

The report is prepared for: Prabhanjana Boggali Raghavendra

**Property Address: 28435 Eli Eagle Street
Katy, TX 77494**



Prepared by: Jay Patel

**Professional Real Estate Inspector: TREC # 8050
ICC Residential Combination Inspector # 8009928-R5
ICC Residential Mechanical Inspector # 8009928-M1
ICC Residential Electrical Inspector # 8009928-E1
ICC Residential Plumbing Inspector # 8009928-P1
ICC Residential Building Inspector # 8009928-B1
PTI Unbonded Post Tensioning # 01888220
FHA Inspector # I417**

**Top Select Property Inspections LLC
281-513-7924
TopSelectHome@gmail.com.**



PROPERTY INSPECTION REPORT

Prepared For: PRABHANJANA BOGGALI RAGHAVENDRA
(Name of Client)

Concerning: 28435 ELI EAGLE STREET, KATY, TX 77494
(Address or Other Identification of Inspected Property)

By: Jayant Patel, Lic #Texas Real Estate Commission # 8050 03/23/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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- 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).

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of inspection: Pre pour foundations
Year Built: 2021 / Builder,
Weather condition: Mostly cloudy,
Approximate Temperature Range: 65 Degrees Fahrenheit
Customer was present at the time of inspection.
Start Time / Date of Inspection: 7:25 AM on March 23, 2021

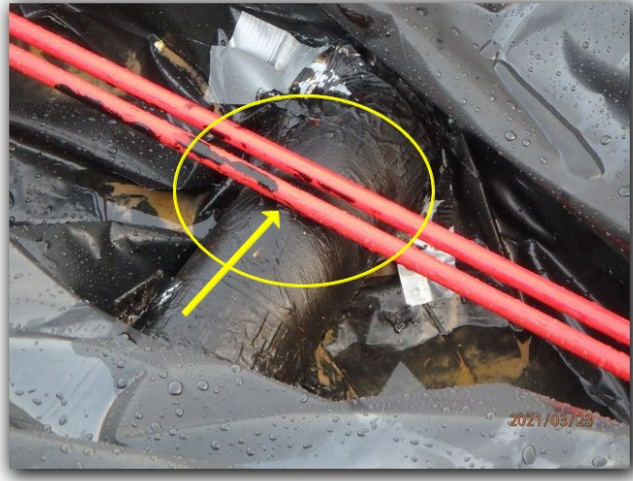
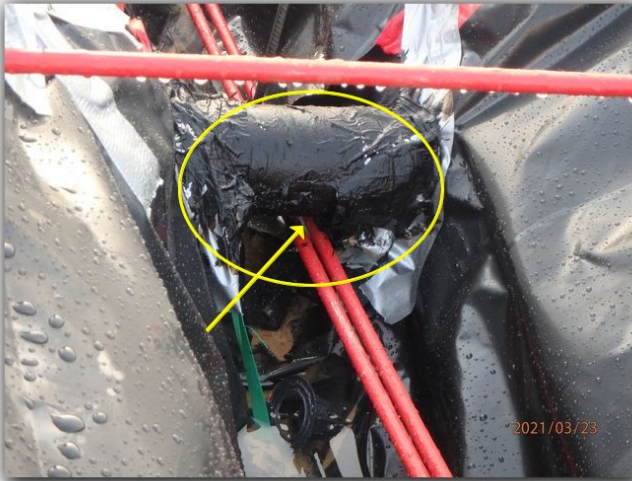
Reference: Location has a reference from front of the home.

Following items need attention:

Number of strands / Tendons: As per the documents available on side at the time of this inspection, the number of strands installed should be 48 strands. There were 47 strands installed. Please reconfirm the number of strands installed as per the plan.



Plumbing drain pipes protection and chairs supports: Chair supports are required at all plumbing drain pipe locations. To be installed before the foundations pours.



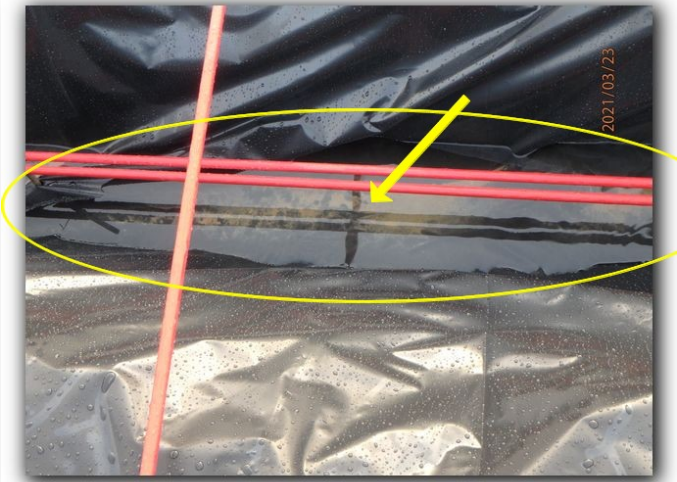
There was a broken pipe observed at the front footing. To be repaired / replaced as needed.



Cross bars: Front garage and rear patio corners: Install the missing cross bars.



Standing water: Standing water was observed in most footings and also on slab areas, due to rain in early morning. Before foundation pour, the standing water should be allowed to be dried or should be pumped out.



Here are some photographs for your records:





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By: Jayant Patel, Lic #Texas Real Estate Commission # 8050 06/02/2021
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of inspection:Framing inspection

Year Built: 2021 / Builder,

Weather condition: Partly cloudy,

Approximate Temperature Range: 84 Degrees Fahrenheit

Customer was present at the time of inspection.

Start Time / Date of Inspection: 2:45 PM on June 2, 2021

Reference: Location has a reference from front of the house.

Following items need attention:

Sill Plates: The cut sill plates to be reinforced in different areas, such as on garage right side and in utility - washer dryer room.



Deteriorated studs: A stud to be reinforced on garage right side.



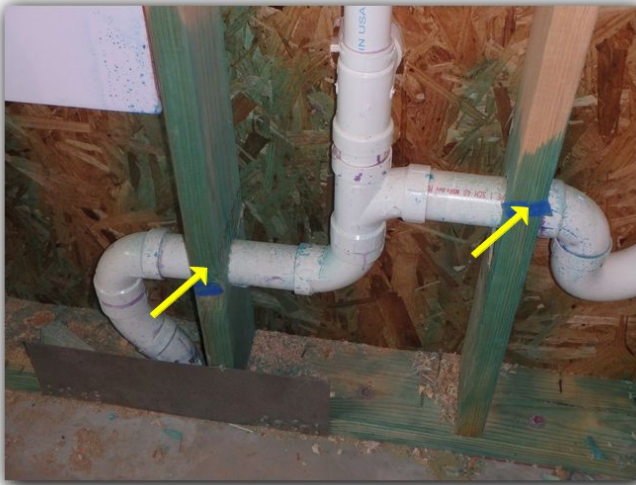
Studs: Family room tall studs on right (fireplace) side: As per the client, the number of studs installed in this home were less as compared to the number of studs installed with similar models in neighboring homes. To be further reviewed by the Engineer and corrected as / if needed.



Wind storm brackets: The hurricane / wind storm brackets were not installed.



Nail plates: Plumbing drain pipes: Install nail plates in utility room, powder room / half bathroom, master bathroom and second floor bathroom.

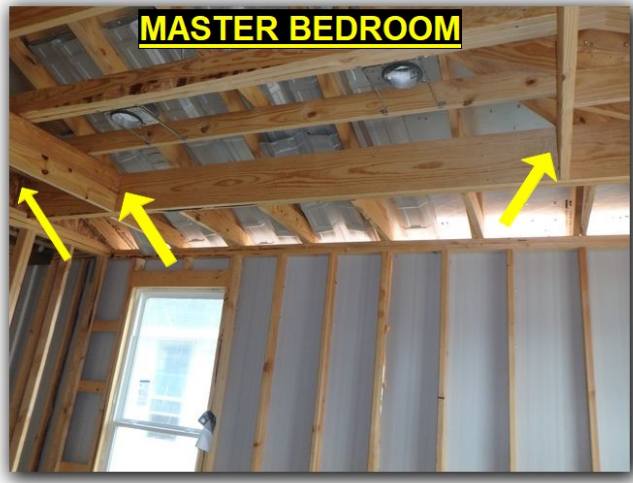


Nail plates: Gas pipes: Install nail plate in kitchen area.



Electrical wires in contact with gas pipes: Insulate / install sleeve in kitchen for cook top gas pipes, and in fireplace area.

Joist hangers: To be installed at living room mid section ceilings on large beam on kitchen side, master bedroom large joists and connected hanging elements.



Front Porch post: Center post: The post bottom to be anchored to concrete floors.

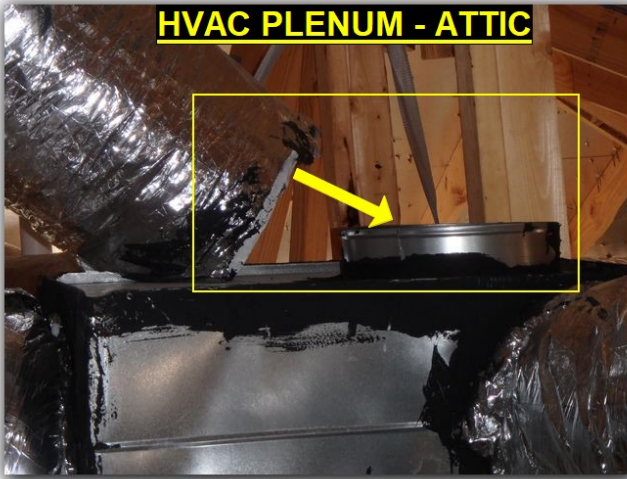


Windows: Flashing: Exterior side headers: Flashing to be installed on some windows, such as on front, and back side patio areas.



Air ducts at HVAC plenum: Attic: The hanging air duct to be connected to plenum.

Exhaust blower duct: Master bathroom: Securely connect the exhaust duct.



Flashing at roof drip edges: Garage roof right side:

Flashing / Structural sheathing: Above garage: Right side: To be completed as per this construction phase



Here are some photographs for your records:



ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.33	0.24
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.54	—

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. www.nfrc.org

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By: Jayant Patel, Lic #Texas Real Estate Commission # 8050 10/26/2021
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of property: Single Family Dwelling
Year Built: 2021 Builder,
Weather condition: Partly cloudy,
Approximate Temperature Range: 80 - 85 Degrees Fahrenheit
Customer was present at the time of inspection.
Start Time / Date of Inspection: 8:45 AM on October 26, 2021

Utilities On: Yes No
 Water Electricity Gas

Reference: Location has a reference from front of the house.

No environmental inspections were performed during this inspection as they are beyond the scope of this inspection. This inspection does not include inspecting the presence, absence, or risk of asbestos, lead based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison. The inspection also does not include inspection of pests, termites or other wood - destroying insects or organisms.

Client is hereby notified that there are no warranties or guarantees expressed or implied including but not limited to any implied warranties of fitness or implied warranties of merchantability.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

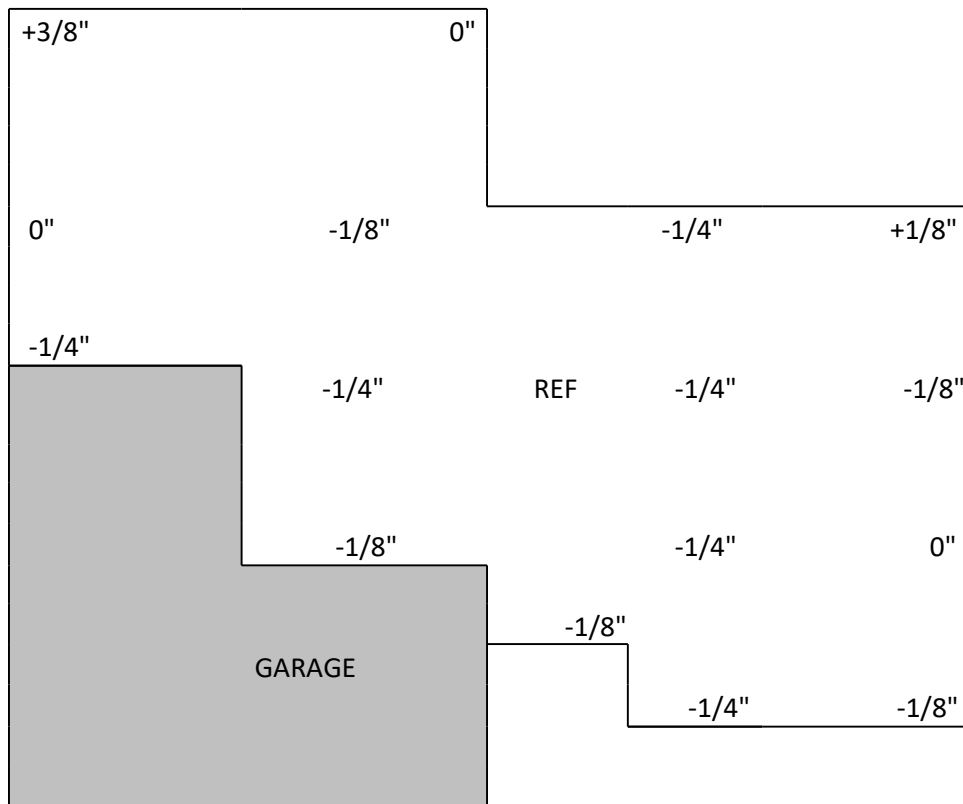
A. Foundations

Type of Foundation(s): Post Tension

Comments: Foundations: Slab on grade with Post Tension Cables

Interior elevations/measurements were taken from the reference point to the four corners and sides of the house. Elevations are accurate to within approximately 1/8" and were obtained with the use of a ZIP LEVEL® PRO - 2000. Elevations may be used as a reference for future foundation movement.

Please note that this not an engineering drawing to scale. It is just a rough block diagram showing the foundation elevation readings at the time of inspection.



No visible signs of foundation deterioration were observed on the perimeter of foundations.

Performance Opinion:

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

I=Inspected

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D=Deficient

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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 foundations appeared to be performing the functions as intended.

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: Trees: No trees were observed that could affect the foundation integrity at the time of inspection.

Landscaping: The grading / sodding / landscaping to be completed in all areas of the property, such as front yard, back yard, and on both the sides of the home. Please make sure that there is no standing water around the house, after the sodding is completed as standing water for an extended period of time negatively affects the structural integrity.



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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Ground Small Unmanned Aircraft - Drone

Comments: Roof was Hip style.

Following areas need attention.

Some debris / boards were observed on each side of roof coverings. The area to be cleaned.

Exhaust duct and flashing: Central heat equipment: The metal exhaust duct extending over roof coverings, and all flashing at plumbing vents to be painted as needed. .



All vents appeared to be properly terminated and flashed.

No signs were observed of water penetration.

Roof covering appeared to be in very good condition. Roof covering appeared to be performing the functions as intended.

I=Inspected

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D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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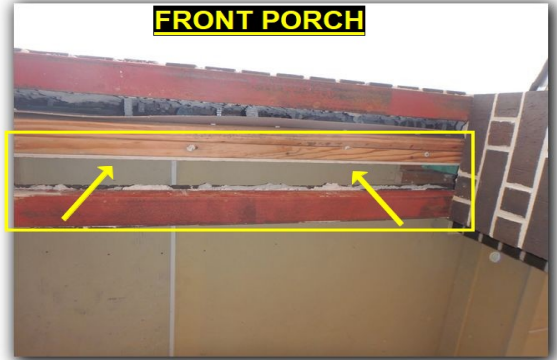
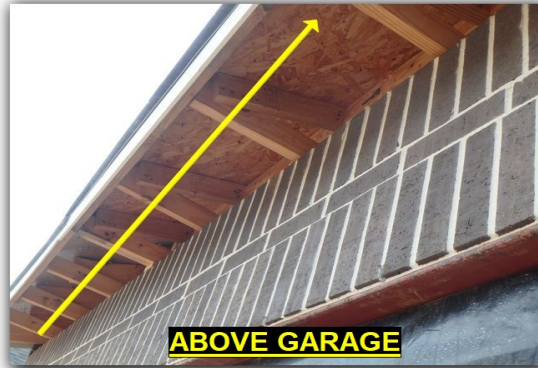
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D. Roof Structures and Attics

Viewed From: Entered the attic areas.

Approximate Average Depth of Insulation: 10+ inches of blowing insulation.

Comments: Soffit boards: Install soffit boards at garage front, front porch, and on back side at patio and master bedroom exterior areas.



Flashing: All flashing to be painted, such as at window headers, and on roof coverings at drip edges, and at roof / wall joints.



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The roof structure was supported by conventional ridge beams, rafters and collar ties.



Attic was insulated with blowing fiber glass insulation which approximately measured 10+ inches that complies with the R30 insulation requirements.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

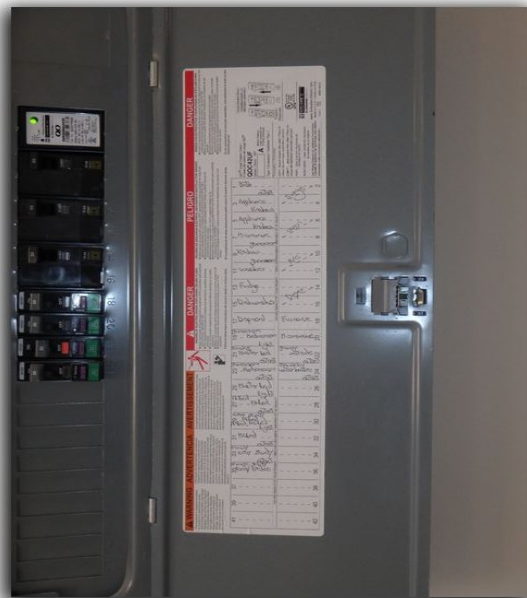


Certificate of Residential Energy Efficiency:

Certificate: Reference - International Residential Code 2012: N1101.16

A permanent certificate need to be completed and posted on or in the Electrical Distribution Panel by the builder or registered design professional. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed, and also the U factors and SHGC (Solar Heat Gain Coefficient) for fenestration.

No such certificate was posted on or in the garage Electrical Distribution Panel.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments: Interior Walls:

No structural deficiency was observed.

There are some interior areas, such as second floors bedrooms, and bathroom that need attention for minor repairs, caulking and / or paint touch ups. To be completed as needed.



I=Inspected

NI=Not Inspected

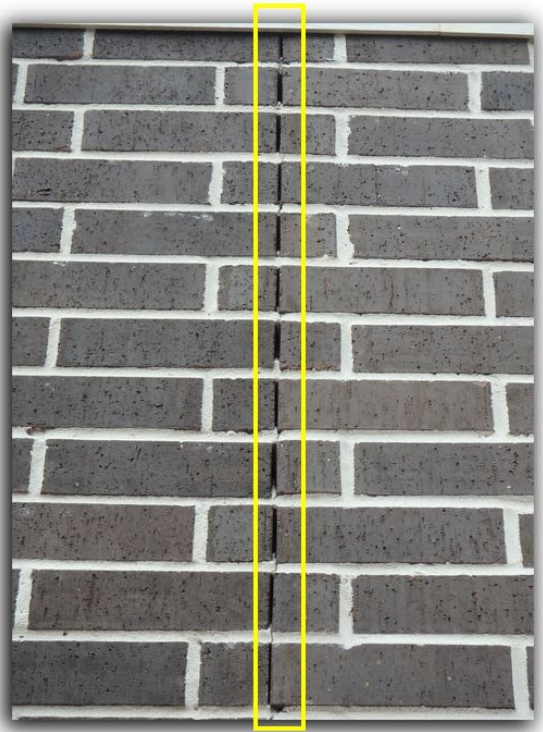
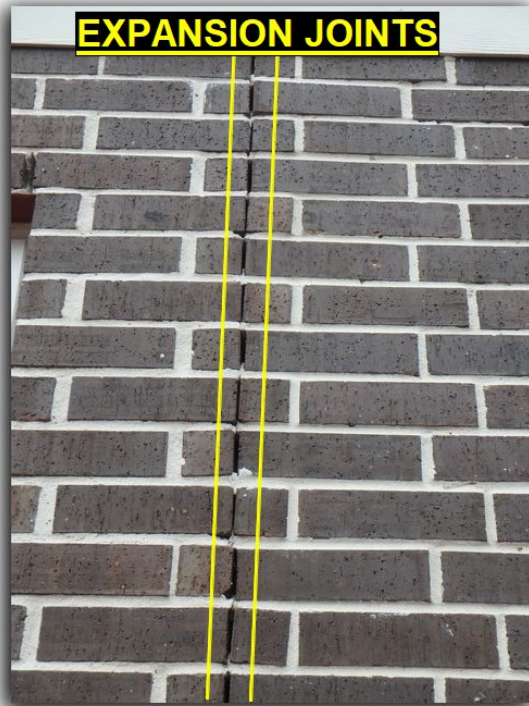
NP=Not Present

D=Deficient

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Exterior Walls: Brick Veneer Cement Boards Stone veneer

Brick veneer: Expansion joints: Both sides expansion joints to be caulked. :



Window frames with exterior walls: All window frames / brick veneer to be caulked as needed.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Cement Boards: Most sidings need to be painted as needed.



Front porch: Brick veneer / wall corner joints to be caulked as needed.

Garage front sides: Trims to be painted / caulked as needed.



FRONT DOOR SIDES



GARAGE SIDE TRIMS

Front porch right corners: All voids to be filled / caulked as needed.

I=Inspected

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D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Comments: Ceilings:

No significant structural deficiency was observed.

Floors: Tiles Carpet

No significant structural deficiency was observed.

Garage Floors: No significant structural deficiency was observed.

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G. Doors (Interior and Exterior)

Comments: Exterior Doors:

Front Door: It was operational. No deficiency was observed.

Back Door: It was operational. No deficiency was observed.

Garage Door: It was operational. No deficiency was observed.

Garage Overhead Door: The door was operational. No deficiency was observed.

Interior Doors:

Door latches: Master bathroom, study room and second floor media room: All these doors could not be latched.

I=Inspected

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D=Deficient

I	NI	NP	D
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Master bathroom: Toilet room: The door latch was not operating as intended.



H. Windows

Comments: Windows were double pane.

Window glass: Location: Second floor front left closet window: The window glass was cracked.

Window operations: Location: Master bedroom: The window was jammed, and could not be operated.

Window screens: Location: Operable windows: Install all missing window screens.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. Stairways (Interior and Exterior)

Comments: Stairways and handrails were in good condition. No structural deficiency was observed.



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J. Fireplaces and Chimneys

Comments: Fireplace was enclosed.

The fireplace was not fully installed. The fireplace could not be operated.

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K. Porches, Balconies, Decks, and Carports

Comments: Front Porch: No significant deficiency was observed.



Patio: The patio floors need to be cleaned. The concrete blocks could not be observed for cracks.



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NP=Not Present

D=Deficient

I	NI	NP	D
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Drive Way: The drive way need to be cleaned. The concrete blocks could not be observed for cracks.



Fence: No significant deficiency was observed.



L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Service Entrance: Underground

I=Inspected

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D=Deficient

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Electrical Service Panel: Make: SQUARE D

Location: Inside Garage: Left side wall.

The electrical service panel was rated for 200 AMPS.
Main Disconnect - Circuit Breaker was 200 AMPS.
Maximum circuit breaker rating was 50 AMPS.



The incoming service conductors to the service panel were aluminum conductors.

I=Inspected

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D=Deficient

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The electrical service panel was labeled for branch circuit wiring.

AFCI: The electrical service panel had Arc Fault Detection Circuit Interrupter Devices as per the current requirement.

Arc Fault Circuit Interrupters are electrical device designed to protect against fire caused by arcing faults in home electrical wiring. The 2008 edition of National Electrical Code (NEC) expands AFCI protection for 120 Volt, single Phase, 15 to 20 AMP branch circuits supplying outlets installed in areas such as Bedrooms, Closets, Dens, Dining Rooms, Family Room, Hallways, Libraries, Living Rooms, Parlors, Recreation Rooms, and Sun Rooms.

AFCI & GFCI combination devices: The combination devices were installed as per the current code requirement.

All branch circuits were copper conductors. The ground wire was connected to the ground rod. The service panel was operational and was performing the functions as intended.

Underground High Voltage Electric Cables: Back yard right corner: For safety of children, please make a soft barrier around the high voltage under ground cable enclosure to prevent children playing near it.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: GFCI: Kitchen, Bathrooms and outside power receptacle outlets were GFCI protected.

GFCI: Ground Fault Circuit Interrupter is a device intended for the protection of personnel that functions to de-energize a circuit or a portion thereof within an established period of time when a current to ground exceeds the value for a class A device.

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GFCI devices are installed in places where there is a presence of water and moisture such as kitchen, bathroom and outside locations.

Receptacle outlets: All power receptacle outlets were operational.

Light Fixtures: All light fixtures were operational.

Carbon Monoxide / Smoke Alarms: Installed in first and second floor hallways, and in all the bedrooms and were operational.

Clothes Dryer Power Receptacle Outlet: Was wired with four pin connections, fourth wire as the dedicated ground as intended.



Also please note that there is also a gas connection provided should you decide to use a gas dryer.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A. Heating Equipment

Type of Systems: Central

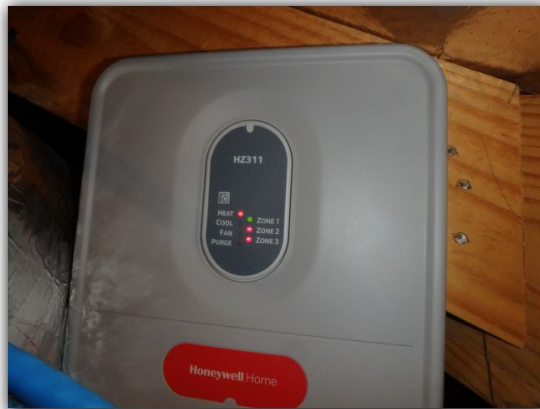
Energy Sources: Natural Gas

Comments: (Part of the Heating Ventilation and Air Condition Unit)

Make: CARRIER, Location: Attic



Number of Heating units: One,
The unit was split in two zones, first floor zone and second floor zone.



Number of Thermostats: Two

The heating unit was inspected for it's functions. Please note that due to the type of furnace and the enclosed unit, the inspector did not evaluate the integrity of the heat exchanger. It requires dismantling of the furnace, that is beyond the scope of this inspection. However, the heating unit was operational, and both zones, (first floor zone and second floors zone), were performing the functions as intended

I=Inspected

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NP=Not Present

D=Deficient

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B. Cooling Equipment

Type of Systems: Central

Comments: Number of Cooling Equipment: One

The unit was split in two zones, first floor zone and second floor zone.

The condenser unit was located on left side of the home.

Make: LENNOX AMANA TRANE GOODMAN CORP,

Cooling Capacity: 5.0 Tons.

MFG DATE: September 2021



Note: The inspector did not determine the sizing, efficiency, or adequacy of the system. It is beyond the scope of this inspection.

Note: The inspector did not determine / inspect the balanced air flow of the conditioned air to the various parts of the building. It is beyond the scope of this inspection.

Evaporator Coils: The coils were located in the attic HVAC unit.

MFG DATE: August 2021

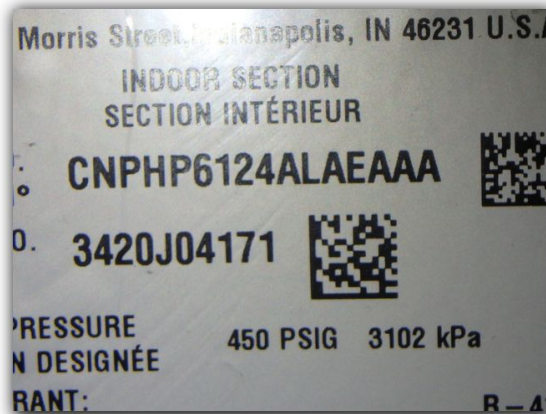
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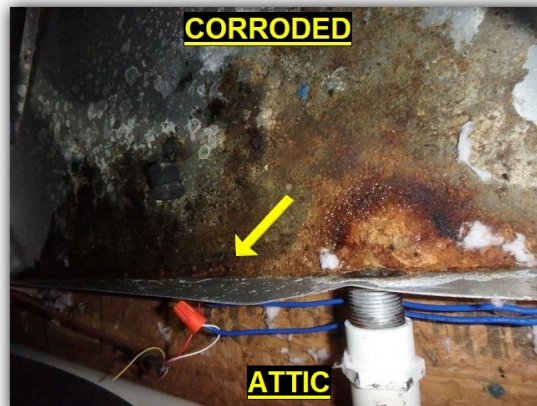
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D=Deficient

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Secondary drain pan: The drain pan was significantly corroded. Also cool air was leaking from the front bottom edge near the primary drain pipe. To be further diagnosed and repaired by a licensed HVAC contractor.



The Air Conditioner unit was inspected for differential temperature.

Return Air Temperature: 79 Degrees Fahrenheit.
 Supply Air Temperature: 60 Degrees Fahrenheit.
 Temperature Differential: 19 Degrees Fahrenheit.

The Air Conditioning Unit achieved the required differential temperature between 15 and 20 degrees Fahrenheit. The unit was operational, and both the zones, first floor zone and second floor zone, were performing the functions as intended.

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C. Duct Systems, Chases, and Vents

Comments: Type of Ducts: Flexible

All visible ducts and supply registers were operational.

I=Inspected

NI=Not Inspected

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D=Deficient

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Second floor registers: Install the missing grille where required.

Clean the registers from clogged insulation in second floor front left bedroom / closet.



Return Air Filters: To be replaced as needed, typically every one to three months.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: NA

Location of main water supply valve: Garage,

Static water pressure reading: 54 PSI (Desired Range: 40 PSI - 80 PSI)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Comments: Water supply was city water.
Water force was observed to be functional throughout the home.

Kitchen Sink / Faucet: It was operational. Some leaked water was observed under the cabinet. The source of the water leak to be diagnosed and repaired as needed.

Lavatories: All units were operational.

Water Closets: All units were operational.
Second floor bathroom: The cracked water tank cover to be replaced.



Bath Tub and Showers: All units were operational.
Bath tubs: Install the missing drain covers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Clothes Washer plumbing connections: No deficiency was observed.



Hose Bibs: Anti siphon devices were installed. No deficiency was observed.

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B. Drains, Wastes, and Vents

Comments: All drains, waste and vents appeared to be performing the functions as intended.

Main Clean Out: Located on front side of the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: Instantaneous Tank Less Water Heater

Comments: Location: Garage, Number of units: One

Comments: Make: RINNAI

MFG DATE: February 2021



Temperature and Pressure Release valve: The TPR valve was operational.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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All the plumbing fixtures were checked for hot water supply. The water heater unit was operational and was performing the functions as intended

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments: Gas Meter and Gas Supply: Gas meter was located on side of the house. Natural gas supply was available at the time of inspection.



V. APPLIANCES

A. Dishwashers

Comments: Make: WHIRLPOOL

The unit was inspected and operated in normal cycle. The unit was operational and was performing the functions as intended.

I=Inspected

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NP=Not Present

D=Deficient

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B. Food Waste Disposers

Comments: Make: MOEN
The unit was not operational.



C. Range Hood and Exhaust Systems

Comments:
Range Exhaust System: The exhaust fan was operational.
Install the missing exhaust duct that will be terminated outdoors.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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D. Ranges, Cooktops, and Ovens

Comments: Cooking Range: WHIRLPOOL, Energy source: Natural gas
The unit was operational and was performing the functions as intended.



Electric Ovens: WHIRLPOOL

Both the units were operational and were performing the functions as intended.

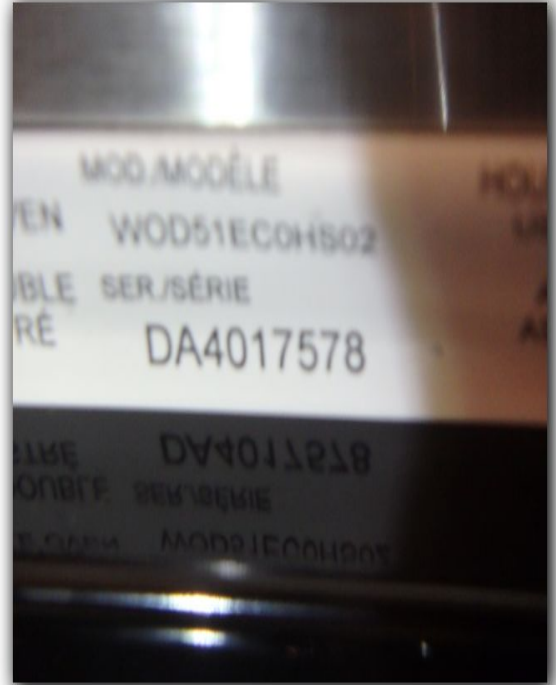
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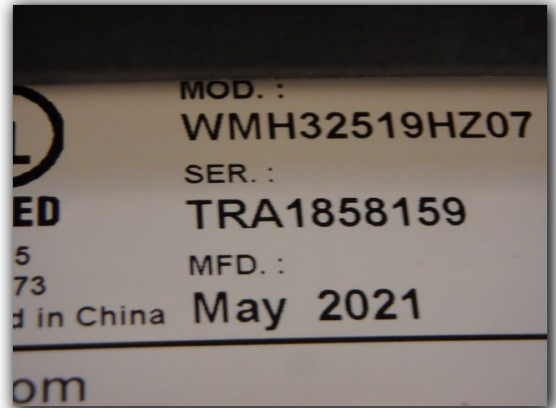
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E. Microwave Ovens

Comments: Microwave Oven: WHIRLPOOL

The unit was operational and was performing the functions as intended.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Bathroom fans / exhausts were operational.

I=Inspected

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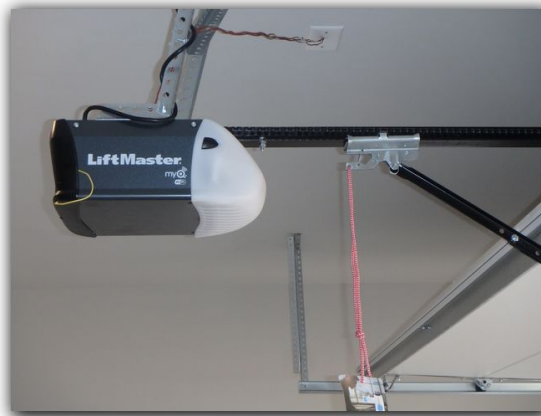
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G. Garage Door Operators

Comments: Make: LIFT MASTER. Number of units: One

The unit was operational and was performing the functions as intended. .



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H. Dryer Exhaust Systems

Comments: Dryer Exhaust System: The dryer exhaust system appeared to be installed as intended.



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I. Other

Comments: There was a door bell installed at the front door. The door bell was operational.

SUMMARY REPORT:

Note: The summary report does not replace the inspection report. It is important that you read the whole report carefully. The summary items are listed in chronological order.

Foundations: Slab on grade with Post Tension Cables.

No visible signs of foundation deterioration were observed on the perimeter of foundations.

Performance Opinion:

Note: Weather conditions, 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 foundations appear to be performing the functions as intended.

Grading and Drainage:

Landscaping: The grading / sodding / landscaping to be completed in all areas of the property, such as front yard, back yard, and on both the sides of the home. Please make sure that there is no standing water around the house, after the sodding is completed as standing water for an extended period of time negatively affects the structural integrity.

Roof Coverings:

Following areas need attention.

Some debris / boards were observed on each side of roof coverings. The area to be cleaned.

Exhaust duct and flashing: Central heat equipment: The metal exhaust duct extending over roof coverings, and all flashing at plumbing vents to be painted as needed. .

Roof Structure and Attic:

Soffit boards: Install soffit boards at garage front, front porch, and on back side at patio and master bedroom exterior areas.

Flashing: All flashing to be painted, such as at window headers, and on roof coverings at drip edges, and at roof / wall joints.

Certificate of Residential Energy Efficiency: No such certificate was posted on or in the garage Electrical Distribution Panel.

Interior Walls:

There are some interior areas, such as second floors bedrooms, and bathroom that need attention for minor repairs, caulking and / or paint touch ups. To be completed as needed.

Exterior Walls:

Brick veneer: Expansion joints: Both sides expansion joints to be caulked.

Window frames with exterior walls: All window frames / brick veneer to be caulked as needed.

Cement Boards: Most sidings need to be painted as needed.

Front porch: Brick veneer / wall corner joints to be caulked as needed.

Garage front sides: Trims to be painted / caulked as needed.

Front porch right corners: All voids to be filled / caulked as needed.

Interior Doors:

Door latches: Master bathroom, study room and second floor media room: All these doors could not be latched.

Master bathroom: Toilet room: The door latch was not operating as intended.

Windows:

Window glass: Location: Second floor front left closet window: The window glass was cracked.

Window operations: Location: Master bedroom: The window was jammed, and could not be operated.

Window screens: Location: Operable windows: Install all missing window screens.

Fireplace:

The fireplace was not fully installed. The fireplace could not be operated.

Patio:

The patio floors need to be cleaned. The concrete blocks could not be observed for cracks.

Drive Way:

The drive way need to be cleaned. The concrete blocks could not be observed for cracks.

Electrical Systems:

Underground High Voltage Electric Cables: Back yard right corner: For safety of children, please make a soft barrier around the high voltage under ground cable enclosure to prevent children playing near it.

Heating Ventilation and Air Conditioning Systems:

Cooling Equipment: Secondary drain pan: The drain pan was significantly corroded.. Also cool air was leaking from the front bottom edge near the primary drain pipe. To be further diagnosed and repaired by a licensed HVAC contractor.

Duct Systems: Second floor registers: Install the missing grille where required.

Duct Systems: Clean the registers from clogged insulation in second floor front left bedroom / closet.

Plumbing Systems:

Kitchen Sink / Faucet: Some leaked water was observed under the cabinet. The source of the water leak to be diagnosed and repaired as needed.

Water Closets: Second floor bathroom: The cracked water tank cover to be replaced.

Bath tubs: Install the missing drain covers.

Appliances:

Food Waste Disposer: The unit was not operational.

Range Exhaust System: Install the missing exhaust duct that will be terminated outdoors.