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AM SOLUTIONS, LLC



7126 Kings Dr
Baytown, TX 77521



PROPERTY INSPECTION REPORT FORM

James Manuel <i>Name of Client</i>	04/05/2022 <i>Date of Inspection</i>
7126 Kings Dr, Baytown, TX 77521 <i>Address of Inspected Property</i>	
Arturo Marquez <i>Name of Inspector</i>	TREC 2685 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

1-story home

Home is vacant

Weather is cloudy

Exterior Temperature 76 F.

Relative Humidity 81 %

This home's interior appears to have been recently painted.

Garage was converted into living space.

(Directions) Facing property from Kings Dr. (Front-Left-Right-Rear)

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 Foundation(s): Slab on Grade

Comments: Cracks were observed on right, rear, and left brick veneers, and on front porch slab, [see sample pictures](#). The rear left corner brick Frieze board was observed pushed outwards, [see sample picture](#). Separation was observed Rear left window frame brick veneer junction , [see sample picture](#). Deflections were observed along the rear and left brick rows.

However, it is this inspector's opinion this foundation is currently performing its' intended function.

The concrete patches on flat work indicate previous foundation repairs may have already been performed on this home, [see sample picture](#). Need to contact homeowner regarding extent of any foundation repairs and warranty.

It is recommended that a monitoring and maintenance program be initiated in an effort to minimize possible future differential movement.



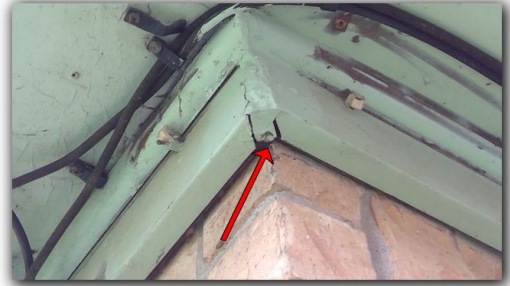
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SAMPLE FOUNDATION MAINTENANCE

A maintenance program should be initiated for controlling the rate of differential settlement. Such a program normally includes maintaining the integrity of drainage around the perimeter of the structure by directing water away from the building and off the site. An acceptable degree of sloping of the perimeter soil is a drop of four inches in the first four feet of distance from the face of the slab. If this is not possible, any positive degree of sloping is acceptable.

This drainage program, in conjunction with a watering program designed so that water gradually soaks into the soil at a distance of 1 to 5 feet from the perimeter of the building will aid in controlling the rate of settlement.

The objective of this program is to control as nearly as is practical, a constant moisture content of the load-bearing soil under the foundation. Trees, large vegetation and ground cover sometimes makes this difficult to accomplish and may require, in a few instances, their removal.

It is pointed out that this program is used only as an aid to maintaining foundations. It should not be considered capable of controlling differential movement or other types of movement of foundations due to geological activity such as found at fault lines, or area land subsidence. It is also not intended capable of controlling movement due to erosion or shifting of soils near drainage ditches, creeks or other waterways.

Careful steps in planning and maintenance of your home and property could prevent future problems with your foundation. Other items to keep in mind include but are not limited to:

1. Discard rotted trees and shrubs which are too near the house.
2. Install root barriers between the slab and trees that are near the house.
3. Correct plumbing problems promptly.
4. Spread additional top soil around the foundation to help minimize the effects of erosion.

B. Grading and Drainage

Comments: The concrete dams along the front and ride grade beams of the garage conversion indicate an attempt to prevent moisture intrusion, see sample picture. Evidence of potential moisture intrusion causing some stains and some damage were observed in the utility room, see sample picture.

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C. Roof Covering Materials

Types of Roof Covering: Composition/Fiberglass/Asphalt Shingles

Viewed From: Walked on roof

Comments: The overall condition of this roof covering was observed currently functional, see sample pictures.

However, numerous inadequately adhered and easily lifted tab ends, and several uplifted tab ends were observed, see sample pictures.

It is this inspector's opinion this roof covering to be in its last quarter of expected useful lifespan.

Need to contact a qualified roofer for further evaluation regarding any necessary corrections.

It is also this inspector's opinion that your home insurance company be consulted to determine if they have any limitations or exclusions regarding this roof covering.



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D. Roof Structures and Attics

Viewed From: Attic interior

Approximate Average Depth of Insulation: 0" to 6"

Comments: Visible components were observed currently operable, [see sample pictures](#).

However, need additional insulation to provide a uniform minimum R-30 rating; and, the garage conversion area lacks any insulation, [see sample picture](#).

Inadequate nails/screws and/or nailing pattern were observed at hallway attic drop ladder, [see sample picture](#). Drop ladder did not rest flush when fully extended, [see sample picture](#). The drop ladder hinges are bowing inwards indicating potential for popping loose, [see sample picture](#). Drop ladder does not close adequately creating points for air-loss/air-infiltration, [see sample picture](#). And, need to insulate drop ladder panel.

The 2" x 4" purlin supports should not be smaller in size than the 2" x 6" rafters they support, as required by newer code.

Discoloration/moisture stains were observed at numerous spots around the soffit panels; and, some moisture damage was already observed on front, right and rear soffit and fascia boards, [see sample pictures](#). This may indicate possible roof and/or gutter leaks.



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E. Walls (Interior and Exterior)

Comments: Combination brick and hardi-board siding was present. Visible components were observed currently operable.

However, need additional sealant at window frame/brick veneer junctions and along front window box underside/brick veneer junction, see sample pictures.



F. Ceilings and Floors

Comments: Visible components were observed currently operable.

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G. Doors (Interior and Exterior)

Comments: All readily accessible doors were operated and observed currently operable.

However, visible light was observed along the front entrance door jamb when door was closed; this presents points for air-loss/air-infiltration.

The master bedroom closet door and front left bedroom door did not latch, may need to adjust striker plates.

H. Windows

Comments: Single-paned aluminum framed windows are present; windows were operated and observed currently operable.

However, cracked glass panes observed on living room window.

The spare bathroom window was caulked/painted shut, currently not operable.

Need to install missing screen on living room window.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments: Visible components were observed currently operable.

L. Other

Comments: Broken and uneven concrete was observed creating tripping hazards at rear patio, see sample picture.

Several leaking seams were observed on gutter system.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

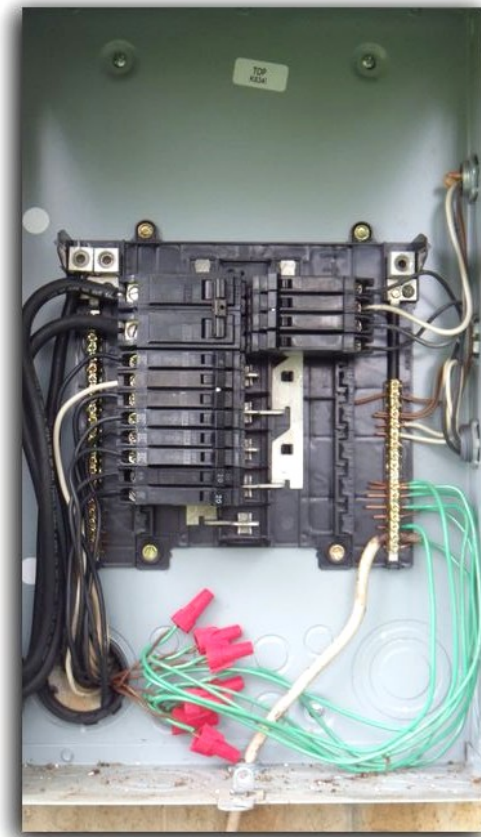
Comments: Load calculations were not performed. This is a GE panel box with a 125 amp main breaker, see [sample picture](#). System was observed currently operable.

However, no combination rated ARC-FAULT protection present, as required by newer code.

White wires used as hot wires should be properly labeled/identified at termination points.

No bonding observed on gas or water piping.

These items present potential safety hazards.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments: System and fixtures were operated and observed currently operable.

However, no carbon monoxide alarms present outside of and in the immediate vicinity of the bedrooms as required by the **2009 IRC**.

No GFCI protection present in kitchen, in bathrooms, or at exterior receptacle.

No GFCI protection observed for hydro-tub.

Exposed/inadequately protected electrical cables observed in cabinet over microwave, [see sample picture](#).

These items present potential safety hazards.

Numerous open ground connections were detected on receptacles throughout home; this may indicate a possible combination two and three-wire system.

The rear exterior light and front porch light were missing globe covers.

A hot/neutral reversal connection was detected at garage conversion right front receptacle.

2009 IRC: Section R315 Carbon Monoxide Alarms

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Where Required in Existing Dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.



C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air / Central

Energy Sources: Natural Gas

Comments: Furnace was observed in good physical condition, see sample picture. No inspection was performed to check for possible heat exchanger cracks as this would involve dismantling of unit, which is beyond the scope of this inspection. Gas was locked/closed at the meter valve preventing a proper operational status inspection of furnace. Furnace should be properly evaluated when gas is made readily available.



B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: The I.D. plate on condenser indicates it to be a 2018, 3 1/2-ton model, see sample pictures. The I.D. plate on coil indicates it to be a 2018, 4-ton model, see sample pictures.

A 17 degree temperature differential reading (49F.-66F.) was detected between the supply and return. System was observed currently operable.

However, the manufacturers ID requires a maximum circuit breaker rating of 35 amps; this condenser was connected to a 40 amp breaker at panel box.



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C. Duct Systems, Chases, and Vents

Comments: Visible components were observed currently operable; no inspection was performed on duct interiors, see duct sample pictures.

However, in humid climates ducts should be suspended to allow better air-flow; ducts buried or lying on attic insulation, see sample picture, can create condensation around duct where it touches the insulation.

Some of the duct wrapping was observed with small tears.



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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front street curb

Location of main water supply valve: left exterior wall

Static water pressure reading: 44 psi

Type of supply piping material: Galvanized

Comments: System and fixtures were operated and observed currently operable, [see pressure sample picture](#).

However, brownish/rust colored water was observed at spare bathtub during operation of faucets [see sample picture](#); water supply system may need to be flushed.

No water flow observed at spare or master bathroom sinks.

No water flow observed at master bathroom toilet when other faucets are in simultaneous use.

The master bathroom toilet water shutoff valve handle was broken/missing, [see sample picture](#).

Missing/deteriorated grout was observed at master shower stall wall and floor joints, [see sample picture](#).

No vacuum breakers present on exterior faucets.

Note: Galvanized pipes corrode and rust on the inside after years of exposure to water. The life span of **galvanized pipe** used for **water** delivery is 20 to 50 years.



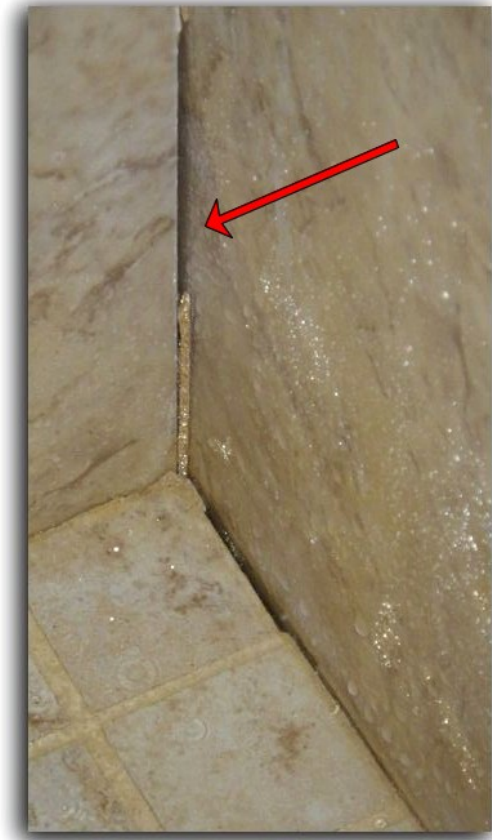
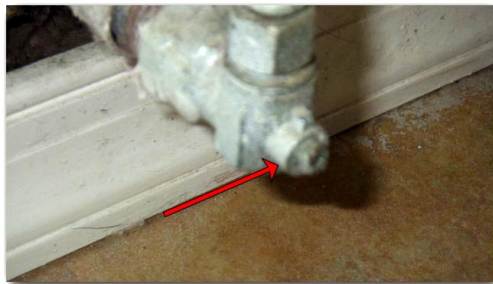
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B. Drains, Wastes, and Vents

Type of drain piping material: Partially visible PVC above ground, and cast iron below ground as seen through the left exterior main drain clean-out, [see sample pictures](#).

Comments: Interior faucets were opened for approximately 5 minutes; no video or pressure test performed. Visible components were observed currently operable.

Note: Cast iron pipes do fail over time. Rust can develop leading to slow drainage. Tree roots can be detrimental to cast iron pipes. If this is a concern, a proper video and/or pressurized evaluation should be performed by a qualified plumber.



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C. Water Heating Equipment

Energy Sources: Natural Gas

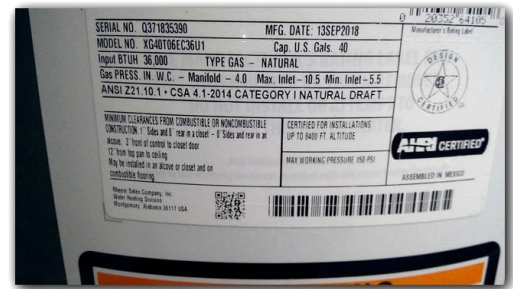
Capacity: 40 Gallons

Comments: The I.D. plate on unit indicates it to be a 2018 model, see sample pictures. Unit was observed currently in good physical condition. Gas was locked/closed at the meter valve preventing a proper operational status inspection of water heater. Water heater should be properly evaluated when gas is made readily available.

However, the water heater vent stack lacks the preacher collar and the 1 inch minimum clearance from a combustible at ceiling, see sample picture.

Water heater drain pan lacks a drain line properly discharging into a proper drain system or to the exterior of structure.

Water heater lacks a sediment trap at gas line connection, see sample illustration.



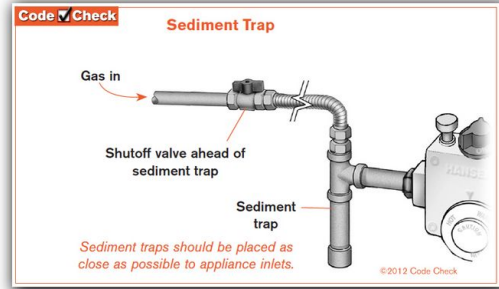
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D. Hydro-Massage Therapy Equipment

Comments: Unit was turned on and observed currently operable.

However, the hydro tub on/off button sticks; and, tub lacks a drain plug.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: rear exterior wall

Type of gas distribution piping material: black iron, see sample picture

Comments: Gas was locked/closed at the meter valve preventing a proper operational status inspection of gas distribution system; system should be properly evaluated when gas is made readily available.



F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments: Unit was turned on and observed currently operable.

However, a leak was observed during operation along dishwasher door bottom.

B. Food Waste Disposers

Comments: Unit was turned on and observed currently operable.

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C. Range Hood and Exhaust Systems

Comments: Unit is built-in to microwave oven and vents out; unit was turned on and observed currently operable.

However, no range hood vent tubing observed to the exterior of structure of within attic.

IRC 2006, Section M1503.1 General. Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. **Exception:** Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

D. Ranges, Cooktops, and Ovens

Comments: Gas was locked/closed at the meter valve preventing a proper operational status inspection of oven/range; unit should be properly evaluated when gas is made readily available.

However, oven/range lacks an anti-tipping device.

E. Microwave Ovens

Comments: This 2018 unit was operated and observed currently operable; a 12 second heating of a cup of water was used.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: No individual bath heater present, but not required. No bath exhaust vents present, but openable windows are present.

The **1998 International One- and Two-Family Dwelling Code, Section 303.3** requires an exhaust vent in each bathroom, water closet compartment and similar rooms when no openable window is present.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: Visible components were observed currently operable; no inspection was performed on vent tubing interior and no blower test performed.

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: N/A

Comments:

C. Outbuildings

Comments:

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

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

E. Private Sewage Disposal Systems

Type of System: N/A

Location of Drain Field: N/A

Comments:

F. Other Built-in Appliances

Comments: Refrigerator is not part of this inspection survey or report.

G. Other

Comments:

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issues: *denotes a condition that is unsafe and in need of prompt attention.*

Repair Items: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improvement Items: *denotes improvements which are recommended but not required.*

Items To Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost Items: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may required repair or replacement anytime during the next five (5) years.*

Major Concerns:

Safety Issues:

- Broken and uneven concrete was observed creating tripping hazards at rear patio, see sample picture.
- no combination rated ARC-FAULT protection present, as required by newer code.
- White wires used as hot wires should be properly labeled/identified at termination points.
- No bonding observed on gas or water piping.
- no carbon monoxide alarms present outside of and in the immediate vicinity of the bedrooms as required by the **2009 IRC**.
- No GFCI protection present in kitchen, in bathrooms, or at exterior receptacle.
- No GFCI protection observed for hydro-tub.
- Exposed/inadequately protected electrical cables observed in cabinet over microwave, see sample picture.
- oven/ranage lacks an anti-tipping device.

Repair Items:

- numerous inadequately adhered and easily lifted tab ends, and several uplifted tab ends were observed, [see sample pictures](#).
- need additional insulation to provide a uniform minimum R-30 rating; and, the garage conversion area lacks any insulation, [see sample picture](#).
- Inadequate nails/screws and/or nailing pattern were observed at hallway attic drop ladder, [see sample picture](#). Drop ladder did not rest flush when fully extended, [see sample picture](#). The drop ladder hinges are bowing inwards indicating potential for popping loose, [see sample picture](#). Drop ladder does not close adequately creating points for air-loss/air-infiltration, [see sample picture](#). And, need to insulate drop ladder panel.
- Discoloration/moisture stains were observed at numerous spots around the soffit panels; and, some moisture damage was already observed on front, right and rear soffit and fascia boards, [see sample pictures](#). This may indicate possible roof and/or gutter leaks.
- need additional sealant at window frame/brick veneer junctions and along front window box underside/brick veneer junction, [see sample pictures](#).
- visible light was observed along the front entrance door jamb when door was closed; this presents points for air-loss/air-infiltration.
- The master bedroom closet door and front left bedroom door did not latch, may need to adjust striker plates.
- cracked glass panes observed on living room window.
- The spare bathroom window was caulked/painted shut, currently not openable.
- Need to install missing screen on living room window.
- Several leaking seams were observed on gutter system.
- The rear exterior light and front porch light were missing globe covers.
- hot/neutral reversal connection was detected at garage conversion right front receptacle.
- the manufacturers ID requires a maximum circuit breaker rating of 35 amps; this condenser was connected to a 40 amp breaker at panel box.
- in humid climates ducts should be suspended to allow better air-flow; ducts buried or lying on attic insulation, [see sample picture](#), can create condensation around duct where it touches the insulation.
- Some of the duct wrapping was observed with small tears.
- No water flow observed at spare or master bathroom sinks.
- No water flow observed at master bathroom toilet when other faucets are in simultaneous use.
- The master bathroom toilet water shutoff valve handle was broken/missing, [see sample picture](#).
- Missing/deteriorated grout was observed at master shower stall wall and floor joints, [see sample picture](#).
- No vacuum breakers present on exterior faucets.
- the water heater vent stack lacks the preacher collar and the 1 inch minimum clearance from a combustibile at ceiling, [see sample picture](#).
- Water heater drain pan lacks a drain line properly discharging into a proper drain system or to the exterior of structure.
- Water heater lacks a sediment trap at gas line connection, [see sample illustration](#).
- the hydro tub on/off button sticks; and, tub lacks a drain plug.
- a leak was observed during operation along dishwasher door bottom.
- no range hood vent tubing observed to the exterior of structure of within attic.

Improvement Items:

- The 2" x 4" purlin supports should not be smaller in size than the 2" x 6" rafters they support, as required by newer code.

Items To Monitor:

- The concrete dams along the front and ride grade beams of the garage conversion indicate an attempt to prevent moisture intrusion, see [sample picture](#). Evidence of potential moisture intrusion causing some stains and some damage were observed in the utility room, see [sample picture](#).
- Numerous open ground connections were detected on receptacles throughout home; this may indicate a possible combination two and three-wire system.
- Furnace should be properly evaluated when gas is made readily available.
- brownish/rust colored water was observed at spare bathtub during operation of faucets see [sample picture](#); water supply system may need to be flushed.
- Galvanized pipes corrode and rust on the inside after years of exposure to water. The life span of **galvanized pipe** used for **water** delivery is 20 to 50 years.
- Cast iron pipes do fail over time. Rust can develop leading to slow drainage. Tree roots can be detrimental to cast iron pipes. If this is a concern, a proper video and/or pressurized evaluation should be performed by a qualified plumber.
- Water heater should be properly evaluated when gas is made readily available.
- Gas was locked/closed at the meter valve preventing a proper operational status inspection of gas distribution system; system should be properly evaluated when gas is made readily available.

Deferred Cost Items:

- It is this inspector's opinion this roof covering to be in its last quarter of expected useful lifespan.

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector, and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. NIETHER** the Inspection Survey **NOR** this Inspection Report constitutes a guarantee or warranty, expressed or implied on the condition of the property or any component surveyed. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Opinions related to the compliance with specifications legal and current code requirements or restrictions of any kind are specifically excluded as being covered by this inspection. This inspection is **NOT** an engineering inspection, and shall **NOT** be considered as one. If any cause of concern is noted on this report, or the client wants further evaluation, the client should consider an evaluation by a licensed structural engineer.

BOTH THE INSPECTION SURVEY AND INSPECTION REPORT WERE PERFORMED EXCLUSIVELY FOR THE INDIVIDUALS OR COMPANY NAMED ON THIS REPORT AND IS NOT TRANSFERABLE.

If any item is unclear, call me for clarification.

Respectfully submitted,



ARTURO MARQUEZ
PROFESSIONAL INSPECTOR
TREC #2685