

Home Inspection Report



4635 Pippin Glen Dr, Humble, TX 77396

Inspection Date:

Thursday, October 14, 2021

Prepared For:

Uzoma Okpolor

Prepared By:

Performance Inspections
507 Saguaro Way
Richmond, TX 77469
(832) 612-1660
Inspectforu29@Gmail.com

Report Number:

10.14.21

Inspector:

Tyler Adams

License/Certification #:

24087

Inspector Signature:

A handwritten signature in black ink, appearing to be 'T. Adams', written over a horizontal line.

PROPERTY INSPECTION REPORT

Prepared For: Uzoma Okpolor
(Name of Client)

Concerning: 4635 Pippin Glen Dr, Humble, TX 77396

By: Tyler Adams 24087 Oct. 14, 2021
(Name and License Number of Inspector) (Date)

(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Key Notes

Foundation: Repair all broken corners.

Roof: Professional roofer needed to:

- Repair/Replace damaged and flashings.
- seal all exposed nail heads.

HVAC: qualified HVAC technician needed to:

- further evaluation insufficient temperature differentials at the cooling system, and make all repairs/replacement deemed necessary to allow proper operation.
- Repair ductwork seals.

Plumbing: Licensed plumber needed to:

- Replace/Repair seized TPR valve.
- Repair corrosion at supply lines
- Repair all other noted deficiencies.

Appliances: Qualified contractor needed to:

- Replace/Repair disposal
- Repair/replace microwave.
- Repair/replace garage door openers.
- Repair oven light.
- service outdoor grill.

These are only the key notes, please see full report for all details.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Home is built on a full poured slab.

The Foundation is: At the time of inspection, the foundation appeared to be performing as intended with some noted deficiencies. These deficiencies may or may not require further evaluation by a foundation expert as it's not possible to determine full performance on a single inspection. This was determined by the inspector based on a visual inspection. The inspector did not use measurement tools to make these determination. The inspector didn't see anything other than normal settlement such as corner pops, and/or minor cracks that appear to be a result of settlement. Interior walls, doors, floors, and window frames do not suggest anything other than normal settlement.

Improving grade and drainage, such as gutters on the sides of home would be an improvement. These types of settlement crack can possibly be caused due to water expansion and contraction under the slab. Keeping water shed 5' away from foundation is recommended.

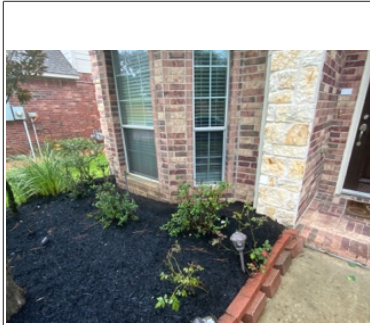
Comments: • The inspector had limited visibility of the foundation due to high soil in areas around home. This prevents the inspector from making an opinion on the performance and condition of the foundation in these areas. The inspector will base their opinion on other structural conditions.

•Corner(s) of the foundation were broken at the time of Inspection. The corners of the foundation provide a ledge for the bricks to rest on. Broken corners could possibly lead to brick damage during settlement of the home. It's recommended that the corner(s) be repaired.

• Patio/Deck has been installed at the same time and against the foundation. This prevents the inspector from making an opinion on the performance and condition of foundation in this area. The inspector will base their opinion on other structural conditions.

•Vegetation was blocking areas of the foundation, which prevented the inspector from visually inspecting the performance and conditions of the foundation. Inspector can not render an opinion of the performance of the foundation due to these conditions.

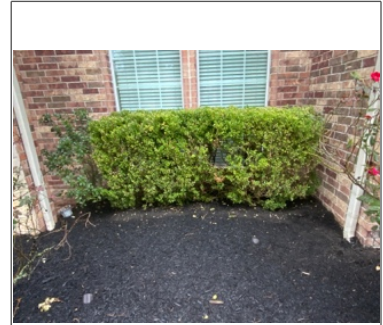
Photos



High soil blocking visual inspection of foundation at front of home.



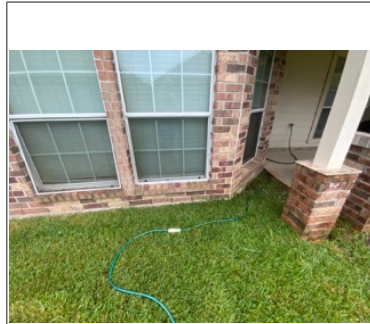
Broken front left corner.



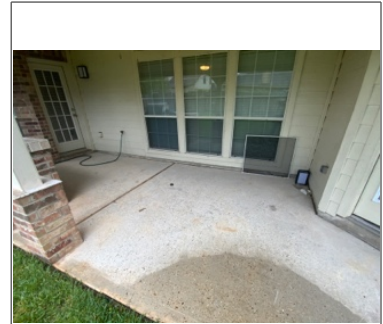
Vegetation and high soil blocking visual inspection of foundation at front of home.



Broken back right corner.



High soil blocking visual inspection of foundation at Back of home.

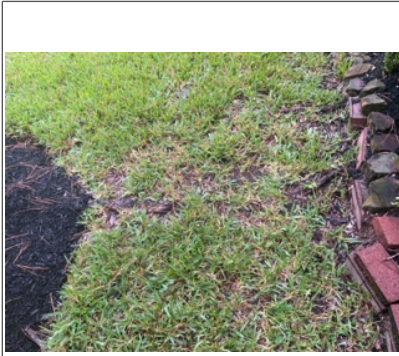


Patio blocking visual inspection of foam at Back of home.

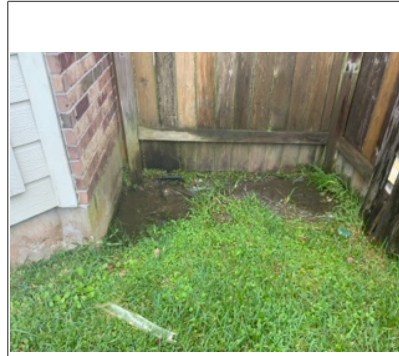
B. Grading and Drainage

Comments: •Tree roots are beginning to encroach driveway, walkway, and/or foundation. Roots can cause damage to structures and flat work. Repairs may want to be considered before damage occurs.
•The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
•Driveway cracks were noted and its recommended to seal these cracks to protect against further damage to surface.

Photos



Root encroachment



Grading improvements needed at
Back left of home.



Grading improvements needed at
Back of home.



Driveway cracks.

C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

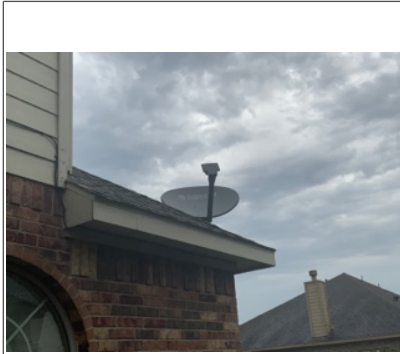
Viewed From: Walked On Roof

Comments:

- Installation of dish systems mounted to a home may be cause of concern. Installation is normally with the use of large fastening bolts or screws. If not properly installed water penetration is possible.
- Home was found to have one or more areas where the flashing materials is either missing, needing replacement, or needing to be resealed.
- Flashing(s) and or Roof jack over time may have lifted or shifted over time. Seals at these locations are important. Flashing(s) and or Roof jack may need to be fastened and sealed to prevent water penetration and or pest entry.
- Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.
- Areas of the roof were soft upon inspection. This should be further investigated by a professional roofer, and all repairs deemed necessary should be made.

•Recommend a professional roofer to evaluate the roof to determine level of repairs needed, and determine remaining life of roof.

Photos



Satellite dish mounted on Roof.



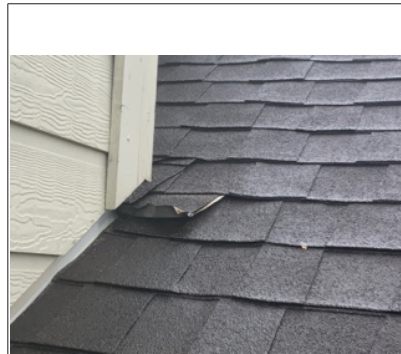
Flashing incorrectly installed.



Seal all exposed nail heads.



Damaged flashing.



Lifting flashing.



Soft spot on Roof at Back of home.

D. Roof Structures and Attics

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 7" to 9"

Comments: • No noted deficiencies at the time of the inspection.

E. Walls (Interior and Exterior)

Comments: •All wall penetrations should be sealed. This includes all mechanical pipes, vents, wires, and tubes. All electrical fixtures and service panels should be sealed to prevent pest and moisture entry.

•At the time of inspection, the inspector reports on all visible deficiencies in all wall surfaces. Any deficiencies that may occur in these areas after the date of inspection, the inspector accepts no liability, as mechanical failures in the walls are unpredictable. The inspector is unable to see inside these areas which may possibly be covering poor connections of water line, drains, electrical, and possibly mold.

•Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. New seal recommended at all gaps and areas that caulk has failed or holes are present.

•Due to settlement of home siding materials have separation at the seams and should be repaired to prevent moisture damage.

•Observed damaged and decaying siding. Repairs at present needed to prevent pest and

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I NI NP D

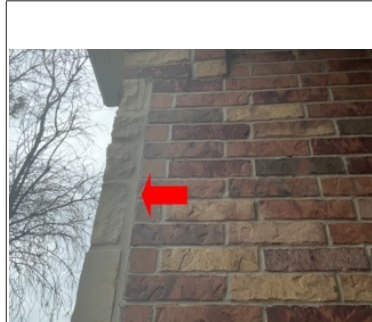
E. Walls (Interior and Exterior) cont.

Comments: cont.

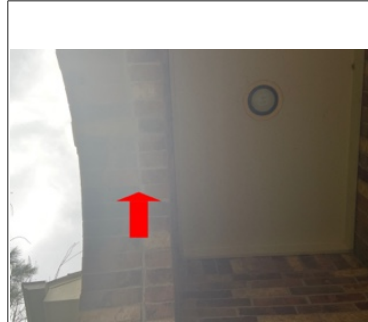
moisture penetration.

- New seal needed at trim boards and or siding to brick.
- Tape joints are popping in locations. This could be a result of poor workmanship or possibly moisture. The inspector is not to determine the cause or source to these defects.

Photos



Minor settlement crack at entryway.



Minor settlement crack at entryway.



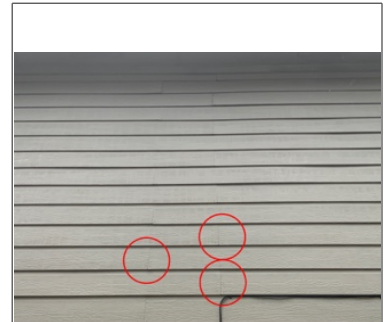
Siding seam separation at left of home.



Decaying siding at left of home.



Trim board seal improvements needed at garage.



Siding seam separation at right of home.



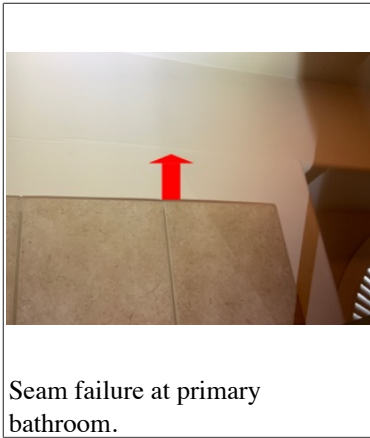
Decaying siding at right of home.



Siding seam separation at Back of home.



Seam failure in living room.

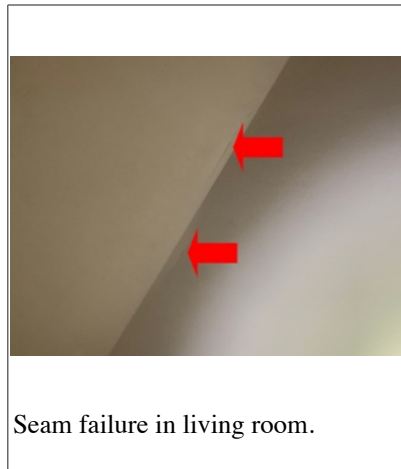


F. Ceilings and Floors

Comments: •The inspector reports on all visible deficiencies in the ceilings and floors at the time of inspection. The inspector accepts no liability for any deficiencies that may occur in these areas after the time of inspection, as mechanicals in the ceilings and flooring are unpredictable. The inspector is unable to see inside these areas which may be covering poor connections of water lines, drains, electrical, and possibly mildew.

- Areas of tile flooring where observed to have chip damage surface
- The tile floor is cracked and should be repaired.
- Seam failure(s) and/or joint failures are a common failure due to settlement.
- Nail pops found which is common with a home it's age.
- Evidence of patching was detected.

Photos





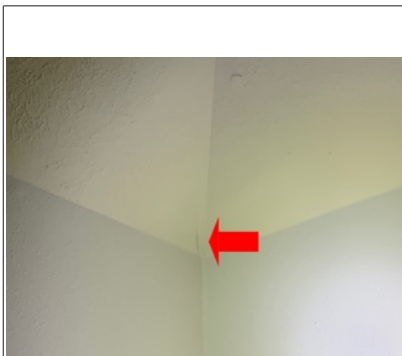
Patching in areas throughout the home.



Seam failure at upstairs front left bedroom.



Cracked tiles at upstairs J&J bathroom.



Seam failure at upstairs front right bedroom.



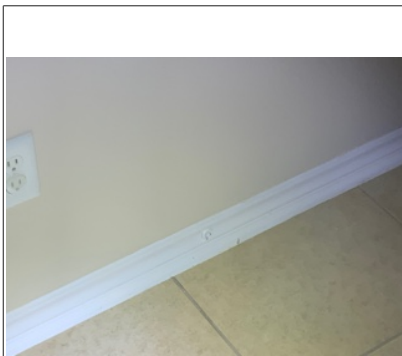
Seam failure at upstairs media room.

G. Doors (Interior and Exterior)

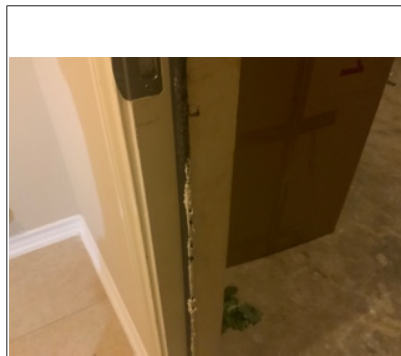
Comments: •During inspection door stop(s) were noted to be either missing, installed incorrect and or damaged. Door stops are important to protect the surrounding areas from damage as well as the door.

- Door seal is damaged and or missing. Repairs or replacement needed.
- Doors should be trimmed or adjusted as necessary to work properly.
- Damaged or non-functional doors should be repaired.
- Damaged or non-functional door hardware should be repaired.

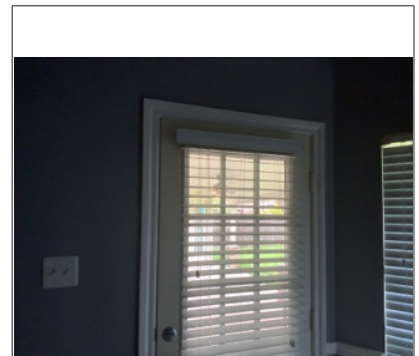
Photos



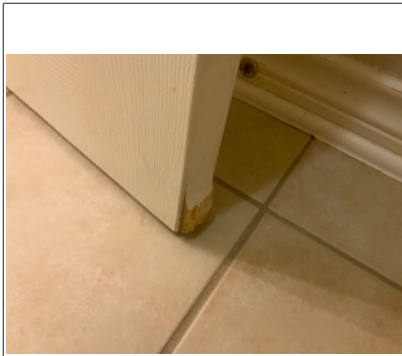
Damaged or Missing door stops throughout home.



Damaged door seal at garage man door.



Trim adjustments needed at primary bedroom door to backyard.



Damaged door at upstairs J&J bathroom.



Damaged threshold at entryway door.

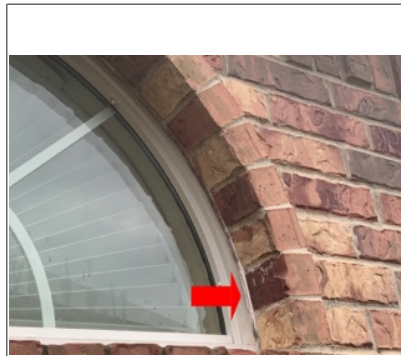
H. Windows

- Comments:*
- Seal around windows are recommend to be resealed to prevent possible water penetration.
 - Interior seal needs to be replaced and or refreshed to prevent moisture damage to trill and or walls.
 - Window hardware is damaged and should be repaired.
 - The damaged screen(s) were found on the window(s) should be repaired or replaced.
 - It may be desirable to replace window screens that were missing. The owner should be consulted regarding any screens that may be in storage.
 - Balance spring(s) in window(s) are in need of repairs and/or replacement. These allow the window to safely remain in a open position. Sprung units can be a potential hazard.

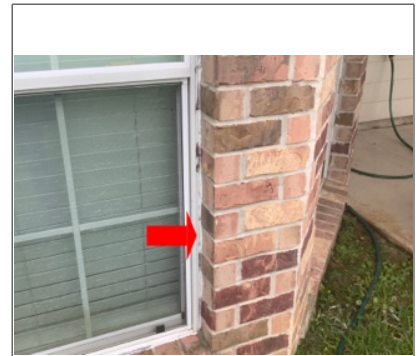
Photos



Exterior caulking improvements needed at front of home



Exterior caulking improvements needed at right of home.



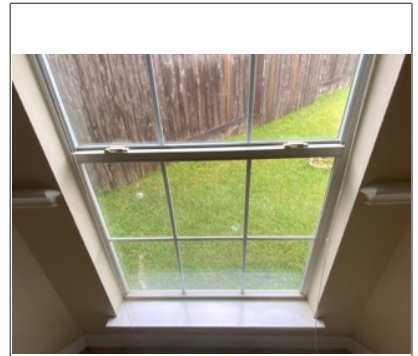
Exterior caulking improvements needed at Back of home.



Damaged hardware at office.



Damaged screen in office.



Missing screen in kitchen.



Interior caulking improvements needed throughout home.



Sprung balance spring at dining area.

I. Stairways (Interior and Exterior)

Comments: • No noted deficiencies at the time of the inspection.

J. Fireplaces and Chimneys

Comments: • No noted deficiencies at the time of the inspection.

K. Porches, Balconies, Decks, and Carports

Comments: • No serious defects noted in patio surface.

L. Other

Comments: N/A

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: • You have 150 amp service to your house.
• Home is supplied with aluminum service wires.
• Any openings in the main panel should be covered.

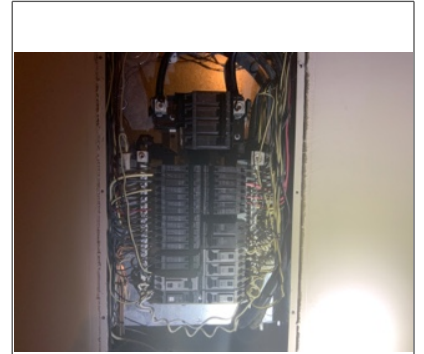
Photos



Ref photo.



Ref photo.



Ref photo.



Openings in Panel.

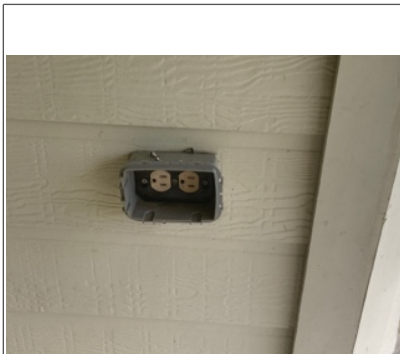
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

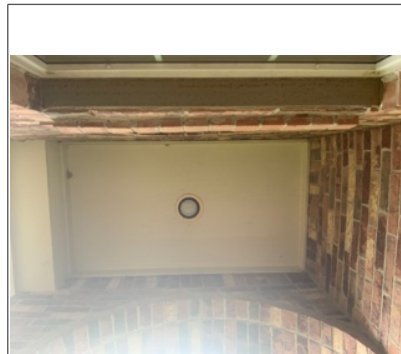
Comments: •Purple Labels = Reversed Polarity Outlets

- Upgrading weather proof outlet covers to allow for safe and protected conditions in wet weather would be a safety improvement.
- The light is inoperative. If the bulbs are not blown, the circuit should be investigated.
- One or more switch plates are loose and need repairs.
- Ceiling fan is either non functional or in need of repairs and/or balancing.
- An outlet is inoperative. This outlet and circuit should be investigated and/or repaired.
- IRC code 4003.12 requires all bulbs to be fully enclosed that are wall or ceiling mounted.
- A ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be investigated and/or replaced.
- An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

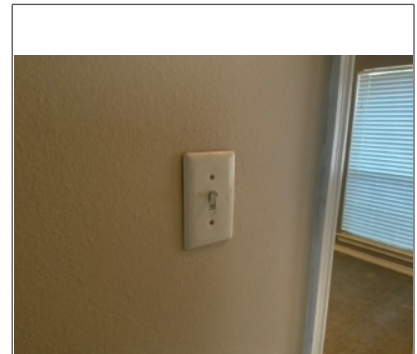
Photos



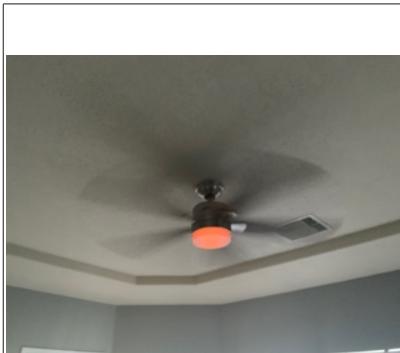
Damaged weatherproof cover at front and back of home.



Inoperative outdoor lights.



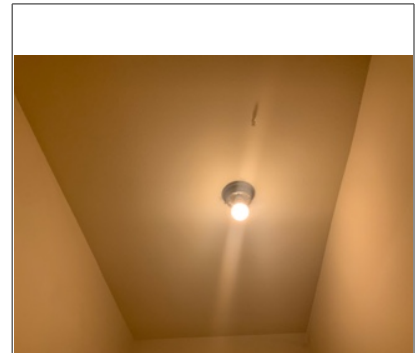
Loose switch plate at stairway.



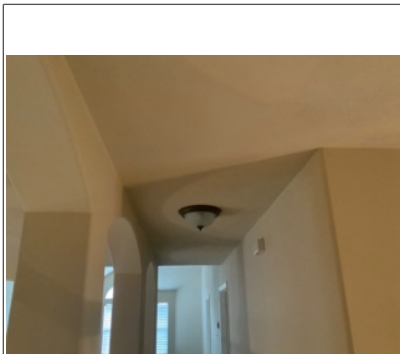
Repairs needed at primary bedroom fan.



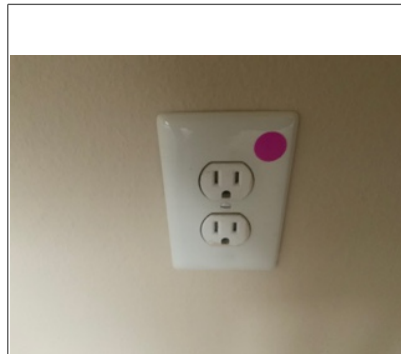
Inoperative outlet in primary bedroom.



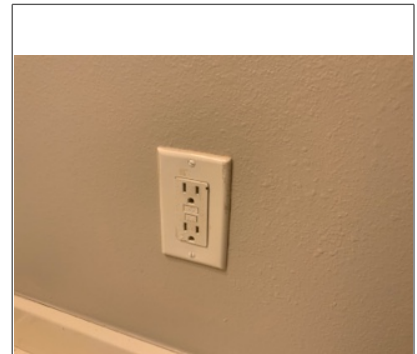
Closet bulbs are required to be protected.



Inoperative light at upstairs hallway.



Reversed polarity outlets labeled purple.



Inoperative GFCI outlets throughout all bathrooms, replacement needed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

Comments: • Furnace Unit 1 Manufacture Information:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Heating Equipment cont.

Comments: cont.

Model#: TGLS080C16MP11A
Serial#: W0H9134042
Manufacture Date: 08/09

• Furnace Unit 2 Manufacture Information:
Model#: TGLS060A12MP11A
Serial#: W0E9839998
Manufacture Date: 05/09

• Filter(s) found to need service. Dirty filter(s) will reduce efficiency of system.

B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments: • Condenser Unit 1 Manufacture Information:

Model#: YCJF48S41S1A
Serial#: W0L9285635
Manufacture Date: 11/09
Size: 4 ton
Max fuse/breaker: 45
Refrigerant: R-410A

• Condenser Unit 2 Manufacture Information:
Model#: GSX140361KC
Serial#: 1604365340
Manufacture Date: 04/16
Size: 3 ton
Max fuse/breaker: 30
Refrigerant: R-410A

• Evaporator Coil Unit 1 Manufacture Information:
Model#: MC60D3XH1H
Serial#: W0G9067775
Manufacture Date: 07/09

• Evaporator Coil Unit 2 Manufacture Information:
Model#: MC43B3XH1H
Serial#: W0K9190571
Manufacture Date: 10/09

• Rust was observed in the condensate drain pan. Repairs/replacement of the pan is needed to reduce the risk of water damage should the pan corrode away to the point of leaking.

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I NI NP D

B. Cooling Equipment cont.

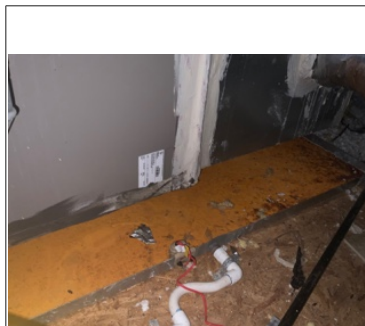
Comments: cont.

- At the time of inspection, temperatures were monitored at the coil of the second floor unit. The recommended temperature drop at the coil is 14 - 21 degrees. The second floor system operated within these standards.
- The temperature drop measured across the evaporator coil of the first floor air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
- The air conditioning system requires servicing.

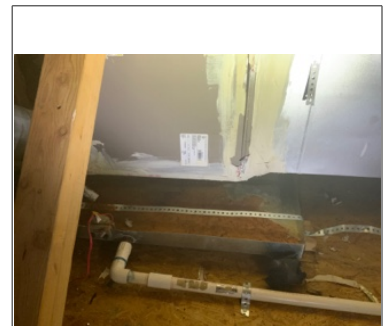
Photos



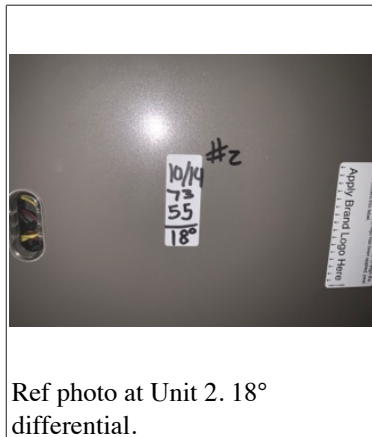
Ref photo at Unit 1. 5° differential.



Rust in drip pan under unit 1.



Rust in drip pan under unit 2.

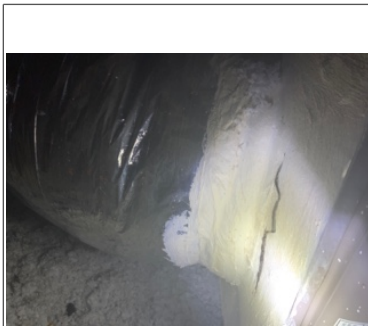


Ref photo at Unit 2. 18° differential.

C. Duct Systems, Chases, and Vents

Comments: •Loose fitting joints and/or openings in the ductwork should be improved.

Photos



Damaged seal at plenum connections at unit 1.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Within 5-feet of Front Curb

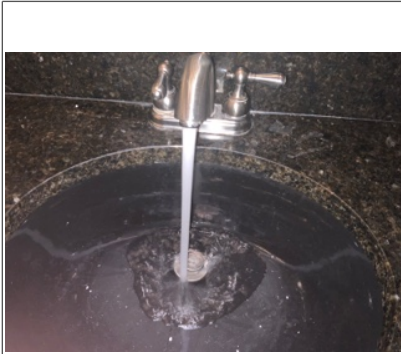
Location of main water supply valve: Main water shut off is located in the garage.

Static water pressure reading: 60

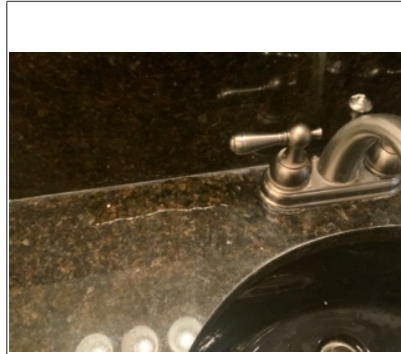
Comments: •Plumbing Supply Type: Copper and PVC & CPVC

- The inspector only reports on exposed supply lines visible at the time of inspection. If the inspector feels further evaluation is needed he will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- The drainstop for the sink is inoperative and should be repaired.
- The faucet(s) are leaking and should be repaired.
- Seal at the toilet base is required. Improvements may be needed.
- The toilet tank is loose and should be repaired
- Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.
- Fixtures in tub, shower, and/or sinks need to be sealed to prevent water from getting behind or below units, causing damage.
- Seal Improvements needed at faucet(s) to protect against water/moisture getting behind walls.
- The shower head was observed to be leaking at the connections while operating. Repairs are needed to allow proper operation.
- The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- Improvements to bathtub base seal to prevent moisture damage to walls or flooring.
- Toilet tank flush valve is not operating properly. Replacement may need to be considered.

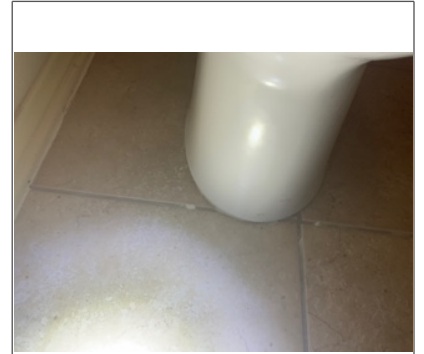
Photos



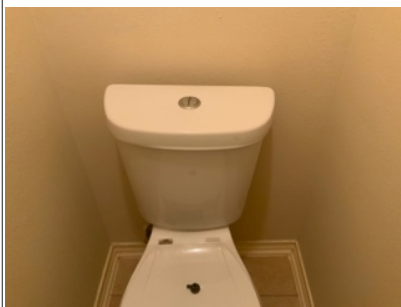
Inoperative stopper in primary bathroom.



Leaking faucet at primary bathroom sink.



Toilet base seal improvements needed at primary bathroom.



Loose tank at primary bathroom toilet.



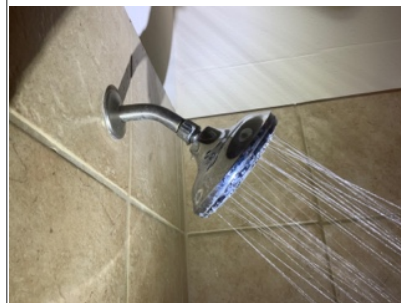
Bathtub enclosure caulking improvements needed at primary bathroom bathtub.



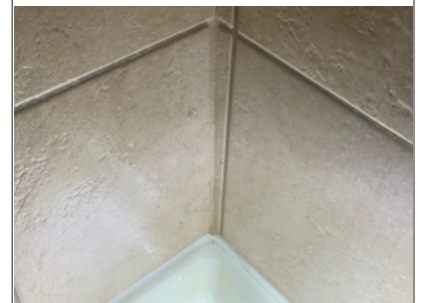
Enclosure grout improvements needed at primary bathroom bathtub.



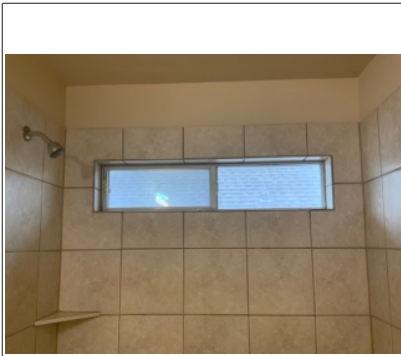
Faucet seal improvements needed at primary bathroom shower.



Leaking shower head at primary bathroom shower.



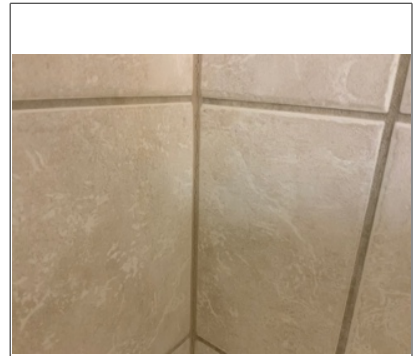
Enclosure caulking improvements needed at primary bathroom shower.



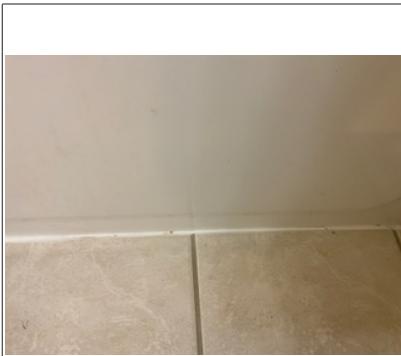
Windows in enclosure at upstairs bathroom.



Faucet seal improvements needed at upstairs bathroom bathtub.



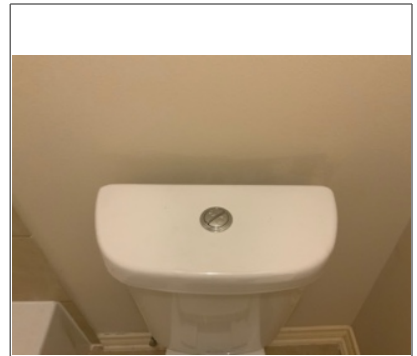
Enclosure caulking improvements needed at upstairs bathroom bathtub.



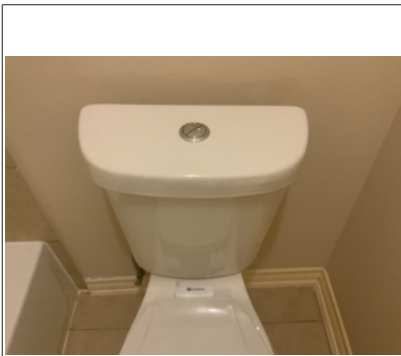
Bathtub base seal improvements needed at upstairs bathroom bathtub.



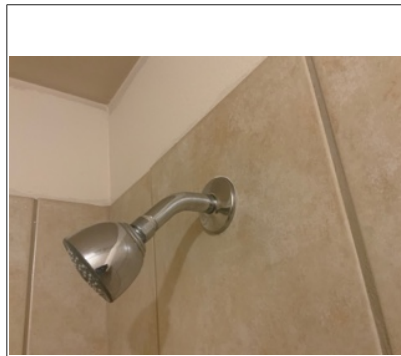
Vanity seal improvements needed at upstairs J&J bathroom.



Damaged toilet mechanicals at upstairs J&J bathroom.



Loose tank at upstairs J&J bathroom.



Faucet seal improvements needed at upstairs J&J bathroom bathtub.



Bathtub base seal improvements needed at upstairs J&J bathroom.

B. Drains, Wastes, and Vents

Comments: • The inspector only reports on exposed drain lines visible at the time of inspection. It is unlawful for the home inspector to use a camera in drain lines (this requires a plumber's license). If the inspector feels further evaluation is needed he will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.

•No noted deficiencies were observed at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments: • Water Heater Manufacture Tag:

Model#: 22V50F1

Serial#: RHLN1009531819

Manufacture Date: 10/09

- The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition and should be repaired.
- The TPRV (temperature pressure relief valve) has sealed shut. A licensed plumber is needed to repair/replace the inoperative TPRV for safety purposes. Manufacturers recommended TPRVs be operated 1-2 times a year to prevent them from being clogged with minerals and deposits.
- It is recommended that the water heater be serviced.

Photos



Corrosion at supply line.



Inoperative TPR valve.

D. Hydro-Massage Therapy Equipment

Comments: •Tub and all its visible components operated as intended at time of inspection.

E. Other

Comments: N/A

V. APPLIANCES

A. Dishwashers

Comments: •All components operating as intended at the time of inspection.

B. Food Waste Disposers

Comments: •The food waste disposer is inoperative and should be repaired or replaced.

C. Range Hood and Exhaust Systems

Comments: •Exterior vent is in need of repairs and or replacement.

Photos



Vent cover damaged at left of home.

D. Ranges, Cooktops, and Ovens

Comments: •The oven light is inoperative and should be repaired.
•All components on gas cooktop operated as intended at time of inspection.
•The outdoor grill and burner did not operate at the time of the inspection.

Photos



Inoperative at the time of the inspection.

E. Microwave Ovens

Comments: •The microwave oven was inoperative on the day of the inspection. This should be investigated further and repairs undertaken, if necessary.

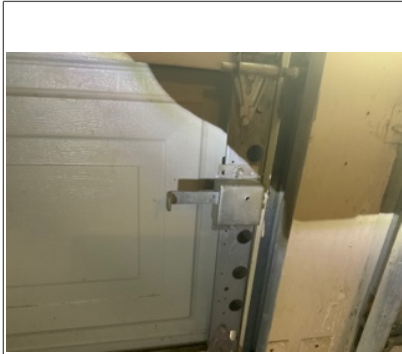
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: •Bathroom and laundry room vent fan(s) operating as intended.

G. Garage Door Operators

Comments: •Door latch assemblies are required to be disabled when garage door opener is installed.
•The garage door opener(s) were inoperative. Repairs or replacement of the unit(s) may be needed.

Photos



Manual locks are required to be disabled or removed when electric switches are in operation.

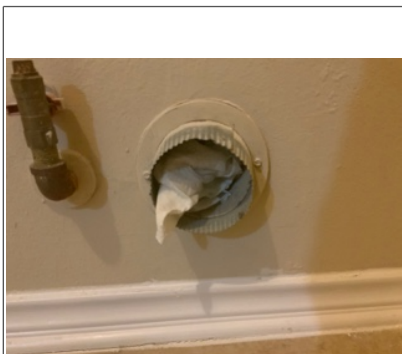


Garage door openers do not operate.

H. Dryer Exhaust Systems

Comments: • Dryer vent shows signs of lint and other material buildup. This is a possible safety and fire risk. Cleaning vent is recommended.

Photos



Dryer vent dirty.

I. Other

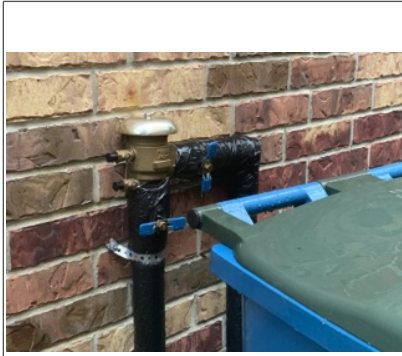
Comments: N/A

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: • The water to the sprinkler system was turned off at the time of the inspection. The inspector was unable to determine operating condition of each zone at the time of the inspection.

Photos



Water shut off at the time of the inspection.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: N/A

Comments: N/A

C. Outbuildings

Comments: N/A

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments: N/A

E. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field: N/A

Comments: N/A

F. Other:

Comments: N/A