



e-mail: infoREALTYinspection@gmail.com

713-932-8289

Web: www.infoREALTYinspection.com

PROPERTY INSPECTION REPORT

Prepared For: Mr. Christopher Jones
(Name of Client)

Concerning: 16342 Many Trees Ln., Conroe, TX 77305
(Address or Other Identification of Inspected Property)

By: Rudolph Depena & Martha Kaplan Lic. 5191/5863 04-21-2018
(Name and License Number of Inspectors) (Date of Inspection)

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.

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THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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.

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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 license holders 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

It is our intent to establish the limitations of this inspection. Following are items not inspected primarily due to, but not limited to their inaccessibility and the performance nature of this inspection:

Underground lines & piping, electric load analysis, environmental issues, mold identification or mold testing, gas lights, bar-b-cues, swimming pools, water softeners, alarm systems, intercoms, solar heating systems, sprinkler system, septic tanks, water wells, intercom systems, security systems, smoke and fire alarms, phone systems, T.V. systems, washer, dryer, refrigerators, outdoor lighting systems, evaporative, coolers, solar energy systems, gas refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies and cooling/heating calculations. Pressure testing of the lines must be done by a licensed plumber. Structures not attached to the main building such as storage sheds or fences are not included. Additional limitations may apply. The inspection is not a warranty or guarantee of future performance, efficiency, quality or durability of any item inspected.

PLEASE NOTE: This inspection is not intended as a tool for negotiating a sale or contract amount nor is it not normally intended to enhance or hinder a sale; i.e., it is not intended as advice to buy or not to buy the property. As inspectors, it is our believe a responsibility to inform you, the client, of everything you should know about the property as visually observed through this inspection while specifically addressing items that may be of concern, especially those affecting value, durability and safety.

Please note that verbal statements made by these inspectors, or interpretations made by third parties, are not to be considered a part of this inspection or this report.

Deficiency: We recommend that all deficiencies be evaluated by a licensed technician with additional evaluation of any part of the system for repairs. If the technician disagrees as to the deficiency, of any item which was designated as in deficient in this report, the technician should provide a written Statement to our client that the item in question is in compliance with prevailing codes is operating and functional, and not deficient.

Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed. [For purposes of this report this dwelling is assumed facing North.](#)

Foundation comments are indications seen at time of inspection. Because of soil conditions in general in the Houston area, movements, changes in temperature and improper foundation maintenance affecting the foundations, this inspection does not assure, under any circumstances that foundation problems at later dates will not occur.

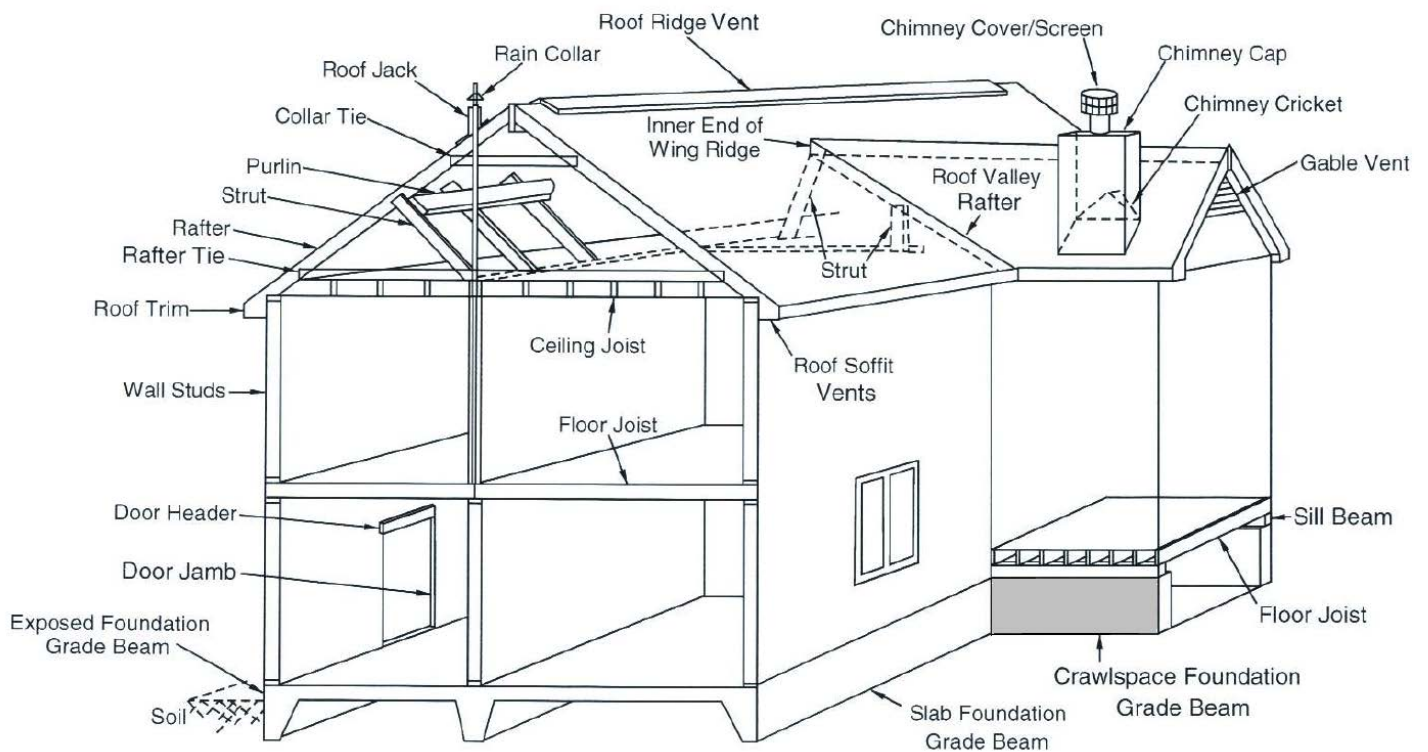
This report is the exclusive property of INFOREALTY. A property condition inspection was performed on the named property and this inspection report prepared at the request of the named Client (s) pursuant to a real estate transaction. The Client is authorized to use this report and provide copies to other interested parties in the transaction. The use of this report by other parties for any purpose not related to the Client's transaction is strictly prohibited without written permission from INFOREALTY.

Arrow legend.

Blue:  present conditions.

Orange:  recommendations.

Red:  Visible deficiencies.



HOUSE TERMINOLOGY

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

I	NI	NP	D
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I. STRUCTURAL SYSTEM

A. Foundations

Type of Foundation(s): The single- story dwelling inspected with attached garage is resting on a Monolithic concrete slab-on-grade with post tension reinforcement.

Comments:

Front and rear view of the inspected dwelling.



COVER PHOTO



Exposure of the concrete perimeter of the grade beam of the foundation structure's general visible areas are from approx. 0" to 13".

Observations of the foundation were made in a visual manner and limited to viewing those exposed areas of the grade beam surface which were above ground and not covered by such items as: wall veneer, vegetation and/or other materials.

Floating concrete slabs was observed at the driveway, front walkway and area at the rear.

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 A. Foundations- Comments: CONTINUE

General comments: Hairline cracks when present at exterior or interior walls depending on the location, shape and size may be an indication of foundation settlement common in the Houston area.
 In general, this is due to the type of soil condition, changes in temperature, grading, trees root growth and/or type of maintenance to the foundation.

The exterior bearing walls including perimeter of foundation and interior bearing walls were visually inspected for deficiencies related to structural performance within this residential dwelling. The following present conditions were noted:

No stress or deflection observed at the perimeter grade beam wall of the foundation within general visible area.

No fracture was visible at the brick veneer related to settlement/movement of foundation.

No visible interior sheetrock wall fractures or significant stress related to settlement of foundation at this dwelling at time of the inspection.

Floor levels were acceptable when taken with a 4-foot spirit level at different rooms.

General Information: Measurement and leveling accepted difference according to "ANSI" (American National Standard Institute) is on flat surfaces (Floor Areas) with a deviation not to exceed a max. of 3/16" to 1/4" in 10 feet.

In general, acceptable levels are 3/4" within 30 feet for standard flooring.

- Dining room and kitchen floor areas indicated approx. 3/16" slope in a southerly direction.

Understand that residential concrete foundations are normally constructed with an unlevelled condition.

Foundation and frame movement can cause doors to become misaligned. During this inspection, accessible doors were opened and closed to check for misalignment related to settlement and the majority were found within ordinary and typical construction workmanship conditions and are functioning as intended.

CONCLUSION:

From the observations, these inspectors are of the opinion that the structure has experienced a range of (up and down) movement. These inspectors are also of the opinion that the evidence of such foundation movement at time of this inspection is not within a range that would be indicative of a structural distress condition, but may be considered typical movement of any structure of this age that is resting on the Houston area with sensitive black clay soils.



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A. Foundations- Comments: CONTINUE

Active soil can be found in the Houston area. Active soil is one that swells when wet and shrinks when dry and generally this is the soil movement which causes the structural problems of cyclic movement as well as settlement. This type of soil condition appears to be present at this structure. Under certain conditions, settlement can happen very rapidly, even in a structure reflecting no evidence or only some degree of movement. It is very important to reduce or stop cyclic movements; and as a general rule, the soil watering program is very essential. See Maintenance advice and grading and drainage section for further comments.

Foundation, in general, appears to be performing its intended function within the visible area at the time of this inspection.

It is important to mention that these inspectors are not structural engineers and methods of inspection employed were only visual.

Note: An opinion on the condition of this foundation is not a warranty against future conditions. Not all portions of this foundation were accessible and/or viewed, thus it is possible that there may be hidden defects. A professional (structural) engineer who has various methods, other than observation, to determine the condition of your foundation may evaluate it further.

Additional General Information and Recommendations from these Inspectors: Maintenance advice:

The Building site for this house can be expected to be composed of moisture sensitive soils (grayish-black in color and quite frequently referred to as "Texas Gumbo") that shrink when dried and swell when wetted. A maintenance program should be installed to replenish water to make up for moisture lost to plants and evaporation. The goal is to maintain soil moisture year around. It is recommended to keep foundation maintenance with soaker hoses or sprinkler system, all around exterior footing at approx. 18" from the perimeter of the house.

Refill driveway expansion joints' gaps between driveway floating concrete slab quadrants, with self-leveling sealant (latex material), to avoid water penetration and deterioration. Keep these areas watertight to avoid the unnecessary excess of soil pressure underground.

A left-hand sample photo of Self-leveling sealant for fractures and joints.



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 A. Foundations- Comments: CONTINUE

Recommended: Seal with proper concrete sealant the corners with crack or chip at the N.E. perimeter of the foundation wall of the slab. Avoid deterioration.



These areas with spalling effect in concrete structure (i.e., hairline crack, chips, corner pops) are common and are not necessarily related to foundation settlement. Cracking or chipping at those corner concrete slab location may occur since at time of construction 'forms' are used to pour concrete. With the forms, these corners retained excess of moisture not permitting the concrete to dry (cure), at the same rate causing differential thermal expansion of the concrete mix. Additionally, in this case the post tension reinforcement tendons start approx. 6" from corners at both sides of perimeter and when forces are applied to tense the cables it may create the cracks at this sensitive area.

It is understandable that the condition that causes the cracking has stabilized so that is no longer likely to cause additional cracking or encourage the propagation of existing cracks. The forces that create such crack conditions allow concrete to stabilize relatively quickly and typically do not lead to structural problem.

Cleaning and covering with an approved material. exposed tendon end (post tension steel reinforcement) at the West perimeter.



General Information: Visible brick seat (foundation perimeter) at the North side is approx. 3/4" to 1" is protruding outward. This is considered a latent construction defect. (Typically, alignment of the board-form lost at time of construction due to concrete pressure and lack of bracer of the retention boards.)



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B. Grading & Drainage - Comments:

Present conditions: This property is NOT viewed with builder's swale or mechanical drainage system for storm water run away from the perimeter of the foundation.

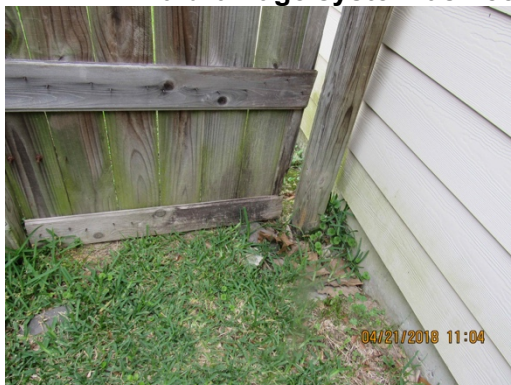
Gutters are present at the front only. Recommend to clean gutters system periodically for its proper function.



Visible Deficiencies:

D - Builders developed Swale from the south to the east and west side is no longer present. Visible retention of water is noted at the West side, with obstruction at the east side at front fence level.

Re-grade above mention areas with positive slope at top soil (avoid ponding of water), for storm waters to run away from the foundation. (Foundation maintenance). This may be aided by recreating the Builder's swale from the south to the east and west side and/or with a drainage system as needed up to the street swale.



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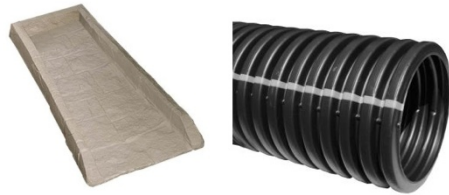
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 B. Grading & Drainage - Comments: CONTINUE

D - The N.E. downspout is in need of a splash box and/or extension vinyl drain pipe. Currently it has a stone under it, considered not a proper splash box element to discharge and conduct water away from the foundation perimeters. These may also be connected to a drain system if one is chosen.



Samples of various types of splash boxes and drain pipes.



Grass is necessary to the areas that are not present around foundation. This is needed as soon as possible. Grass is a component that keeps/hold the ground/soil with structural bearing integrity for the concrete foundation of the dwelling to do its intended function without excess and/or irregular unwanted settlement.

Additional General Information and Recommendations from these Inspectors:
General Information:

The current code reference grading as follow:
 INTERNATIONAL RESIDENTIAL CODE (IRC) for One and Two- Family Dwellings by The International Code Council (ICC)
 IRC Section "R401.3 Drainage." page 61
 "Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm)."

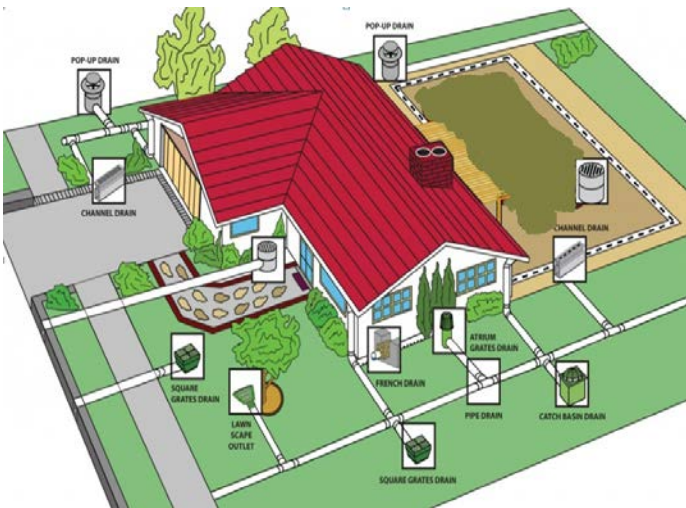
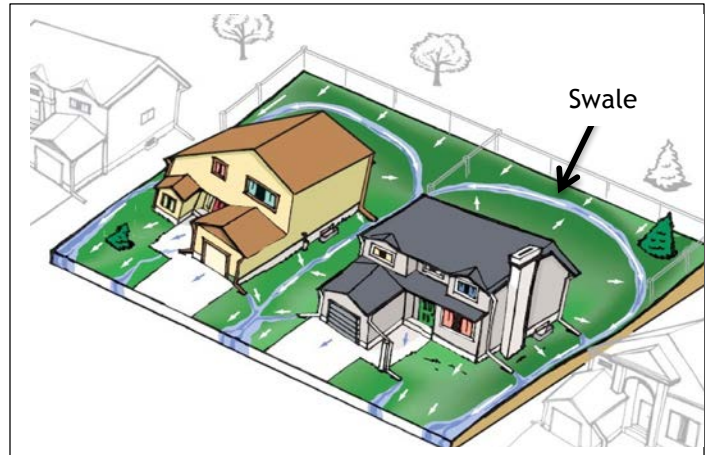
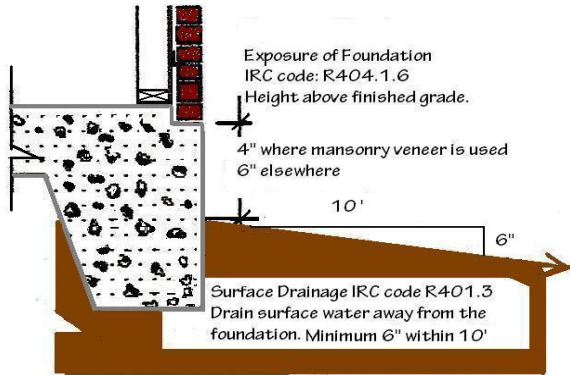
Insure that a minimum of (2) inches and ideally at least six (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

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B. Grading & Drainage - Comments: CONTINUE

Graph below indicates conditions that should be achieved and/or maintain to support proper grading.



General Advice and information. Trees are not evaluated as part of this inspection.

In general, large trees should be no closer than 15 to 20 feet from the slab foundation of the houses. Observe root growth of trees to prevent foundation damage. Always consult a landscape expert to make a correct decision on oversized trees. It is recommended to keep moss, or grass away from covering below the perimeter of foundation. (Foundation Maintenance Program)

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C. Roof Covering Materials- Comments:

Types (s) of Roof Covering: **Roof covering of the main structure is Three TAB Composition style asphalt shingle with life-span of approx. 15-20 year per manufacturers.**

Viewed From: **The roof inspected was viewed at this dwelling. from the perimeters and walked on roof top.**

Roof accessible: X Yes No. Steep roof are considered of high risk for inspectors to walk on roof top. (TREC regulations)

Visible appraisal of the number of layer of roofing: 1 . Approx. Pitch is approx. 6:12 for the general roof areas at the inspected dwelling.



OBSERVATION:* Asphalt shingle lost granules is showing over the structure layer at the edges of the shingles elements of the roof inspected, condition was observed at different areas of the roof planes of the main structure and garage. Manufacturer adhesive is no longer functional. This inspector did not observe any possible indication of water penetration (stain or rot) within the limited visible roof decking area of the attic. Further evaluation of a Professional in the field is recommended. **Roof covering should be budgeted for the near future.*



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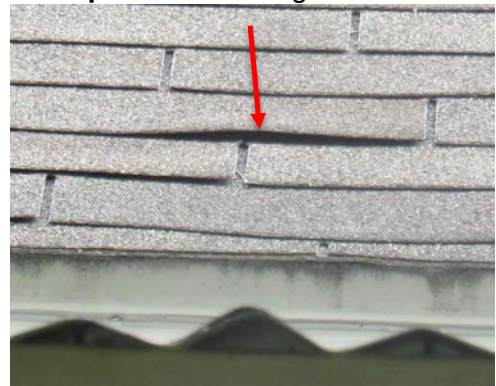
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C. Roof Covering Materials- Comments: CONTINUE

Visible Deficiencies:

D - Broken shingle is present at the West roof slope. Restore/replace shingle, to prevent water penetration.

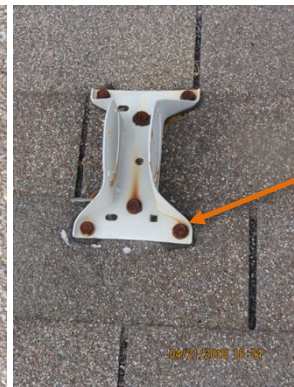
- Lifted shingles at the rear roof slope. Reseal shingle.



Recommendation for Maintenance:

All Neoprene (rubber) roof jacks at the joint with P.V.C. vent stack pipe wall should be sealed with proper sealant material from time to time, preventing water penetration. Neoprene roof Jacks with time and changes of temperature deflect or crack creating a none water tight condition. **This is to include sealant around the galvanized exhaust vent pipe Storm collar of the HVAC and the Water heaters.**

This should include removal of a dish antenna base and/or sealant over the bolts.



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C. Roof Covering Materials- Comments: CONTINUE

Additional General Information from these Inspectors:

Deflection over the roof line visible at the south roof plane. This may be lifting from strut/bracers to the wood decking and/or type of wood grade used within this construction.



D. Roof Structure & Attic- Comments:

Viewed From: Accessible attic spaces were inspected visually by entering through a Scuttle opening at the hallway.

Approximate Average Depth of Insulation:

Blown “green” insulation visible appears to be with approx. ratio from R-22-30 with a depth of approx. 7”.0”. Installer’s certificate was not present.

Approximate Average Thickness of Vertical Insulation: Areas of Vertical insulation cannot be visible from this attic space.

Insulation at the attic does not meet current IECC code 2008 (international Energy Conservation Code) of R-38 or higher.

Roof structure, Wood Components and Wood attic members in general are functioning as intended on the day of the inspection within the visible areas. No stress or un-attachment of structural members was observed.

These are the roof structure component viewed:

Roof framing is considered a conventional rafter-purlin system at dwelling inspected.

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D. Roof Structure & Attic - Comments: CONTINUE

Main Structure at attic: Roof decking was observed to be 1/2" OSB (Oriented strand board) with 'H' clips for board expansion.

Rafter are 2" x 6" wood member at 16" o.c. can be seen forming the Gable roof shape (on center); Ridge and hip 2" x 8" wood members; Purlin 2" x 6" elements; Collar ties 2" x 4"; 2" x 6" Strong back forming "L" shape with 2" x 4" wood elements; 2"x 4" and 2" x 6" struts-bracers support-structural element are visible in general forming "T" shape with 2" x 4" as per acceptable standard applicable method of roof wood framing construction; Ceiling joist at the garage appear to be 2" x 10" wood elements at 24" o.c.

General Information: Hurricane clips (metal fasteners) were not visible at the roof structure. These metal structural components are typically not visible due to their enclosed location.

Cross Ventilation for Attic: **From continuous soffit ventilation to ridge vents.**

These are the roof structure component viewed at this dwelling:



Visible Deficiencies:

D - Insulation in contact with the recess light canisters is considered a Fire hazard. Canister should be verified if they are 'IC' rated ("insulation contact" rated) from manufacture to be in contact with the insulation, and if they need to be airtight preventing any HVAC air or heat lost to the attic space.

Non-IC rated canisters are required to have no contact with insulation and to be at least with a 3" (7.6cm) spacing from the insulation.



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 D. Roof Structure & Attic - Comments: CONTINUE

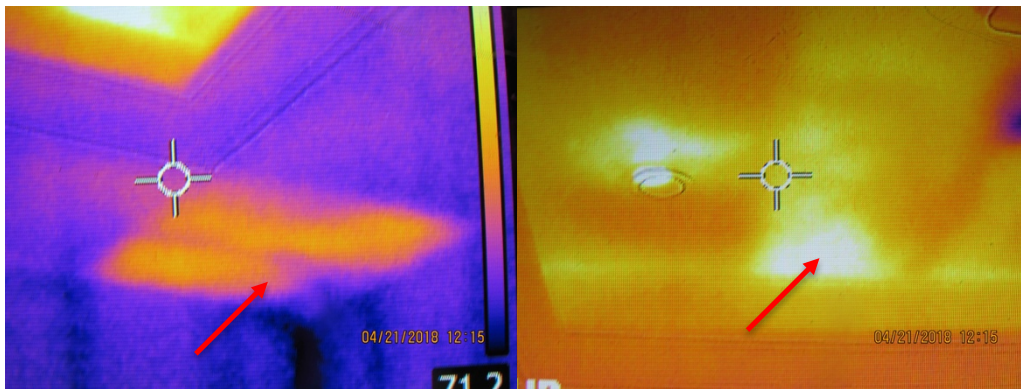
D - Insulation to ceiling spots in several rooms are noted with the infrared camera to have low or no insulation. These should be insulated if possible within the accessible attic areas. Insulation may have been removed when installation of new lighting fixtures or during electrical system alteration. **See electrical system for other comments.**

INFRARED:

With thermal imaging (infrared camera) ceilings and walls were inspected for insulation.

Typical inside corners have not been insulated properly in those transition areas from time of construction. **As certified thermographers, we can only read the emissivity of object surface temperatures as viewed with the infrared camera.**

See sample photos below.



E. Wall (Interior & Exterior) - Comments:

INTERIOR WALLS ARE: Gypsum boards (sheetrock). Visible interior walls appear to be in general performing their intended function, to the exception of visible deficiencies.

Not all wall areas are visible at time of this inspection due to furniture and/or objects present.

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E. Wall (Interior& Exterior) - Comments: CONTINUE

Note: Wall at the garage is with a plywood board as structure sheathing supporting multiple electrical panel installed at a point in time as alteration to system. See electrical system for additional comment.



Visible Deficiencies:

D - Sheetrock in several rooms where electrical alterations were may are noted with patches improperly finish. Restore as needed. See electrical system for additional comment.



- Header to this wall opening into the kitchen is noted with deflection. This may not have proper beam/header. Original wall opening into the kitchen was altered at a point in time as per present home owner.



Additional General Information and Recommendations from these Inspectors:

Note: Inspection does not include checking or testing the property for any kind of biogrowth-mold or any "China drywall/sheetrock" that can contain high levels of toxic sulfur-acid-gas, methane and/or volatile organic compounds.

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E. Wall (Interior& Exterior) - Comments: CONTINUE

General Information on Chinese/Defective drywall: During the booming time (2004-2007) and known to exist in the current market, housing construction in the United States experienced a shortage of sheetrock/drywall (wall envelope) gypsum material building component, some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator copper coils, copper tubing, electrical wiring, computer wiring and other household items as well as create noxious odors which may also pose health risks.

EXTERIOR WALLS ARE: Brick Veneer and fiber cement siding commonly known as "HARDIE" planks.

Exterior walls on the day of this inspection appear to be performing their intended function, to the exception of visible deficiencies.

Maintenance Advice: "Hardie" siding should be kept with semi-gloss or satin type of paint to repel water easier preventing prolonged retention of water at the siding surface and a better resistant to high humidity conditions.

Visible Deficiencies:

D - Restore corners with chip and siding planks unsealed at all sides, attributed to expansion and contraction of the wall framing structure, as reaction of the natural wood. Seal all areas with perforations. Suggested setting of fiber cement cladding planks per MFG is to be installed over structural backing-OSB or any other acceptable sheathing element. Cladding/veneer should be kept watertight at all times.



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 E. Wall (Interior& Exterior) - Comments: CONTINUE

D - Siding at the west side has excess of mildew. This is indicative of needed wash. If after washing the siding mildew returns in a short time it is recommended to prime and paint. Bottom plank at this side is damaged (typically caused by lawn equipment).



- Broken vertical trim at the S.W. corner. Restore trim and seal all corner trims.
- Siding needs repair at the west side where a piece of plywood was installed.



- **Rear west window shutter is loose.** Properly secure shutter to prevent further deflection and/or deterioration.



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

I	NI	NP	D
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 E. Wall (Interior& Exterior) - Comments: CONTINUE

Additional General Information and Recommendations from these Inspectors.

Seal areas with gaps all around the trims of the siding joints (around doors and windows) in order to avoid pest and moisture intrusion and for siding to be water tight at all points. **A manufacturer's recommendation.**



CAULKING TIPS

Manufacturer's Caulk and Sealant Recommendation Sheet S-100B Issued July 2000.

APPLICATION: General: James Hardie it is good building practice to seal the joints to prevent moisture, such as wind-driven rain and snow, from penetrating the wall cavity. Caulking around windows, doors, eaves and trim edges gives added insurance that leaks will not occur. When James Hardie siding products butt into wood-base materials, a 1/8" gap will allow for expansion and contraction of the wood-base product.

Caulks and Sealant: James Hardie recommends the use of caulks and sealants that remain permanently flexible. Look for the words 'permanently flexible' written on the label or in the accompanying literature. Allowing caulks to dry for the recommended time will help to prevent paint from flashing and/or cracking over the caulked joint.



 F. Ceilings & Floors - Comments: Ceilings are: Gypsum boards (sheetrock).

Ceilings in general are functioning as intended to the exception visible deficiencies.

Visible Deficiencies:

D - Garage ceiling with sheetrock tape joint fracture, perforation, holes and cut-outs. Recommend to restore all areas.



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

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F. Ceilings & Floors - Comments: CONTINUE

Improper patching to cut-outs are visible in one of the bedrooms and living room. These appear to be from electrical alterations. Recommend to restore areas as needed. See electrical system for other comments.



Visible floorings in general appear to be functioning as intended by the time of the inspection, to the exception of visible deficiencies. Floor coverings are Wood Laminate, Vinyl, Ceramic tile and a piece of carpet at a closet in one of the bedrooms.

Not all floor areas are visible at time of this inspection due to furniture and/or objects present.

Visible Deficiencies:

D - Baseboard at the dining room at the north wall is not consistent in size to the others in the room. Approx. size of 6" to 3" (original) is visible. Restore as needed for proper finish and aesthetics.



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

I	NI	NP	D
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 F. Ceilings & Floors - *Comments:* CONTINUE

D - Proper transition floor strips are needed at carpet to wood laminate in a bedroom closet and living room tile to a hallway wood laminate flooring.



- Secure the transition strips at the entry to the living room area.



Additional General Information from these Inspectors.

Uneven pavers layout over soil is noted under the rear canopy. This may be a trip hazard to pedestrian. **Recommend** restore level to the pavers over soil.



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

I	NI	NP	D
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G. Doors (Interior & Exterior) - Comments: Interior doors are hollow core panel and Exterior doors are solid core. In general doors are functioning as intended to the exception of visible deficiencies.

Visible Deficiencies:

D - Rear exterior door metal veneer is viewed with corrosion. Recommend refinishing the door slab and restoring the interior door casing with damage.



- Garage door with buckled/dented/damaged panels. Door panels (3) may need replacement.



- The S.E. bedroom door slab veneer is detaching. Recommend restoring the door-slab with proper adhesive, preventing further damage.



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

I	NI	NP	D
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 G. Doors (Interior & Exterior) - Comments: CONTINUE

D - Front Iron door has screen damage.



It is recommended to install a self-closing device at the garage door into the house/laundry room. This may be a hinge type or hydraulic puller. This is a recent code for Fire and Safety hazard it was not applicable at time of construction of the dwelling.



This is a sample of applicable doors self closing hinge recommended to garage/laundry door.



H. Windows - Comments: They are white framed single hung, double pane one on one "Low E" windows.

Windows are tested at random; the ones tested are performing the intended function to the exception of some deficiencies.
For maintenance: It is recommended to apply silicone grease to hardware as per manufacture maintenance guidance, from time to time.

I. Stairways (Interior & Exterior) - Comments:

J. Fireplace/Chimney- Comments:

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

I	NI	NP	D
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K. Porches, Balconies, Decks and Carports - Comments:
 Rear canopy with 2" x 4" rafters and 4" x 4" wood post. Corrugated metal panels are noted over the wood rafter members.

Visible Deficiencies:

D - The rear attached canopy does not have the acceptable clearance height at the south end. This needs to clear at minimum 6'-8" to the rafter. In addition, the rafter size members for this canopy are not acceptable per code for the span present. Professional in the field to assess further size of the members, to prevent canopy from lifted with high winds.

Roof corrugated metal panels, within several areas permit water penetration visible to several rafter elements of the canopy. It appears that in some areas of the corrugated metal roof another type of adhesive cover has been placed over the panels, this maybe to control water leaks.



L. Other - Comments: *Note:* Fences or any detached structure are not part of this inspection.

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments:

Breaker box entrance conductor wire:
 X Aluminum Copper Copper-clad Aluminum

Present conditions:

Main electrical panel with a subpanel are located at the exterior east wall, with alterations of the original system adding 2 additional Sub-panels and main disconnect within the interior of the garage.

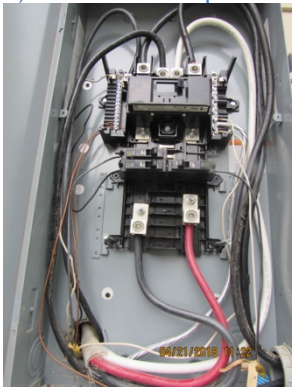
General Information of the present box:

2 Wire 120/240v service from underground feeds electrical panel.
 Ground was an external type on a driven earth ground rod.

Bonding protection was NOT visible to this system.

- 1) Main service rating 200 amps main disconnect. Breaker box has approx. 3 circuit breakers control.
- 2) a Sub panel next to the main at the east exterior wall has 8 breakers.
- 3) Sub Panel "A" at the interior wall of the garage has 125 amps as main disconnect. This appears to be for the electrical generator present.
- 4) Sub Panel "B" at the interior wall of the garage has 7 breakers.
- 5) Sub Panel "C" at the interior wall of the garage with a main disconnect of 100 amps and 6 breakers.

1) Exterior main panel



2) Ext. Subpanel.



3-Interior Sub panels boxes at the garage.



General Information: No "AFCI" ARC- FAULT circuit interrupter breakers present.

This is to comply with bedroom receptacles of 125 volt, single phase, 15-and 20 ampere outlets, of the 2002 NEC (National Electric Code) Listed to provide protection to the entire branch circuit.

This is not complying with the NEC 2008 to be placing ARC- FAULT circuits at all rooms where GFCI are not present including the garage ceiling outlets.

This is for Safety or Fire hazards of the electrical system adopted by NEC current standards.

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

I	NI	NP	D
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A. Service Entrance and Panels - Comments: CONTINUE

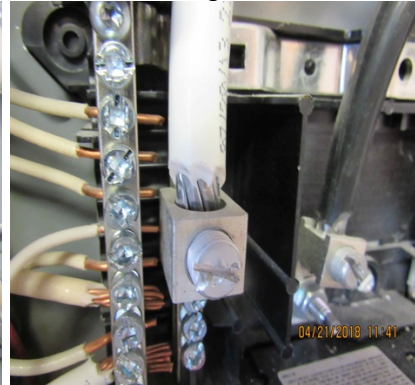
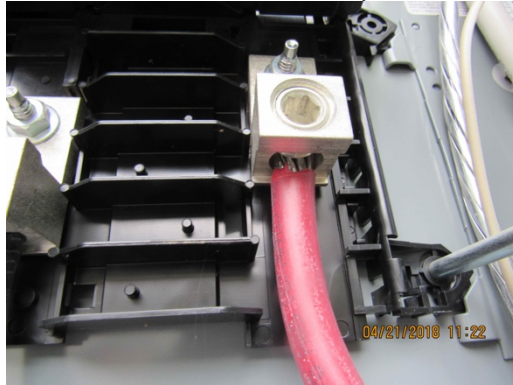
Terminals end entering the breakers were tested for Hot spots. Acceptable even temperature approx. 73 degrees was noted. Ambient temperature was 71 degrees at time of the inspection.

General information: Electrical system for small residential buildings are usually simple in concept and layout. Primary components are service entry, panelboard, and branch circuit in unaltered residential building to be considered intact and safe within its original capacity required by city or municipality authorities for these type of residential building.

Note: This system has been altered from the original single panel box with excessive amounts of panels and sub-panels. It is highly recommended to have a professional Licensed Electrician assess and evaluate fully the Electrical system for code violation, safety or fire hazard conditions. Request warranty and permits from the city or county.

Visible Deficiencies:

D - Antioxidant is needed at the AL (aluminum) conductors at the service entrance wires with entrance lugs. This is to prevent overheating or corrosion. Place antioxidant to the exterior main panel box and interior panel boxes aluminum wiring.



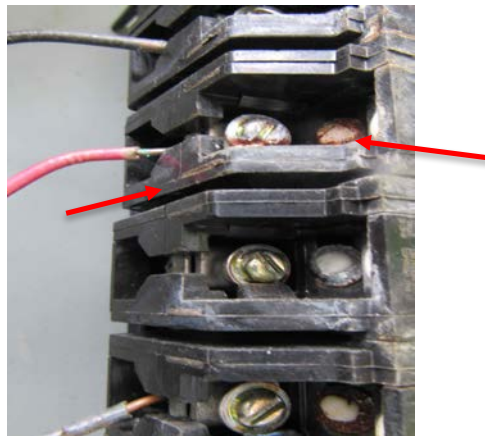
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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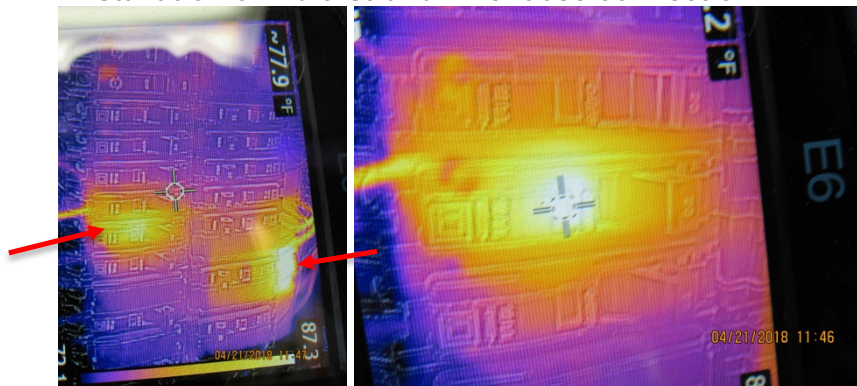
 A. Service Entrance and Panels - *Comments:* CONTINUE

D - Rust/residue is visible over the bodies and screws to the breakers of the exterior panel box. These appear to be receiving water/moisture intrusion.

IRC E3404.7 Integrity of electrical equipment. Internal part of the electrical equipment, including busbars, wiring terminals, insulator and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasive or corrosive residues. There shall not be any damage parts that might adversely affect safe operation or mechanical strength of the equipment



- Sub Panel "B" was tested for hot spots. Increase of temperature due to high resistance, noted with the infrared camera, to the bottom leg connection of wiring to a 30 amp and 20 amp breakers. License electrician to check for loose wiring terminal, loose wire splices or installation of multi strand wire loose connection.



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

I	NI	NP	D	
☒	☐	☐	☒	A. Service Entrance and Panels - Comments: CONTINUE

D - The main exterior panel box and Interior Sub-panels have no bushing protection at the bottom of the boxes where electrical wiring enter/exit the boxes. These should be protected from the sharp edges of the metal box knock-out.

High impact thermoplastic bushing. Flame retardant to 105 degrees C.
The rounded surface of the bushing prevents



- Several blunt screws are missing at exterior panels and interior sub-panels dead front cover or present screws appear to be too short and not securing the panel cover.
- Locking clip to the interior "B" panel door cover is damaged/not present.
- Dead front cover (interior panel cover) of the electrical panels are in need of proper labels to show what circuits breakers control. Some have partial labels others do not have label.



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

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels - <i>Comments:</i> CONTINUE

Additional General Information and Recommendations from these Inspectors

RECOMMENDATIONS:

- Installation Inter-system bonding termination at the wall connected to ground rod is **recommended** at the exterior wall.
General Information from manufacture: The Intersystem Bonding Termination (IBTB), part of the ERITECH® line of Facility Electrical Protection products, is designed to meet the requirements of the 2008 NEC® Article 250.94 “Bonding for Other Systems.” The IBTB is mounted adjacent to the meter base or service entrance equipment and is a convenient way to interconnect and terminate grounding conductors from telephone, CATV or radio and television antennas.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices and Fixtures- <i>Comments:</i> <i>Type of wiring:</i> <u> X </u> Copper <u> </u> Aluminum <u> </u> Copper-clad aluminum
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Polarity test was performed to accessible outlets due to furniture present.

Limitations of this inspection: Inspectors cannot view wiring within the wall and/or alteration made covered by insulation or inaccessible areas.

Smoke detectors are present at bedrooms and hallways.
Recommend to change the battery every 6 months.

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices and Fixtures- *Comments: CONTINUE*

Visible Deficiencies:

D - Ground fault circuit interrupters (GFCI) are needed at outlets at:
 Kitchen X Garage X Baths X Exterior
The kitchen only has one circuit protected with GFCI not the required per code of two independent circuits with GFCI.

Multiple alteration to the electrical system require a full evaluation with a Licensed Electrician, for code violation, safety or fire hazard conditions.

- Loose wiring at the attic and around the Scuttle areas need to be strapped to the structure every 4' and 12 inches from junction boxes. Wires need to be a minimum 6' from any scuttle opening to attic. **Safety hazard.**
 - Electrical extension cords are viewed plug to outlets in the attic. For permanent use of fixtures, permanent acceptable wiring is required per code.
 - Wiring splices need a junction box, secure to the structure.
 - Some junction boxes viewed are not secured to the structure.
 - Wiring staples in some areas are viewed opened, in danger of puncturing the wire if moved. **Safety hazard.**
- See additional related photos on the next page.



I=Inspected

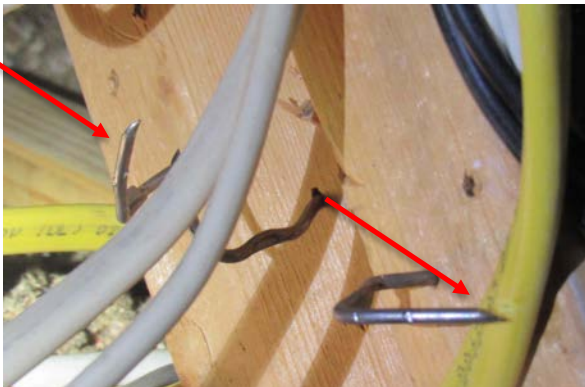
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NP=Not Present

D=Deficiency

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B. Branch Circuits, Connected Devices and Fixtures- Comments: CONTINUE



D - Open ground is noted to outlets at the hall bathroom. These outlets need to be GFCI. This is an alteration of additional two outlets at this location.



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

I	NI	NP	D
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B. Branch Circuits, Connected Devices and Fixtures- Comments: CONTINUE
D - Exposed wires traveling over the ground to a standing bracket/outlet at the front yard need to be in a conduit. (This is an alteration to the electrical system). Safety hazard.



- All exposed wires traveling over the rafters and or crossing metal laminate at the rear attached canopy need to be in a conduit protection. Safety hazard.



- The front exterior lights (2) at the main entry do not meet the require height of minimum of 6'-8". These fixtures are considered to be installed too low over the entrance walkway.

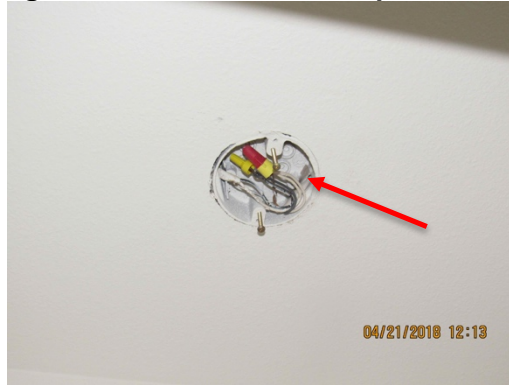


I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D
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 B. Branch Circuits, Connected Devices and Fixtures- Comments: CONTINUE

D - Open electrical box at the ceiling of the S.E. bedroom closet needs a light fixture and/or a blind plate if not in use.



Additional alterations viewed: Light fixture within the soffit of the garage (cancelation of the original light fixture at the wall), additional outlets within the wall cabinet above the microwave (the original outlet has electrical current); outlets at S.E. bedroom above the beds, not with the standard height within the wall from the floor at this bedroom and at the living room area.



Electrical system Repairs and Evaluation are to be done with a Licensed Master Electrician.

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

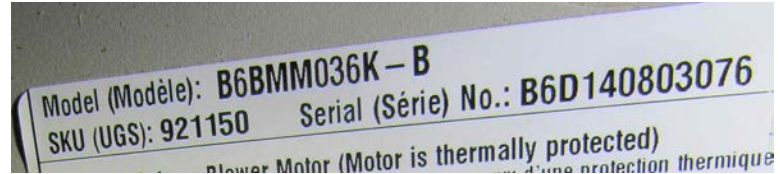
I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **AIR HANDLER.**
 Energy Sources: **ELECTRICAL**
 Comments: "" brand.
 Model: **B6BMM036K-B; 36,000 BTU**

Heating system was tested briefly. Unit did energize.



Visible Deficiencies:

D - Highly recommended to install an independent HVAC switch disconnect to the power line at the attic within reach of the system. Currently it only has the manufacture breakers within the HVAC cabinet.



HVAC system Repairs and Evaluation are to be done with a Licensed HVAC Technician.

B. Cooling Equipment

Type of Systems: **Electrical Condenser Unit.**

Comments:

In general Condenser/evaporator life-span per manufactures is approx. 14 to 16 years.

One condenser unit. Refrigerant R-410A

- **Condenser Unit: Gibson brand. Model JS48D-036KB: 36,000 BTU; 3-TONS; per Serial # MFR date 2014**



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

I	NI	NP	D
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B. Cooling Equipment - Comments: CONTINUE

Exterior temperature approx. 73 degrees.
 Temperature Differential: (Degree readings are in Fahrenheit)
 Supply: 54 degrees Return:64 degrees Differential: 10 degrees



“DELTA –T”- Temperature differential tested, DOES NOT falls within the minimal normal range of the industry standard in the Houston area of 14 to 21 degrees.

Horizontal HVAC System has:

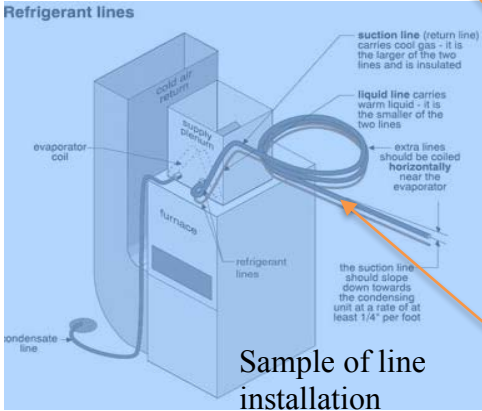
- Electronic float within the unit’s emergency pan.

Visible Deficiencies:

D - Cooling systems need to be serviced and evaluated by HVAC technician. Clean and check evaporator/condenser coil; Check high side and low side pressures, determine if there is any liquid line restriction for refrigerant to function within the acceptable Level to the system or any other component and/or points related for proper functioning of cooling and saving energy.

Note: AC Liquid line is cold to the touch. “This is typically caused by the TXV, evaporator, and compressor being starved of refrigerant from the liquid line restriction. Most of the refrigerant will be in the receiver, with some in the condenser. Low evaporator pressures. This causes the compressor to put the evaporator in a low-pressure situation”.

The temperature differential tested falling out of the acceptable range may be cause by restriction in the liquid line or unbalance refrigerant level in the system.



The “filter/dryer” too close to the evaporator coil at the air handler cabinet. It is recommended for the “filter/dryer to be installed in the liquid line close to the condenser for easy replacement when lines are restricted/contaminated. **There is no sight glass to determine restriction in the line under a restricted visual inspection; typically, this is determined when bubbles appear through the sight glass.** Contamination of the liquid line is possible from overheating line when the filter/dryer was installed (welded) to the soft copper line within a restricted space too close to the air handle housing. System was not viewed with an extra line coiled horizontally, near the evaporator as per standard acceptable installation.



- **The Condenser cabinet is dented. Condenser unit needs to be level over the pad. Currently with excess of noise.**

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

I	NI	NP	D
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B. Cooling Equipment - Comments: CONTINUE

Additional General Information and Recommendations from these Inspectors

Recommendation:

- **Filters needs to be changed approx. every month or as recommended by the filter manufacturer if HVAC system is in use 24 hours seven days a week.**

Dirt that is stopped by the wet cooling coil helps to plug-up the drain and also inhibit the heat transfer to the conditioned air. This may shorten the life of the compressor while raising the cost of the operation when filter is not changed.

Clean and service entire system annually. When doing so replace any defective or excessively worn components. Request warranties for repairs.

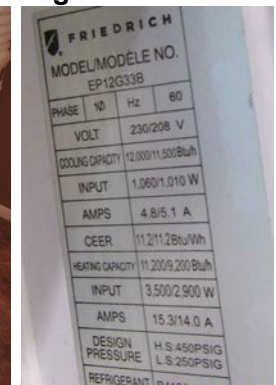
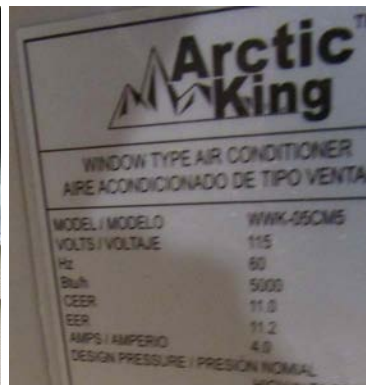
Roof flashing diverter at roof is recommended to protect the motor fan of the condenser unit.

This is a sample of the roof flashing diverter recommended.



Two A/C window units are presnet. One at the master bedroom and a second one at the Dining room. According to the homeowner one of the units can be activated with the generator. One is 12,000 BTU the other is 5,000 BTU.

Both units were tested and are cooling/functioning as intended.



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

I	NI	NP	D
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 B. Cooling Equipment - Comments: CONTINUE

Return air pathway is viewed over the door header of the master bedroom only.



HVAC system Repairs and Evaluation are to be done with a Licensed HVAC Technician.

 C. Duct Systems, Chases and Vents - Comments: Ducts aluminum Flex R.6.0.

Visible Deficiencies:

D - At the intersection of the condition air ducts in contact it is recommended to place a piece of blanket insulation. Aluminum flex ducts in contact with each other in the hot humid environment of the attic transmit electrostatic heat flow (heat transfer) throughout the aluminum surface of the duct promoting the cold ducts in contact causing moist air to drop below dew point dropping condensation in a water form from the duct surface. IRC (International Residential Code) M1601.2



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

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of the water meter: Located at the street curb.

*Location of the main water supply valve: **Was not visible and is recommended to request its location to the current owner.***

Static water pressure reading: 60psi



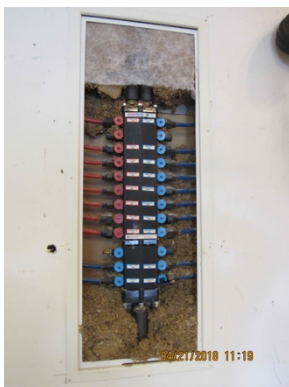
Water supply (cold and hot water) was tested at all fixtures and appears to be functioning as intended. Tubs are not filled with water and backflow drain are not tested.

Supply piping is: ___Copper ___ Galvanized ___P.V.C. & C.P.V.C.
X PEX.

Fixtures tested appear performing the intended function at time of this inspection to the exception of visible deficiencies.

General Information: Supply water pipes are PEX tubing a part of the MANABLOC® system “Modular manifold system” installed at this property at the south wall of the garage.

Per manufacturer, the characteristic of this system is that it can achieve a better distribution and balanced flow so you can turn on several fixtures without noticing a change in pressure and temperature. Uses less water and conserved more energy than other systems. Individual valves control for each fixture from the common Manifold.



Two colors are typical to indicate hot and cold water (blue and red). At the present manifold located at the interior wall of the Laundry room it is visible 15 cold water ports with 1 spare ports for a future use and 8 hot water ports with 1 spare for a future use. Key to turn ON/OFF each valve port is located at the top of the panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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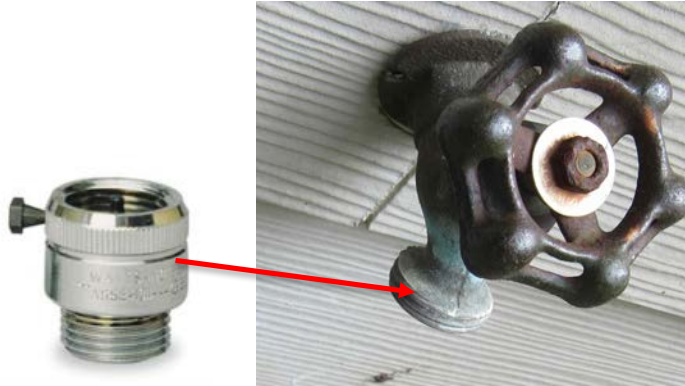
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A. Water Supply System and Fixtures- Comments: CONTINUE

Visible Deficiencies:

D - The rear hose bib needs vacuum breakers (backflow preventer). This prevents any contaminated water in your hose from being sucked back through the house water supply.

Sample of a Vacuum Breaker



- Tub/shower diverter is not functioning at the master bath. No water can be diverted to the tub spout.



- No drain pop-up stopper at the right master lavatory and hall bath lavatory.



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

I	NI	NP	D
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B. Drains, Wastes, and Vents - Comments:

 X P.V.C. Iron Other
Comments: "PVC" pipe venting through roof jacks. Drains are PVC pipes.

Main drain cleanout was visible at the west side, at time of this inspection. Cleanouts elements are necessary for removal of obstructions in drain pipes.

LIMITATION OF INSPECTION: These inspectors do not test the overflow drains of the tubs.

Tested drains at different fixture appear to be functional during the time of this inspection.

Visible Deficiencies:

D - The horizontal drain pipe was viewed from the cleanout with water retention. No standing water should be seen within this main drain pipe. This may indicate a stoppage in the line or improper sloping within the pipe. Typically, this drain pipe is install with 2% slope/grading the community tap sewer line.



A Licensed Plumbing technician should conduct evaluation and repairs when needed.

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

I	NI	NP	D
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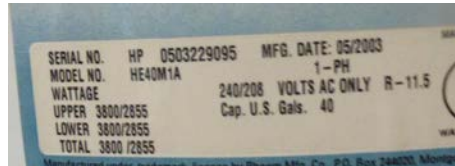
C. Water Heating Equipment

Energy Source: **ELECTRICAL**

Capacity: **40 gallons unit.** Comments: **TPR valves** (temperature pressure relief valve) **are not tested during this inspection.**

Note: TPR valve should be check and tested annually and replaced approx. every 2-3 years as part of maintenance to the system.

“HOT POINT” brand unit. Located Garage. Model HE40M1A. MFR date 5/2003.



Average temperature for hot water supply at different fixtures was 111.3 degrees Fahrenheit at time of the inspection.

General information: Life span of Water Heater per manufacture is approx. from 12 to 14 years. However, the life expectancy varies greatly depending upon local water chemistry.

Visible Deficiencies:

D - In need of repair to the cold and hot water Nipples fitting corroded at its thread to the water heater at top of this unit. (Dielectric nipples are recommended). Avoid leaks at any point.



D. Hydro- Massage Therapy Equipment - Comments:

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

I	NI	NP	D	
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E. Other - Comments:

V. APPLIANCES

A. Dishwashers - Comments: 'WHIRLPOOL' brand. Model DUL140PPSI
A functional unit.

B. Food Waste Disposers- Comments: A functional unit.

C. Range Hood and Exhaust Systems - Comments: Unit is functional as part of the microwave cabinet. A ductless unit.
See microwave for deficiencies.

D. Ranges, Cook tops, and Ovens - Comments:
Electrical Range Oven unit.
Oven temperature was set at 350 degrees and within 25 minutes of heat test performed the temperature received was 347 degrees. Temperature is within the allowable differential. (Differential should fall within 25 degrees above or below from a set temperature.)



Visible Deficiencies:

D - Anti-tip bracket is not present for the Range/oven unit. This bracket (device) when installed at the back of the range prevents it from tipping, if a child-climbs onto the oven door reaching for food.



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

I	NI	NP	D
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 E. Microwave Ovens - *Comments:* Unit is functional.

Visible Deficiencies:

D - Frame of the Microwave door is broken. This possess danger of microwave leak without knowing. **Safety hazard.**



 F. Mechanical Exhaust Vents and Bathrooms Heaters - *Comments:* Functional at bathrooms.

 G. Garage Door Operator(s) - *Comments:*

Visible Deficiencies:

D - Re-adjust Object/pressure sensor of the "GENIE" Garage Operator. The door does not respond to retract to the open position when object is present in the path and makes contact with the door. (Motion sensor to this system is functional)

- Garage operator is missing the light diffuser and one of the light bulbs.



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

I	NI	NP	D
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 H. **Dryer Exhaust Systems** - *Comments:* **Dryer exhaust vent pipes to the exterior.**

General advice: Clean air dryer vent at least once a year from lint debris.

Visible Deficiencies:

D - The Dryer exhaust pipe is permitting lint debris within the attic space. This is considered a Fire hazard. Cleaning/extending the pipe over the roof line may be recommended first and/or an exhaust boost fan. See sample below.



It is recommended to install and exhaust booster fan within the run of the vent pipe. This would aid to exhaust excess of moisture and lint as intended through a mechanical system "DBF 110 FAN TECH" due to the present conditions of the present exhaust pipe inspected at this dwelling. This system control automatically operates the booster fan whenever the dryer is running. Photo below is a sample of the type of booster fan recommended.



 I. **Other** – *Comments:*

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

I	NI	NP	D
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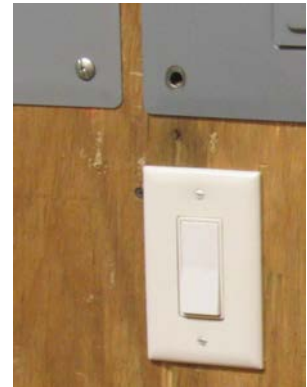
VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - Comments:

Type of Construction: None conventional Automatic Spray System

Comments:

Currently the system in place does not have a panel control. It is controlled with a switch (ON/OFF) at the east wall of the garage under one of the Electrical panels. System does not have a vacuum breaker, one of the most important components of any sprinkler system.

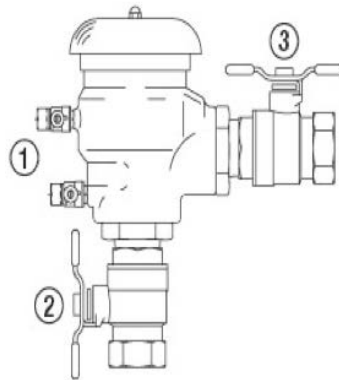


Visible Deficiencies:

D - Sprinkler system should have any one of the following types:

Atmospheric –type vacuum breaker, a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. None of the above-mentioned vacuum breakers were visible.

Pressure Vacuum Breaker



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

Type of Construction:

Comments:

C. Outbuildings - Comments:

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i></p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>E. Private Sewage Disposal (Septic) Systems <i>Type of Construction:</i> <i>Location of the Drain Field:</i> <i>Comments:</i></p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F. Other - Comments:</p>
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**An Electrical Generator present at the garage is not part of this inspection and is not inspected.
 Recommend to request manuals and assess as needed with a Professional in the field.**

ADDENDUM: REPORT OVERVIEW

This is an approximately 15 year old house. Ongoing maintenance is always required and improvements to the systems of the home will be needed on regular bases.

The Scope of the Inspection:

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during inspection. **Unexpected repairs should still be anticipated.** The inspection should not be considered a guarantee or warranty of any kind.

The inspection is visual only. Building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling building components is performed.

Weather conditions during Inspection:

Dry weather prevailed at time of the Inspection.

Present at time of the inspection were:

Buyer: Mr. Christopher Jones

Sellers: Current Owners present at the end of this inspection.

Inforealty Inspections: Mr. Rudolph Depena and Mrs. Martha Kaplan inspectors.

Property Description: Wood construction with Brick and siding veneer on slab.