

Ridge Vents

Soffit Vents

Gable Vent

Approximate Average Depth of Insulation:

3 1/2" batts or 6 1/4" Batt

Approximate Average Thickness of Vertical Insulation:

3 1/2" batts

Comments:

OBSERVATIONS

ROOF STRUCTURE

Ideally, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for the addition rafters. Collar ties help to resist rafter sag. Installation is usually very simple.

The rafters of the addition den roof have sagged slightly. This condition is common in many older homes.

The attic stairs are marginally secured at the mount in the ceiling. The installation of 16p nails or 1/4" lag screws from the attic stairs frame metal brackets into the rough-in opening is recommended.

ATTIC INSULATION / VENTILATION

I	NI	NP	D	Inspection Item
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Insulation improvements to current values of R.30 may be cost effective, depending on the anticipated term of ownership.
Damaged soffit vent screens should be repaired or replaced to prevent insect or vermin access to the roof attic space.

E. Walls (Interior & Exterior)

- Interior Wall Finishes:*
 - Drywall
 - Exterior Wall Finishes:*
 - Brick Veneer
 - Pressed Wood Product Siding
 - Exterior Wall Structure:*
 - Wood Frame
- Comments:*

OBSERVATIONS

INTERIOR WALLS

Evidence of possible wood destroying insect damage was noted in the addition den and master bedroom rear exterior walls. This should be inspected by licensed pest control specialist.

Fire stop (fire rated material ie. drywall, metal, etc. that will stop the spread of fire to the attic space) should be installed on the walls under the fireplace behind the drawers and in the addition exterior water heater closet.

Patching and incomplete finishes were noted in the garage conversion bedroom and bathroom.

Minor cracking was noted at various window and door openings from past foundation movement and repairs.

Typical drywall flaws were observed.

EXTERIOR WALLS

The siding installed on the house has been installed too close to the ground or against the ground.

The debris piled up between the front brick planter and the living room front exterior wall should be removed.

LIMITATIONS

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Recent renovations and/or painting may conceal some historical evidence.

F. Ceilings & Floors

- Ceiling Finishes:*
 - Drywall
- Floor Surfaces:*
 - Tile

I	NI	NP	D	Inspection Item
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Wood
Comments:

OBSERVATIONS

CEILINGS

Evidence of possible wood destroying insect damage was noted in the addition den and master bedroom ceilings and den beam. This should be inspected by licensed pest control specialist.

Fire stop (fire rated material ie. drywall, metal, etc. that will stop the spread of fire to the attic space) should be installed at the ceiling level in the HVAC closet and exterior water heater closet.

The hole in the larger pantry ceiling should be repaired.

Minor cracking was noted in some of the drywall ceiling surfaces from past foundation movement and repairs.

Typical drywall flaws were observed.

FLOORS

Cracking in the tile floors were noted in the dining room, dining room to den threshold, den floors and master bedroom.

Missing floor trims in the garage conversion bedroom should be installed.

The living room to kitchen floor transition trim is missing.

LIMITATIONS

Components that are hidden, behind finished surfaces, below the ground or inaccessible could not be inspected.

Recent renovations and/or painting may conceal some historical evidence.

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G. Doors (Interior & Exterior)

Door Types:

Metal

Wood

Wood Product

Screen

Comments:

OBSERVATIONS

INTERIOR DOORS

The laundry room door binds in the frame and is hard to open and close.

Missing casing trims on the garage conversion bathroom door should be installed.

The front bedroom closet doors are missing.

The master bathroom door is missing.

Missing or damaged doorstops should be replaced.

EXTERIOR DOORS

The front entry door weather stripping is damaged.

I	NI	NP	D	Inspection Item
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The closers are missing for the front and rear screen doors.

H. Windows (random sampling for operation)

Window Styles:

Single/Double Hung

Sliders

Glazing Type:

Single Pane – Garage conversion area right windows (2)

Double Glazed

Comments:

OBSERVATIONS

WINDOWS

Damaged screens were noted on the den left rear window and both master bedroom rear windows.

The three den left side windows and garage conversion front window should be adjusted for easier operation.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace/Chimney

Fireplace:

Prefabricated Wood Burning Fireplace with Gas Starter

Chimney:

Metal

Comments:

OBSERVATIONS

FIREPLACE

The gas log lighter line for the fireplace is improperly run to the exterior water heater closet for connection to a propane bottle. There is not valve on the line within reach of the fireplace with the gas log lighter valve on the regulator for the bottle only. This should be repaired.

CHIMNEY

The missing metal chimney cap should be replaced.

K. Porches, Balconies, Decks, Piers, Bulkheads, Boat House and Carports

Comments:

I	NI	NP	D	Inspection Item
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L. **Cabinets and Cabinet Doors**
Comments:

OBSERVATIONS

CABINETS AND CABINET DOORS

The master bathroom vanity cabinet middle door does not fit inside the frame.
 Damaged and missing pieces of tile were noted on the kitchen counter top corners.

L. **Other**
Comments:

OBSERVATIONS

DRIVEWAYS

The driveways are showing considerable cracking and settlement.

II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels**

Size of Electrical Service:

200 Amp 120/240 Volt Single Phase Service

Service Entrance Wires Entrance and Type:

Overhead 2/0 THHN Copper Service Wires

Main Disconnect Type:

200 Amp Breakers

Service Grounding Wire Type and Connection:

Copper with Driven Ground Rod Connection

Distribution Panel(s):

GE main panel located on the master bedroom rear exterior wall

Comments:

OBSERVATIONS

SERVICE ENTRANCE

Tree limbs should be cut back away from the service wires.

MAIN PANEL

All circuits should be properly identified.

Crowding was noted in the panel with the wires pushed out preventing the dead front cover from being secured.

The opening in the panel dead front cover at the lower breaker should be covered.

White wires used as line or hot wires should be identified as such by wrapping the wires with black or red electrical tape or marker marking the wires at the breakers.

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The ground and neutral wires are combined inside panel.
Current codes now require Arc Fault Interrupter (AFI) breaker protection be provided for the living areas and bedrooms. An arc-fault circuit interrupter is device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. No repairs are called for.

LIMITATIONS

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of Branch Circuit Wiring:

Copper

Receptacles:

Grounded and Ungrounded

Ground Fault Circuit Interrupters:

Kitchen Counter Tops

Bathrooms

Left exterior wall

Comments:

OBSERVATIONS

DISTRIBUTION WIRING

The electric ovens and electric cook top are improperly installed on the same circuit with the wires improperly spliced in the attic and split of to both units. Separate circuits should be provided for the ovens and cook top.

Wiring exposed inside the kitchen cook top cabinet, exterior water heater closet and HVAC closet should be protected by conduit.

Abandoned wiring at the garage conversion right front exterior corner should be appropriately terminated in a box with cover plate or removed.

Broken conduit next to the main panel and loose conduit below the main panel should be repaired.

Improper electrical connections in the kitchen attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

All junction boxes should be fitted with cover plates, in order to protect the wire connections.

Loose junction boxes in the attic should be properly secured.

Wiring should not be installed on top of ceiling joists or attic flooring within six feet of the attic access opening.

OUTLETS

The missing front bedroom ceiling fan light globe should be replaced.

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The kitchen top mounted outlets installed on top of the kitchen counter top facing up should be removed or appropriately designed outlets for counter top usage should be installed.

The loose front porch outlet box and both kitchen counter top mounted outlets should be secured.

All of the kitchen counter top ground fault circuit interrupter (GFCI) outlets did not respond correctly to testing during the inspection. These receptacles with open grounds should be properly grounded.

Ungrounded 3-prong outlets throughout the original house except the kitchen and dining room left walls, living room front corner towards the front door and front bedroom right wall should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

The installation of a ground fault circuit interrupter (GFCI) protection is recommended at the kitchen counter top outlet to the left of the sink, outlet under the kitchen sink and front and rear exterior locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The missing master bedroom outlet cover plate should be replaced.

Typical for the age of the house, some outlet locations and spacing do not meet current requirements.

SWITCHES

The damaged light switch for the front bedroom hall light should be replaced.

FIXTURES

The front bedroom closet light is inoperative with the chain pulled out of the switch.

The chandelier fixture in the ceiling at the den bathroom bathtub should be removed or replaced with a damp location fixture.

The missing (one each room) living room and master bedroom light fixtures should be replaced.

Smoke alarms should be installed in each sleeping room and outside each sleeping area in the immediate vicinity (hall) of the bedrooms. At least one smoke alarm should be installed on each story.

Codes no longer allow the use of bare bulb light fixtures in the interior living spaces such as pantries, closets, etc.

LIMITATIONS

Electrical components that are not visible, behind finished surfaces or inaccessible could not be inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Type of Heating System:

1994 Carrier 88,000 BTU Central Forced Air System

Energy Source:

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Gas

Comments:

OBSERVATIONS

FURNACE

There is no gas line at the meter connection on the right exterior side of the house into the house. Therefore there is no gas available to the furnace. A gas line should be installed and the heater tested for operation.

Flexible gas lines are not to be installed through the furnace metal housing case. A piece of rigid steel pipe be used from the furnace control valve inside the housing to the housing exterior before the gas flex line is connected.

A wire clamp should be provided for the electric supply wire entrance into the electrical junction box.

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B. Cooling Equipment

Type of System:

Type of Cooling System:

2012 Lennox 42,000 BTU/3 ½ Ton (out) and 1993 Resco 48,000 BTU/4 Ton (in) Central Forced Air System

Output Air: 48° – Input Air: 68° = 20° Temperature Differential

Energy Source:

Electricity

Comments:

OBSERVATIONS

CENTRAL AIR CONDITIONING

Separations at joints, breaks and/or damaged insulation on the refrigerant line should be repaired to prevent line condensation sweating and dripping.

A minimum of the first ten feet of the primary condensate drain line should be insulated to prevent line sweating and dripping.

The rusting out auxiliary drain pan installed below the air conditioning system evaporator coil should be replaced.

The auxiliary drain pan installed below the air conditioning system evaporator coil is loose. It should be centered under the coil and secured.

The outdoor unit of the central air conditioning system should have a pad installed under the unit and be properly anchored to the pad.

The electrical disconnect provided for the outdoor unit of the central air conditioning system should not be located behind the unit.

The discharge location of the condensate line termination for the air conditioning system master bathroom vent pipe should terminate into the wet side of a p-trap at a lavatory or sink to assure periodic use of that fixture will retain water in the trap at all times.

The air conditioning system evaporator coil is older. It may require a slightly higher level of maintenance, and may be more prone to major component

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breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

C. Ducts Systems, Chases and Vents

Comments:

OBSERVATIONS

SUPPLY AIR DUCTWORK

There is no airflow to the den bathroom register. This should be repaired as necessary.

All ductwork should be properly suspended every four to five feet with no more than 1/2" of sag per foot.

All ductwork should be suspended so no duct touches other ducts such as the Y fitting above the bathroom. This can create a moisture/condensation issue between the two ducts. Isolation insulation should be installed between touching ducts or the ducts should be separated by re-configuration of the current ductwork suspension.

There is not a duct drop in the master closet.

RETURN AIR DUCTWORK

The return air chase should be cleaned and sealed.

The kitchen is not considered to be an ideal location for the return air.

HEATING EXHAUST FLUE

There is insufficient clearance between the exhaust flue and wood roof decking materials. A minimum of one inch of clearance is required.

D. Other

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter:

Right left front corner of lot

Location of main water supply valve:

None

Static Pressure Reading:

44 PSI

Water Supply Source:

Public

Service Pipe to House:

PVC

Supply Piping:

CPVC

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PVC
Comments:

OBSERVATIONS

SUPPLY PLUMBING

Water pressure was found to be in the master bathroom to the toilet and lavatory faucets. This should be investigated further to determine the cause for the lower pressure and repairs made as necessary.

A main shut valve should be installed on the incoming water line at the living room front exterior wall.

Where visible and accessible, it appears all of the original water piping has been replaced with PVC and CPVC piping.

The use of PVC piping is no longer allowed inside the structure.

FIXTURES

The den bathtub has been tiled over cultured marble with loose and damaged glass tiles. The tub should be replaced.

The master tub drain stop is missing.

The master tub is slow to drain.

The master tub faucet handle is loose.

The loose den toilet should be properly secured to the floor.

The missing garage conversion bathroom showerhead should be replaced.

The front hose bib handle is missing and the faucet drips. The hose bib should be replaced.

There are no anti-siphon devices on the hose bibs.

LIMITATIONS

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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B. Drains, Wastes, Vents

Waste System:

Public

Drain / Waste / Vent Piping:

Cast Iron

Galvanized Steel

PVC

Comments:

OBSERVATIONS

WASTE / VENT

The hole in the side of the addition bathroom cast iron vent pipe in the attic should be sealed.

For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

I	NI	NP	D	Inspection Item
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LIMITATIONS

Plumbing components that are below the house, inaccessible or below the ground could not be inspected.

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Type, Capacity and Energy source:

Den addition right rear exterior closet – 2014 Rheem 40 Electric Water Heater

Comments:

OBSERVATIONS

WATER HEATER

A drain line should be installed on the safety pan under the water heater.

For safety reasons, it is recommended that a Temperature and Pressure Relief Valve (TPR) drain line be installed for the water heater that terminate within six inches of the ground.

A wire clamp should be provided for the electric supply wire entrance into the water heater electrical junction box.

The homemade electric cord from the outlet to the water heater should be replaced with a standard water heater cord.

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D. Hydro-Message Therapy Equipment

Comments:

-

E. Other

Comments:

V. APPLIANCES

-

A Dishwasher

Comments:

OBSERVATIONS

DISHWASHER

The drain for the dishwasher lacks a high loop to prevent the back up of contaminated water. A high loop should be made in the existing drainline that loops past the bottom of the kitchen sink or an anti-siphon device should be installed.

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B. Food Waste Disposer

Comments:

I	NI	NP	D	Inspection Item
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OBSERVATIONS

DISPOSAL

The undersized ungrounded lamp cord used for the disposal should be replaced with a grounded cord.

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C. Range Hood

Comments:

OBSERVATIONS

RANGE HOOD

The range hood fan and light are missing. The range hood should be replaced.

-

D. Ranges, Cooktops and Ovens

Comments:

OBSERVATIONS

OVENS

The upper oven temperature display is illegible.

The ovens should be secured in the cabinet.

OVENS AND ELECTRIC COOK TOP

The electric ovens and electric cook top are improperly installed on the same circuit with the wires improperly spliced in the attic and split of to both units.

Separate circuits should be provided for the ovens and cook top.

-

E. Microwave Oven

Comments:

-

F. Trash Compactor

Comments:

-

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

OBSERVATIONS

BATHROOM EXHAUST FANS

The bathroom exhaust fans should be repaired so as to discharge to the building exterior instead of into the attic.

-

H. Whole House Vacuum Systems

I	NI	NP	D	Inspection Item
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Comments:

I. Garage Door Operator(s) – Remote and hand held opener controls are not a part of the inspection.
Comments:

J. Doorbell and Chimes
Comments:

K. Dryer Vents
Comments:

OBSERVATIONS

DRYER VENT

The flexible duct used for the exhaust of the dryer in the attic that terminates through the soffit should be replaced with smooth rigid metal exhaust duct that terminates through the roof with a roof jack and sealed at the jack.

L. Other
Comments:

OBSERVATIONS

REFRIGERATOR

The refrigerator exterior is rusty.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

B. Swimming Pool/Spa and Equipment
Comments:

C. Outbuildings
Comments:

OBSERVATIONS

SHED

Rot was found in the shed lower siding, lower trims, doors and framing above the doors.

I	NI	NP	D	Inspection Item
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The shed foundation has settled.
The tie down straps for the shed are broken and should be replaced.
SCREEN ENCLOSURE
Settlement was noted in the concrete block floor of the enclosure.
Damaged enclosure screens should be replaced.

D. Outdoor Cooking Equipment
Comments:

E. Gas Lines – Checked at Fixture Connections Only
Comments:

OBSERVATIONS

GAS LINES

There is not a gas line connection for the house on the right exterior wall of the house where the gas meter should be installed. A gas line into the house should be installed.

A “drip leg” is normally required for gas appliance connections to trap moisture and debris before entering the appliance with none found.