

**Armadillo Home Inspection Services**  
**Stan Snyder # 5285**  
**inspectorstan@sbcglobal.net**  
**281-787-6127**



7200 W TC Jester, Houston, Texas  
Prepared for Rose James

# Armadillo Home Inspection Services

# INVOICE

Phone  
inspectorstan@sbcglobal.net

TREC 5285

<b>SOLD TO:</b>  Rose James
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<b>INVOICE NUMBER</b>	20200701-01
<b>INVOICE DATE</b>	07/01/2020
<b>LOCATION</b>	7200 W TC Jester
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$450.00	\$450.00
7/1/2020	(\$450.00)	(\$450.00)
	<b>SUBTOTAL</b>	\$450.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$450.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

# PROPERTY INSPECTION REPORT

**Prepared For:** Rose James  
(Name of Client)

**Concerning:** 7200 W TC Jester, Houston, TX  
(Address or Other Identification of Inspected Property)

**By:** Stan Snyder, Lic #5285 07/01/2020  
(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](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 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, bathroom, 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 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 requires 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**

Present at Inspection:  Buyer     Selling Agent     Listing Agent     Occupant  
Building Status:     Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:     Fair     Cloudy     Rain    Temp: 95  
Utilities On:     Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring
  - Floors Covered
  - Walls/Ceilings Covered or Freshly Painted
  - Behind/Under Furniture and/or Stored Items
  - Attic Space is Limited - Viewed from Accessible Areas
  - Plumbing Areas - Only Visible Plumbing Inspected
  - Siding Over Older Existing Siding
  - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection of this 4 plex was conducted on 7/1/20 at 1:00 pm. Directions given in this report are with the consideration that the complex is facing west.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Foundation Types Post tension slab on grade

Comments:

#### Signs of Structural Movement or Settling

- |   |  |
|---|--|
| <input type="checkbox"/> Strike plate/alignment                                       | <input type="checkbox"/> Twisted float joints                |
| <input type="checkbox"/> Cracks in brick, stone, or stucco                            | <input type="checkbox"/> Cracks in exposed concrete floors   |
| <input type="checkbox"/> Floors not level   | <input type="checkbox"/> Cracks in Parge Coat                |
| <input type="checkbox"/> Deteriorated Pier/Beam Condition                             | <input type="checkbox"/> Excessive or improper shims         |
| <input type="checkbox"/> Separations between trim and siding                          | <input type="checkbox"/> Beam splices not supported by piers |
| <input type="checkbox"/> Inadequate ventilation of crawl space                        | <input type="checkbox"/> Cracks in wall(s) and / or ceiling  |
| <input type="checkbox"/> Hazards, clearances, or other conditions, viewed from access |  |
| <input type="checkbox"/> Door / window frames out of square                           |  |

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors 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.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

### B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Run off intrusion into crawl space

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- Trees/heavy foliage too close to the structure at multiple locations around the complex.
- Inadequate grading clearance to exterior wall surface
- Planter(s) adjoining the structure
- Cut and fill type lot may accumulate excessive run off
- Level lot, does not facilitate proper drainage
- Grade slopes toward the structure
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.

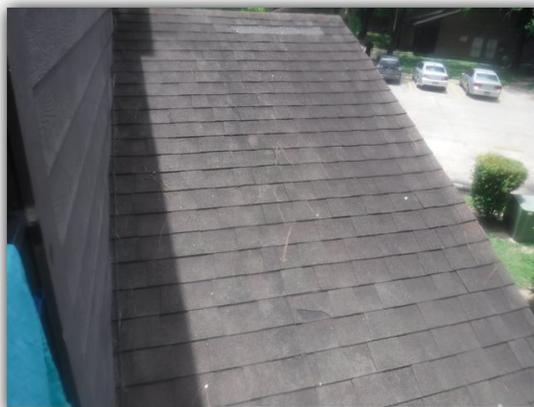
**C. Roof Covering Materials**

Type(s) of Roof Covering: Roof Covering Materials Composition shingles over plywood decking

Viewed From: Roof Viewed From roof level and ground level with binoculars

Comments:

- Torn, damaged, perforated or missing shingles at various locations was observed and noted.



- Past repair to the roof covering was noted on the south side of the complex.
- Roof decking deflection and / or sagging
- Roofing covering installed over older roof covering
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards are in need of repair
- counter-flashed
- Skylight covers not secured and / or flashed properly
- Exposed or lifting nail heads

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- Flashing is lifting, ill configured, or missing
- Leaves / debris in the gutters and downspouts
- Tree branches are too close to the roof structure
- Vent roof jacks missing or improper installation
- Indication of water ponding
- Other
- Roof ventilation system damaged and in need of repair
- The roof covering is, in this inspectors opinion, is need of repair by a licensed roofing contractor.
- Roof penetration(s) not properly flashed /sealed
- Missing / damaged or inappropriately installed rain caps
- Missing step flashing where a roof intersects at exterior wall

**D. Roof Structures and Attics**

*Viewed From: Roof Structure Viewed From*

*Approximate Average Depth of Insulation: 10 inches*

*Approximate Average Thickness of Vertical Insulation: 4 inches*

*Comments:*

Attic of unit 102



Unit 1004 attic

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- Insufficient attic insulation. Current code requires 13 inches of insulation for an R factor of 38.
- Damaged and / or missing vent screens
- Damaged and / or missing roof sheathing
- Bath / Kitchen vents terminating in attic
- Evidence of moisture penetration
- Deflection in roof surface
- Elect. Wires are routed across the attic access
- Evidence of insulation voids
- Inadequate roof support and / or failed members
- Defective Attic Ventilator
- Inadequate or Missing Attic Access
- Purlin System Missing
- Loose, missing or damaged gutters/downspouts
- Damaged access ladder

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

*Comments:*

**Interior Walls:**

- Signs of Structural Settling
- Water stains on walls and/or ceilings
- Freshly Painted
- Non-Combustable Material Missing at Wall between Living and Garage

**Exterior Walls:**

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Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

- Fascia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Siding shingles are cracked, loose or missing
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- Flashing missing and/or incorrectly installed
- Drip screed missing
- Overlap on cement board < 1 1/4 inch
- One or more areas were obstructed
- Other Water Penetration Areas at Exterior Walls
- Inadequate clearance between siding and grade
- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

**F. Ceilings and Floors**

*Comments:*

- There are 2 large ceiling cracks in the kitchen area of unit # 1002.



- Signs of structural settling
- Water stains on floor
- There are 2 cracked floor tiles in the family room of unit # 1001, and at least 15 cracked floor tiles in unit # 1003.
- Water stains on ceiling
- Floor cracks in some areas
- Ceiling Missing at Garage

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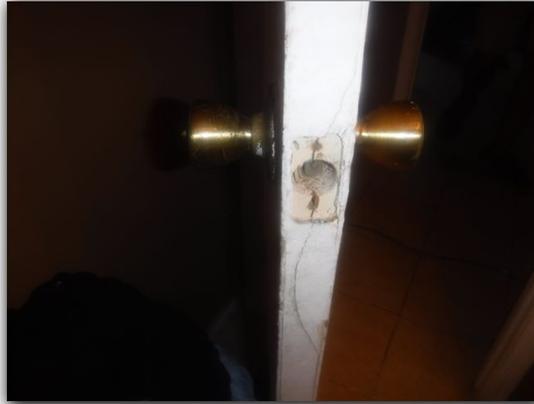
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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- The closet doors were missing from unit 1001 and unit # 1003 front bedrooms.
- The bathroom entry door and the entry door to the front bedroom are damaged



- The door and door jamb is damaged at the entry to the front bedroom in unit # 1003.



- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware
- Door between living and Garage Not Fire-Rated

**Exterior Doors**

- Safety glass not present: \_\_\_\_\_
- Sliding glass door slides poorly or improperly installed
- Sliding screen door is missing / or damaged
- Doors / sliding glass doors: do not latch properly
- Double cylinder locks pose safety consideration
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

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**H. Windows**

*Comments:*

- There are multiple windows at various location that are missing their window latches.
- This inspector counted a total of 15 windows that were missing their screens. Most of the screens that were present were in overall poor condition.
- Some window lift supports are loose, damaged or missing
- Some window / door screens are damaged or missing
- Absence of safety glass
- Window sill height exceeds 44" egress
- Windows in sleeping areas are of inadequate size for egress
- Thermal pane window seals have failed, moisture is present
- Inspection of the windows was limited
- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing

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

*Comments:*

**INT EXT**

- Baluster Spacing on steps Exceed 4 3/8"
- Vertical railing spacing is grater than 4"
- Landing Undersized or Missing
- Improper dimensions of stair raisers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

- No gas valve access door
- Absence of fire stopping
- Gas log valve leaking or damaged
- Circulating fan missing or damaged
- Unable to fully view all fireplace components
- Burner pipe is damaged or improperly installed
- Lintel, Hearth, surrounding materials damaged or missing
- Chimney coping or spark arrestor damaged or missing
- Deficiencies in Chimney structure or components
- Hearth extension inadequate in size or material
- Access to the fireplace in unit # 1004 was blocked and was not inspected.
- Creosote build up in firebox or flue
- Damper does not operate or missing
- Deficiencies in combustion air vent
- Damper Block missing at Gas Log

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

*Comments:*

- Structural deficiencies
- Step down from house to exterior surface < 3 1/2"
- Spindles or rails greater than 4" spacing
- Deck is not properly attached to main structure
- Guardrail missing if > 30" from grade
- Guardrail is not of proper height
- Spindles or rails greater than 4 3/8" spacing on stairs
- Internal area beneath porch or deck not accessed

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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I	NI	NP	D
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**A. Service Entrance and Panels**

*Comments:*

- Overhead Service
- Underground Service

**Main Disconnect Panel All units are provided with a Square-D 100 amp panel**



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All panels are located in the closet across from the main entries of all units. Electrical panels are code required to not be behind any door that can lock and should be accessible to all occupants.

- Grounding electrode is not secure to rod
- Doubled lugged breakers / Fuses
- One or more knockouts are missing
- Evidence of arcing or excess heat
- Grommets or Box Connectors Missing
- Service line has inadequate clearance to ground
- Panel has more than 6 disconnects, main required
- Panel does not have adequate clearance / accessibility
- Lack of anti-oxidants on aluminum conductor terminals
- A/C condensing unit #1:  
Specifies max amp breaker of \_\_\_\_\_ and a \_\_\_\_\_ amp breaker is in use
- A/C condensing unit #2:  
Specifies max amp breaker of \_\_\_\_\_ and a \_\_\_\_\_ amp breaker is in use
- Inside cover is not in place or Secure
- Incorrect size of wire on breakers / fuses
- 240 breakers installed without trip ties
- Ground wire / rod / CWB could not be verified
- Not Bonded and Grounded

**Sub Panels**

**Type of Wire:**  Copper  Aluminum

- ARC FAULTS NOT TESTED -- OCCUPIED
- Evidence of arcing or excess heat
- Panels are not labeled
- Not properly grounded or bonded
- Grounds and neutrals on same bus bar
- Panel covers, knockouts, cable clamps missing/ loose
- Lack of anti-oxidants on aluminum conductor terminals
- Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.
- Ground/ARC Fault Circuit Inoperable
- Incorrect size breakers / fuses
- Incorrect size wire on breakers / fuses
- Panel(s) installed at improper location
- Double lugged breakers / fuses

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

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

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Comments:

**Outlet and Switches**

- Test indicate reverse polarity
- Wiring is unsupported beneath the structure
- One or more junction boxes do not have covers in the attic of unit 1002



- One or more connections are not in junction boxes
- Evidence of arcing or excessive heat
- GFCI are not properly installed or operate properly
- Improper use of extension cords as permanent wiring
- Loose, damaged, missing outlets / switches / covers
- Test indicate open circuit, no power at various outlets
- Lack of anti-oxidants on aluminum conductor terminals
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Two conductor system without benefit of bare ground wire ( typical in older homes )
- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Lack of disconnect at: \_\_\_\_\_
- Outlet/Switches inoperable at: \_\_\_\_\_
- Lack of Ground/Bonding at: \_\_\_\_\_
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

**Ground Fault Circuit Interrupt Safety Protection**

- |             |                              |                             |   |            |                              |  |   |
|-------------|------------------------------|-----------------------------|---|------------|------------------------------|--|---|
| Kitchen:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Partial | Bathrooms: | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Partial |
| Exterior:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            | Garage:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial            |
| Basement:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            | Wet Bar:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial            |
| Living:     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            | Dining:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial            |
| Crawlspace: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            | Laundry:   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial            |
| A/C Unit:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            | Pool/Spa:  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial            |
| Bedroom:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial            |            |                              |  |   |

- No GFCI protection the plug uder the kitchen sink in all units, the 2 plugs on the counter top across from the kitchen sink, all utility room plugs, 1 by the kitchen sink and bathroom in unit 1002, and in the master and hall bathrooms of unit 1003, This is considered a recognized safety hazard.
- GFCI circuit not inspected at: \_\_\_\_\_

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**Fixtures**

- Ceiling fans inoperable or in need of repair
- There was no code required light in the back bedroom of unit # 1003

**Smoke and Fire Alarms**

- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway

**Other Electrical System Components**

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

- 

**A. Heating Equipment**

Type of System: Heating Types Forced air heaters

Energy Source: Heating Energy Sources Electric

Comments:

- Operation of heating elements
  - No gas cutoff valve and / or improper gas valve
  - Blower door safety switch broken or missing
  - Blower fan assembly is dirty / or vibrating
  - Heater flue is too close to combustibles
  - Lack of protection from physical damage
  - Inadequate conditioned, combustion, and dilution air
  - Improper Gas connector materials and connections
  - System does not operate according to manufacturers design
  - Evidence of improper flame (impingment, uplifting, color)
  - Inappropriate location or inadequate access and clearances
  - Inoperable thermostat, controls or operating components
  - System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional
  - Deficiencies in mounting and operation of Window Units
  - All heaters were functional at the time of the inspection. It was noted that these heater are all very old and are probably nearing the end of their useful lives.
- Condition of Conductors
  - Evidence of significant rust
  - Gas leak detected
  - Forced Air in burner compartment



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**B. Cooling Equipment**

Type of System: Cooling Types

Comments:



- Unit #1001 Goodman :  
Supply Air Temp: 57 °F    Return Air Temp: 75 °F    Temp. Differential: 18 °F

The condensing unit serving this cooling system is very old and is probably nearing the end of its useful life.



- Unit #1002 Gibson  
Supply Air Temp: 53 °F    Return Air Temp: 73 °F    Temp. Differential: 20 °F
- Unit #1003 Guardian

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Supply air Temp 50 F    Return air Temp 73 F    Temp. Differential 23



Unit # 1004 Goodman  
Supply air Temp 58 F    Return air Temp 75    Temp. Differential 18

It was noted that the Goodman units serving units # 1001 & 1004 are very old and are probably nearing the end of their useful lives.

- Refrigerant lines not properly insulated at:     Condenser     Evaporative coil     In Attic
- Condenser unit coil fins damaged / dirty     Missing conduit on low voltage wiring
- Condenser unit not level or 3" above grade     Condenser installed too close to structure <18"
- Condenser airflow restricted     Dryer vent is too close to unit
- Air handler plenum is not properly sealed     No electric disconnect within sight of unit
- Water in auxiliary/secondary drain pan     Lack of GFCI near unit for technician
- Primary condensate line not insulated in open area
- Condensate line termination point was not determined
- Noticeable vibration of blower fan or condensing fan
- Condensate line terminates too close to structure
- Deficiencies in mounting and operation of Window/Wall Units
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by a licensed professional

I=Inspected

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D=Deficient

I NI NP D

**For attic installations :**

- Minimum 30" clearance above and to the side for maintenance
- Lack of 24"Walkway, light near unit, or outlet
- Scuttle opening less than 22" by 30"
- EVAPORATIVE COOLERS**  ONE SPEED  TWO SPEED Water Supply Line: \_\_\_\_\_
- Unit winterized, drained and shut down
- Unit Inoperative
- Rust damage/decay/corrosion on unit or components at: \_\_\_\_\_
- Less than one-inch air gap
- Deficient Pump/System at: \_\_\_\_\_

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

*Comments:*

**Type of Ducting:**  Flex Ducting  Duct Board  Metal

- Ducting is kinked, restricted or improperly routed
- Deficiencies in materials used for vent system
- Some ducting moisture barrier is damaged/missing
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- There is inadequate venting for carbon monoxide to the exterior from the garage or storage room
- Inadequate support of duct work
- Return air filter needs cleaning or replacement
- Absence of air flow at supply register

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Unknown  Functional Flow Inadequate

*Location of main water supply valve:* none

*Static water pressure reading:* 42 psi  below 40 psi  above 80 psi  Lack of reducing valve over 80 psi

*Comments:*

**Water Source:**  Public  Private **Sewer Type:**  Public  Private

All units are code required to be provided with their own water main shut off valve but were not.

**Sinks**

**Comments:** \_\_\_\_\_

- Incompatible connecting devices
- Sink leaks into cabinet below
- Drains have no visible "P" trap
- No shut off valves under sink
- Drain stop inoperable
- Sinks in unit #1001 and unit 1002 are cracking and in overall poor condition.
- Loose or damaged faucet handles
- Hot and cold water reversed
- Leakage around sink(s)
- Vegetable sprayer inoperable
- Caulking or grout missing or damaged

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**Bathtubs and Showers**

**Comments:** \_\_\_\_\_

- Leakage around tub / shower
- Absence of safety glass enclosure
- Improper slope of shower
- Caulking or grout missing or damaged
- Shower diverter valve not operating
- Enclosure needs to be sealed
- Hot and cold water reversed
- Drain stop inoperable
- The bathroom faucet in unit # 1002 drips continuously.
- There was non functional water flow to the back tub/shower in unit # 1001.

**Commodes**

**Comments:** \_\_\_\_\_

- Leakage around commodes
- Seal leaking between tank & bowl
- Loose at floor mounting
- Bowl or tank is cracked/damaged
- Flush mechanism inoperable
- Tank water level is too high
- Tank lid broken or missing
- Bowl refill tube is missing
- The commode in the master bathroom of unit # 1003 was not functional.

**Washing Machine Connections**

**Comments:** \_\_\_\_\_

- Washing machine not connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- Dryer vented into attic or under house

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

- Exterior hose bibs do not have back-flow prevention
- Faucet handles are loose, damaged or missing
- Leakage present at: \_\_\_\_\_
- Plumbing Leaks / Hose Bibs / Sprinkler System

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

*Comments:*

Drain stoppers are missing from most bathroom sinks and tubs. All other drains, wastes, and vents appeared to be in serviceable condition at the time of the inspection.

**C. Water Heating Equipment**

*Energy Source:* [Water Heating Energy Sources](#)

*Capacity:* 40 gallon

*Comments:*

- |   |   |
|---|---|
| <input type="checkbox"/> Unit inoperable                      | <input type="checkbox"/> Electrical disconnect missing/inadequate clearance   |
| <input type="checkbox"/> Water Leakage around unit            | <input type="checkbox"/> Improper gas line materials                          |
| <input type="checkbox"/> Leakage around connections           | <input type="checkbox"/> Flue/Vent is loose, damaged or poorly connected      |
| <input type="checkbox"/> Hot and cold water lines reversed    | <input type="checkbox"/> Unit installed with inadequate access and clearances |
| <input type="checkbox"/> Unit installed in an unsafe location | <input type="checkbox"/> Gas shut off is leaking or wrong type                |
| <input type="checkbox"/> Gas leak detected around unit        | <input type="checkbox"/> Missing or inoperable cold water shut off            |
| <input type="checkbox"/> Improper Flame                       | <input type="checkbox"/> Unit is not properly vented for combustion air       |
- One or more covers are missing or damaged for the water heater at unit # 1004. It is also this inspectors opinion that this water heater is probably nearing the end of its useful life.



- Lack of pan and drain system leading to the exterior grade for all water heaters.
- Operation of heating elements on electric units
- Lack of protection from physical damage
- Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections
- Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor if required
- Lack of an expansion tank when a pressure reducing valve is in place at the water supply line

**Water heater Temperature and Pressure Relief Valve**

- T/P valves inspected / verified, but NOT TESTED
- Drain lines are not plumbed to the exterior grade as code requires.
- T/P valve has no drain line / or wrong size
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line is threaded at termination point
- Unit # 1001

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D=Deficient

I	NI	NP	D
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Unit # 1002



Unit # 1003

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit 1004

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Access panel is inaccessible
- The presence of active leaks
- Inoperative unit(s) and controls
- Deficiencies in ports, valves, grates and covers
- Lack of ground fault circuit interrupter, inaccessible pump(s) or motor(s)
- Electrical motor not bonded
- Vacuum switch does not operate
- Improper location of unit switch

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

- Unit leaking
- No anti-siphon loop at the drain line for all units.
- Unit is not properly secured
- Door seal is damaged or leaking
- Failure to drain properly
- Unit hardwired
- Rust present in interior of unit
- Inoperative unit(s) in unit # 1001 & 1002.
- Deficiency in rack, rollers or spray arm

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I NI NP D



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**B. Food Waste Disposers**

Comments:

- Unit leaking
- Damaged grinding components
- Corrosion on unit
- Improper mounting

- Inoperative Unit
- Excessive Vibration
- Splash guard is damaged



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I NI NP D



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**C. Range Hood and Exhaust Systems**

*Comments:*

- Filter is dirty / greasy
- Vent pipe terminates improperly/improper material
- Fan / Motor assembly vibrates or is noisy
- Control knobs / switches are defective or missing
- Fan / blower does not work / or work at all speeds
- Light / lens not functional
- No secure mounting of the unit



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

*Comments:*

**Range Type:**  Electric  Gas

- Control knobs are loose and/or missing
- Burners do not operate
- Inadequate clearance from combustibles
- The top left burner in Unit # 1003 was not functional.
- Gas leaks were detected around unit
- Improper or absence of gas shut off valve
- Improper materials used for gas connections
- Deficiencies in the operation of the gas flame

**Oven(s):**

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I	NI	NP	D
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Unit #1001:  Electric  Gas  
 Tested at 350°F, Variance noted: +10°F (max 25°F)  
 Unit #1002:  Electric  Gas  
 Tested at 350°F, Variance noted: -5°F (max 25°F)  
 Unit # 1003  Electric  
 Tested at 350 F Variance noted -8 F  
 Unit # 1004  Electric Variance noted - 2 F

- |   |  |
|---|--|
| <input type="checkbox"/> Control knobs are loose and/or missing | <input type="checkbox"/> Gas leaks were detected around unit               |
| <input type="checkbox"/> Unit is not properly secured           | <input type="checkbox"/> Deficiencies in the operation of the gas flame    |
| <input type="checkbox"/> Door seal is damaged or leaking        | <input type="checkbox"/> Broiler / heating element does not operate        |
| <input type="checkbox"/> Inadequate clearance from combustibles | <input type="checkbox"/> Deficiencies in operation of timer and thermostat |
| <input type="checkbox"/> Interior light does not operate        | <input type="checkbox"/> Deficiencies in thermostat(s) sensor support      |
| <input type="checkbox"/> Glass panels and/or hardware           |  |

**E. Microwave Ovens**

*Comments:*

- |   |  |
|---|--|
| <input type="checkbox"/> Deficiencies in door seal / tightness of closure | <input type="checkbox"/> Interior light does not operate |
| <input type="checkbox"/> Does not operate by heating a container or water | <input type="checkbox"/> Timer does not function         |

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

*Comments:*

- |  |  |
|--|--|
| <input type="checkbox"/> Units are loose at ceiling and / or wall  | <input type="checkbox"/> Heat lamp timer does not work |
| <input type="checkbox"/> Unit motor and / or fan is noisy  | <input type="checkbox"/> Missing covers                |
| <input type="checkbox"/> Lack of exhaust ventilator if required  | <input type="checkbox"/> Unit Inoperable               |
| <input type="checkbox"/> Non vented wall heaters (considered a safety hazard)                                      |  |
| <input checked="" type="checkbox"/> There was no code required exhaust vent in the master bathroom of unit # 1003. |  |

**G. Garage Door Operators**

*Comments:*

- |  |   |
|--|---|
| <input type="checkbox"/> Auto reverse does not work - Safety Hazard                      | <input type="checkbox"/> Switch is installed at improper height |
| <input type="checkbox"/> Missing safety wire inside door spring                          | <input type="checkbox"/> Switch is loose or damaged             |
| <input type="checkbox"/> Electronic sensor not installed or improper height              | <input type="checkbox"/> Opener is not properly secured         |
| <input type="checkbox"/> No emergency release rope to disable opener                     | <input type="checkbox"/> Electronic sensor does not operate     |
| <input type="checkbox"/> Door locks or side ropes that have not been removed or disabled |   |

**H. Dryer Exhaust Systems**

*Comments:*

- |  |  |
|--|--|
| <input type="checkbox"/> Dryer vent cover is loose, damaged or missing | <input type="checkbox"/> Dryer vent is not vented properly |
| <input type="checkbox"/> Improper routing and length of vent pipe      | <input type="checkbox"/> Inadequate vent pipe material     |

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Improper termination

Damaged or missing Flapper termination

The lack of a dryer vent system when provisions are present for a dryer

**I. Other**

*Comments:*