RedFish Inspections
Property Inspection Report

3923 Laguna Dr, Galveston, TX 77554
Inspection prepared for: Paul Root
Real Estate Agent: Tammy Stevens - CENTURY 21 Paramount (League City)

Date of Inspection: 5/20/2020 Time: 10:00 AM - 12:30 PM
Age of Home: 35 years old Size: 1080 sft
Weather: Sunny

Inspector: Ruben Vasquez
#23513, Matt Farragher #23737
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PROPERTY INSPECTION REPORT

Prepared For: Paul Root
(Name of Client)

Concerning: 3923 Laguna Dr, Galveston, TX 77554
(Address or Other Identification of Inspected Property)

By: Ruben Vasquez, #23513, Matt Farragher #23737 5/20/2020
(Name and License Number of Inspector) (Date)

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 TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of inspection: Buyer's Inspection
Approximate age: 35 years old
Building Style: 2 Story, Single Family Home

General Appearance: Good
Street Entrance Faces: South West
Stae of Occupancy: Occupied

Weather Condition: Sunny
Ground Cover: Dry
Temperature: 84 F

This home was a 35 years old structure. As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction.

The structure was occupied. The many floors, walls and closets were full with owner's belongings, preventing a thorough inspection of those areas. We recommend having those area inspected after all walls, floor etc... are cleared.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the front door, even if it does not face the address street. When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The first bedroom that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the full bathrooms or any other multiple numbered rooms. Half bathrooms will be counted separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s): Pier and Beam Foundation
Comments:

NOTE: The foundation performance opinion stated hereunder neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

FOUNDATION LEVEL

NOTE: A precision pressurized hydrostatic altimeter was used to measure the level of the foundation (the yellow rectangles photographed in this section). This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the buyer a baseline for future movement.
The digital reader which the unit is in inches, was "zeroed" at the front door. A level/measurement was then taken at the different corners of the foundation and any other areas we considered necessary. A generally accepted standard of one half inch in ten feet (1/2" in 10') was used to determine if the foundation was considered flat within tolerance.
Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential. We have not yet found a perfectly flat foundation.
Should you have any questions concerning this tool or data, please ask the inspectors.

FOUNDATION PERFORMANCE

In our opinion the foundation was performing as designed at the time of inspection.
Although a few hairlines and common cracks were noted in the interior walls and ceilings, the floors were level within construction. If there are any concerns, we recommend having a certified & licensed structural and / or foundational specialist inspect structure.

Note: We were unable to inspect the entire structure due to a decking applied to the bottom side. Should this be a concern we recommend having it further

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I	NI	NP	D

evaluated.

Front door

Living room

Breakfast nook

Bedroom 1

Bedroom 2

X			X	B. Grading and Drainage

Comments:

FOLIAGE

Foliage was noted close to the structure. We recommend trimming all bushes away from structure. Bushes and trees too close to the structure can prevent the wall from drying properly, their roots can affect the foundation, and their branches can damage the structure. This was located on the right.

Right: foliage close to structure

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I	NI	NP	D

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
Viewed From: Walked the roof
Comments:

NOTE: We recommend all repairs to the roof covering be performed by a professional, competent and qualified roofing contractor.

Front to rear

Rear to front

D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
Approximate Average Depth of Insulation: 0 to 6 inches
Comments:

NOTE: We recommend all repairs to the roof structure be performed by a professional, competent and qualified framer.

ROOF STRUCTURE

Note: Portions of the roof structure had no accessible attic space. We were unable to perform a visual inspection of those areas.

The visible roof structure appeared to be performing as designed at the time of inspection.

ATTIC INSULATION / VENTILATION

The pull-down stair to the attic was not insulated. We recommend adding insulation for improved energy efficiency.

Per today's standards, insufficient insulation was observed in the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Vertical insulation had fallen in the attic space. We recommend having this replaced to for added energy efficiency.

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I	NI	NP	D

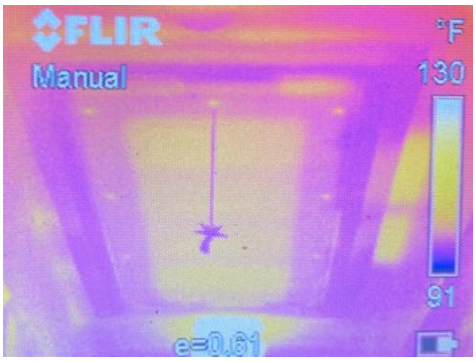
Attic front

Insulation needs improvement

Front: fallen vertical insulation

Attic rear

Pull-down stairs lacked insulation



Thermal image of pull-down stairs lacking insulation

X			X	E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: wood fiber siding, vinyl siding, Interior walls: painted drywall
Comments:

NOTE: We recommend all repairs/improvements/replacements to the walls be performed by a professional, competent and qualified contractor.

EXTERIOR WALLS

A hole was noted where the air conditioning refrigerant lines entered the structure. We recommend sealing the area with foam insulation to prevent pest intrusion. This was located on the left.

Note: The home was equipped with vinyl siding. This limited our inspection of the structure beneath. If this is a concern, we recommend consulting with a siding specialist who can remove a few panels from each wall to evaluate the condition beneath the siding.

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I	NI	NP	D

Vinyl siding

Left: hole in wall at ac lines

X			X	F. Ceilings and Floors

Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, and carpet.
Comments:

NOTE: We recommend all repairs/improvements/replacements to the ceilings and floors be performed by a professional, competent and qualified contractor.

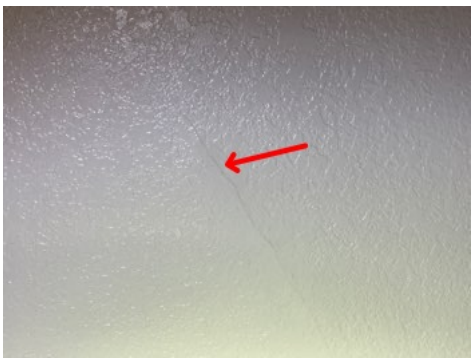
CEILINGS

Hairline cracks which were by nature mainly cosmetic were noted on the ceiling. We recommend having these caulked and painted. This was observed in the kitchen.

Evidence of patching was detected which indicates previous work performed. We recommend monitoring. This was observed in the bathroom 1.

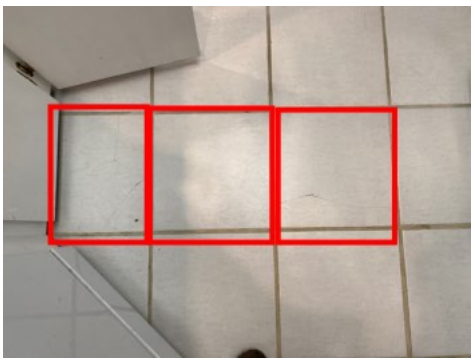
FLOORS

Cracked floor tile was noted in the house. The tile sounded solid when knocked on. We recommend monitoring and replacing if the condition gets worse. This was noted in the kitchen.



Kitchen: hairline cracks

Bathroom 1: patching



Kitchen: cracked tiles

X				G. Doors (Interior & Exterior)

Comments:

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I	NI	NP	D	

NOTE: We recommend all repairs/improvements/replacements to the doors be performed by a professional, competent and qualified contractor.

All doors were functional and operated as designed at the time of the inspection.

X			X	H. Windows

Window Types: Aluminum, single-hung style, horizontal sliding, single pane, windows
Comments:

NOTE: We recommend all repairs/improvements/replacements to the windows be performed by a professional, competent and qualified contractor.

The windows were in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

The exterior and interior caulk around the windows was deteriorated. We recommend repair. Exterior caulking is the first energy efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

The windows were equipped with solar screens. This limited our visibility of the windows from the exterior. If this is a concern, we recommend having the solar screens removed and the windows further evaluated. This was noted around the house.

Damaged/loose weather stripping was noted on a few windows in the house. We recommend having these repaired to reduce air infiltration and help keep the pane secure.

A window was inoperative. We recommend having this repaired/improved to allow proper use as intended and an egress.

Window hardware was damaged. We recommend repair. This was noted in the dining room, living room.

A window would not stay open at the time of inspection. This is a potential safety hazard. We recommend having this repaired. This was found in bedroom 2.

Elevated moisture was noted near or at a sill. The cause for the moisture should

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I	NI	NP	D

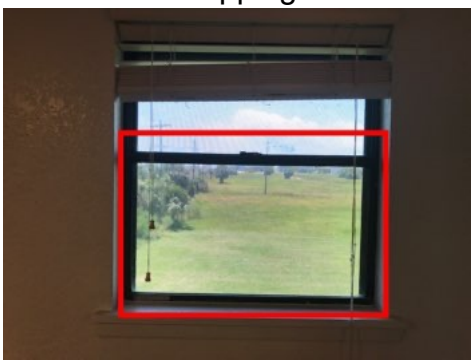
be determined and repairs undertaken, if necessary, to prevent structural damage. This was observed in the living room and bedroom 2.

Around House: solar screens installed

Living Room: loose weather stripping

Bathroom 2: inoperable window

Dining Room: damaged hardware



Bedroom 2: window would not stay open

Living Room: elevated moisture levels at window sills

Living Room: elevated moisture levels at window sills confirmed

Bedroom 2: elevated moisture levels at window sills

Bedroom 2: elevated moisture levels at window sills confirmed

X			X	I. Stairways (Interior & Exterior)

Comments:

NOTE: We recommend all repairs/improvements/replacements to the stairways be performed by a professional, competent and qualified contractor.

SLOPED HANDRAIL ASSEMBLY

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I	NI	NP	D

The sloped handrail assembly at the stairway had spaces between the spindles which allowed the passage of a 4 3/8-inch sphere. To improve child safety, we recommend altering the handrail assembly in a manner which will prevent the passage of a 4 3/8-inch sphere.

The sloped handrail in such as way that made it climbable by children. This condition is a potential fall hazard. We recommend that steps be taken to alter the handrail assembly so that it is no longer climbable by children.

HORIZONTAL GUARDRAIL ASSEMBLY

The horizontal guardrail assembly at the stairway had spaces between the spindles which allowed the passage of a 4-inch sphere. To improve child safety and comply with generally-accepted current safety standards, we recommend altering the handrail assembly in a manner which will prevent the passage of a 4-inch sphere. This includes areas beneath and to the sides of the guardrail.

The horizontal guardrail assembly at the stairway had components which made it climbable by children. This condition is a potential fall hazard.
We recommend that steps be taken to alter the guardrail assembly so that it is no longer climbable by children.

RISERS

The stairway had open risers in which the space between treads allowed the passage of a 4-inch sphere. In staircases having 4 or more risers, such as this one, the space between treads should be less than 4 inches for child-safety reasons. We recommend correction.

Handrail: Spindles more than 4 and 3/8" apart(climbable)

Guardrail: Spindles more than 4" apart(climbable)

Open risers

		X		J. Fireplaces and Chimneys

Locations:
Types:
Comments:

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

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I	NI	NP	D

Comments:

NOTE: We recommend all repairs/improvements/replacements to the porches/balconies/decks/carports be performed by a professional, competent and qualified contractor.

BALCONY

The horizontal guardrail assembly at the balcony was loose which for safety reasons should be securely fastened. We recommend having this improved.

Balcony: guard rail loose

		X		L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels

Panel Locations: Electrical service panel was located in bedroom 2.
Materials & Amp Rating: The copper feeders were 1 AWG rated for 150 amps, the service breaker was rated for 150 amps and the panel data plate was mising. The maximum service was the smallest rating of these three number which was undetermined.
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical panel be performed by a licensed, professional, competent and qualified electrician.

SERVICE PANEL

No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.
Building codes with which new homes must comply require the installation of

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I	NI	NP	D

AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection.
Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

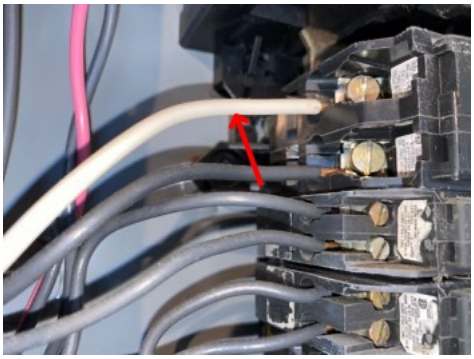
An ungrounded conductor (hot) was improperly identified. We recommend having this permanently re-identified.

Ground and neutral conductors were under the same terminal. This conditions is improper per today's standards. We recommend repair.

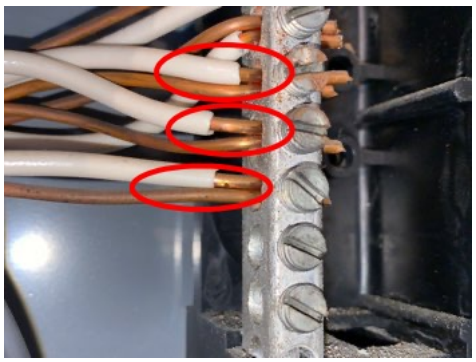
Two wires were connected to a breaker designed for only one wire. This is known as a “double-tap" and is a defective condition. We recommend repair.

Bedroom 2: service panel

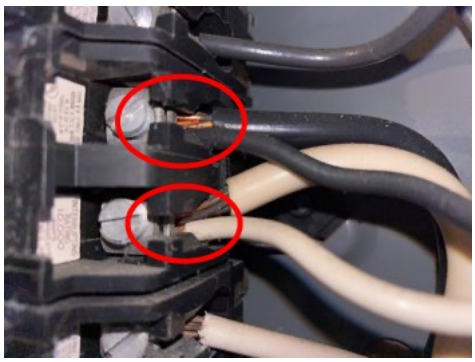
Service panel with dead front removed



Conductor improperly color labeled



Grounds and neutrals under the same terminal



Double tapped breakers

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

Type of Wiring: Copper wiring
Comments:

NOTE: We recommend all repairs on the electrical system and in the electrical

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I	NI	NP	D

panel be performed by a licensed, professional, competent and qualified electrician.

FIXTURES

Today's standards require having a globe cover protecting closet light fixtures. We recommend making the upgrade for improved safety.

An inoperative light fixture was noted in the house. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced. This was observed on the front porch, rear garage.

We found an electrical switch and were unable to determine its operation. We recommend consulting with the sellers. This was observed in the living room.

OUTLETS

Note: Not all receptacle outlets were tested as the house was occupied at the time of the inspection. Should any outlets be found to be deficient after the furniture is removed, we recommend having a licensed electrician evaluate and repair as needed.

Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed in basements, crawlspaces, garages, the home exterior and interior receptacles located within 6 feet of a plumbing fixture to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the kitchen, garage.

A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the home did not re-set, was slow to re-set or made a buzzing sound when re-set. This is a safety issue. We recommend replacement of this GFCI outlet to ensure that it operates correctly when required. We observed this in bathrooms 1&2.

An outlet did not have power at the time of inspection. We recommend having this further investigated to determine the cause and have any necessary repairs made. This was found on the front porch.

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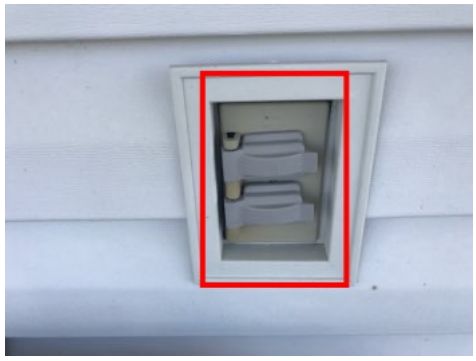
I	NI	NP	D

Closets: Globe missing

Front: inoperative fixture

Living Room: unable to determine operation



Exterior: Bubble cover recommended

Kitchen: outlets not GFCI protected

Bathroom 1: deteriorated GFCI, would not reset

Front Porch: no power at outlet

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X				A. Heating Equipment

Type of Systems: Central forced air, the furnace was located in the hall closet.
Energy Sources: The furnace was electric powered
Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

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

I	NI	NP	D

FURNACE OPERATION

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.

Furnace model and serial numbers

Hot air temperature

X			X	B. Cooling Equipment

Type of Systems: Central forced air, split system, The condensing coil was located on the left side of the house, the evaporating coil was located in the hall. Comments:

NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

TEMPERATURE DIFFERENTIAL

Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14.◦ f. & 21.◦ f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

The temperature differential was 15 degrees.

CONDENSER UNIT

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approaching the end of their useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

EVAPORATOR UNIT

Although the evaporating coils were installed in a location in which leakage would cause damage to the structure, no drip pan was installed. We recommend a proper drip pan be installed to prevent possible water damage.

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

I	NI	NP	D

Condenser unit model and serial numbers

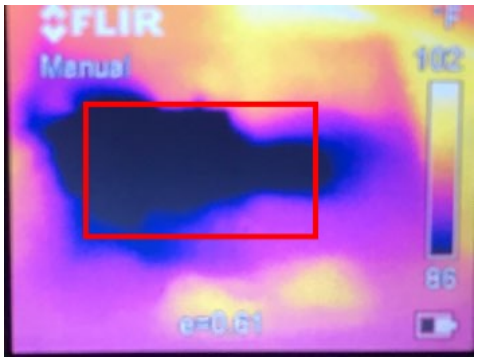
Return temperature

Vent temperature

No safety pan

X				C. Duct Systems, Chases, and Vents

Comments:



Living Room: thermal image of cool air at register

IV. PLUMBING SYSTEM

X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front of structure
Location of Main Water Supply Valve: Right side
Comments:

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

I	NI	NP	D

Static Water Pressure Reading: 70 psi

NOTE: We recommend all maintenance/repairs to the water supply system be performed by a licensed, professional, competent and qualified plumber.

DISTRIBUTION PIPE MATERIAL

Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.

Water supply material:CPVC

EXTERIOR

An exterior hose bibb did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. We recommend making the upgrade. This was observed on the

BATHROOM LAVATORIES

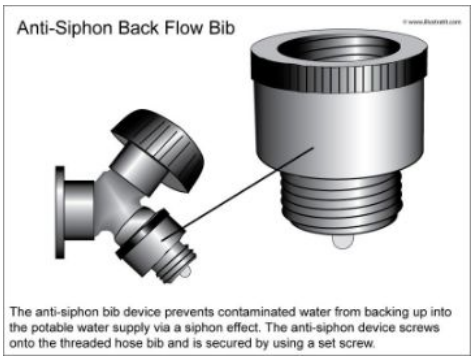
MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as it is designed. This was noted in bathrooms 1&2.

BATHTUBS/SHOWERS

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

Static Water Pressure

Around house: Back flow preventer recommended



Back flow preventer

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

I	NI	NP	D

Right: Main Water Shutoff valve

Hot water temperature

Bathroom 1: inoperable stopper

Caulk needed at bathroom wall protrusions

Garage: loose toilet tank

X			X	B. Drains, Wastes, and Vents

Comments:

NOTE: We recommend all maintenance/repairs to the plumbing draining system be performed by a licensed, professional, competent and qualified plumber.

MAIN CLEANOUT

The main cleanout was located on the right.

BATHROOMS

There was no hatch provided for access to bathtub plumbing. A hatch should be provided to allow for inspection, service and repair of tub.

KITCHEN

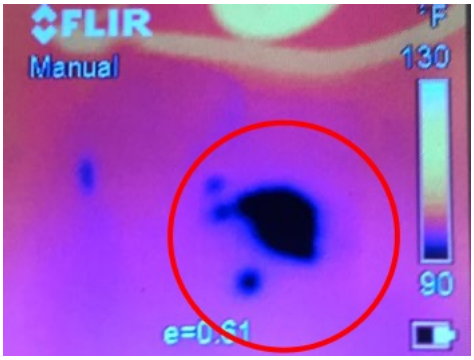
A leak was observed under the kitchen sink at the trap connection. We recommend having this repaired.

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

I	NI	NP	D

Kitchen: leak at drain

Kitchen: water on cabinet floor from leak at drain



Kitchen: thermal image of water on cabinet floor from leak at drain

FYI: Main Cleanout located on the right

X				C. Water Heating Equipment

Energy Source: Water heater was electric powered, located in the top attic
Capacity: Unit was 40 gallons
Comments:

NOTE: We recommend all maintenance/repairs to the water heating equipment be performed by a licensed, professional, competent and qualified plumber.

GENERAL CONDITION

Water heaters have a typical life expectancy of 7 to 12 years. The water heater was past its useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

PRESSURE RELIEF VALVE

WARNING: REINSPECTION OF T&P RELIEF VALVE: Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor or authorized inspection agency, to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your

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

I	NI	NP	D

plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

Model and Serial numbers


FYI: Test TPR Valve yearly

		X		D. Hydro-Massage Therapy Equipment

Comments:

X				E. Other

Materials:
Comments:

MAIN LINE SEWER INSPECTION

The point of entry for the main sewer line inspection was made at the main sewer line cleanout.

The sewer line was scoped to the distance of 72 feet. We were unable to reach the street sewer line due to too many turns in the line.

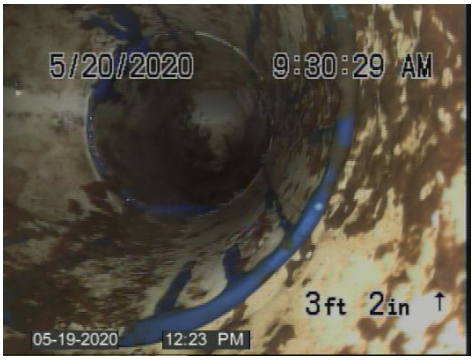
The sewer line appeared to have been made of PVC.

The main sewer line from the house to the street was inspected. We recommend having regular maintenance/inspection performed every three to five year and cleaned as needed.

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

I	NI	NP	D

Point of entry



Connection at 3 ft

Connection at 19 ft

Connection at 22ft

Connection at 54 ft

End of sewer scope at 72 ft

V. APPLIANCES

X				A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle and was functioning as intended at the time of the inspection. The spray arms rotated and the water drained.

Model and Serial numbers

X				B. Food Waste Disposers

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

I	NI	NP	D

Comments:

The garbage disposer was functioning as designed under its normal operating mode, at the time of the inspection.

The garbage disposal was missing the splash guard at the time of the inspection. We recommend a new insert be installed to prevent injury from items ejected during disposal operation.

Model and Serial numbers

Detached splash guard

		X		C. Range Hood and Exhaust Systems

Comments:

X			X	D. Ranges, Cooktops, and Ovens

Comments:

RANGE

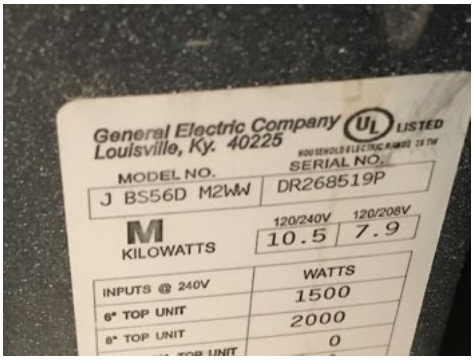
The oven was turned on bake with the thermostat set on 350 degrees. The unit heated within the acceptable 25 degrees range with a temperature of 359 degrees.

The range was not properly secured to the surrounding cabinet or wall. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.

The cooktop functioned as intended under its normal operating mode at the time of inspection.

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

I	NI	NP	D



Range model and serial numbers

Oven temperature when set on bake at 350 degrees


All burners on high

		X		E. Microwave Ovens

Comments:

X			X	F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. We recommend budgeting for replacement.

A bathroom exhaust fan was inoperable at the time of inspection. We recommend having this repaired. This was noted in bathroom 2.

X				G. Garage Door Operators

Door Type: Roll-up door
Comments:

FUNCTION

The garage door opener was functioning as designed under its normal operating mode at the time of the inspection.

	X			H. Dryer Exhaust Systems

Comments:

GENERAL CONDITION

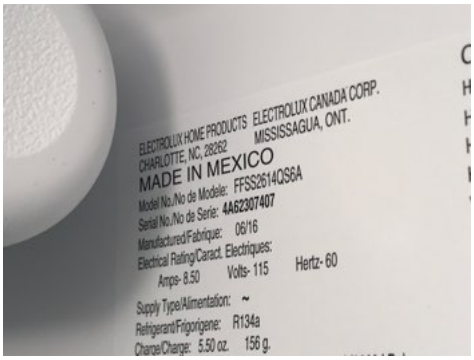
A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.

X				I. Other

Observations:

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

I	NI	NP	D



Refrigerator model and serial number

Refrigerator cool temperature

Freezer cool temperature

Ice maker ok

Glossary

Term	Definition
AFCI	AFCIs (Arc Fault Circuit Interrupters) are newly developed electrical devices designed to protect against fires caused by arcing faults in the home's wiring. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.
GFCI	Ground Fault Circuit Interrupter(GFCI), is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps of current imbalance is detected. At the time or original construction GFCI's may not have been installed in all the locations where they are now required but there absence will be reported for your information.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
anti-siphon	Anti-siphon devices help to prevent cross contamination from a hose into the public or private water supply system.
attic insulation	A house with poor insulation will have increased heating and cooling costs. During the heating season homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than resulting in increased heating costs. During the cooling season homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof-covering material radiates downward into the living space. Air sealing and attic access insulation is also an important factor in having a good insulation system installed.
split system	A split system is present when the cabinet housing the compressor, cooling fan and condensing coils is located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet is typically located at the exterior. The evaporator coils designed to collect heat from the home interior are typically located in an interior cabinet.

Report Summary

STRUCTURAL SYSTEMS		
Page 10 Item: H	Windows	Elevated moisture was noted near or at a sill. The cause for the moisture should be determined and repairs undertaken, if necessary, to prevent structural damage. This was observed in the living room and bedroom 2.
Page 12 Item: K	Porches, Balconies, Decks, and Carports	The horizontal guardrail assembly at the balcony was loose which for safety reasons should be securely fastened. We recommend having this improved.
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	Two wires were connected to a breaker designed for only one wire. This is known as a “double-tap" and is a defective condition. We recommend repair.
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed in basements, crawlspaces, garages, the home exterior and interior receptacles located within 6 feet of a plumbing fixture to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the kitchen, garage. A Ground Fault Circuit Interrupter (GFCI) electrical outlet in the home did not re-set, was slow to re-set or made a buzzing sound when re-set. This is a safety issue. We recommend replacement of this GFCI outlet to ensure that it operates correctly when required. We observed this in bathrooms 1&2. An outlet did not have power at the time of inspection. We recommend having this further investigated to determine the cause and have any necessary repairs made. This was found on the front porch.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 17 Item: B	Cooling Equipment	Although the evaporating coils were installed in a location in which leakage would cause damage to the structure, no drip pan was installed. We recommend a proper drip pan be installed to prevent possible water damage.
PLUMBING SYSTEM		
Page 19 Item: B	Drains, Wastes, and Vents	A leak was observed under the kitchen sink at the trap connection. We recommend having this repaired.