

RedFish Inspections

Property Inspection Report



4327 Croft Creek Dr, Spring, TX 77386
Inspection prepared for: Harold Andrew
Real Estate Agent: -

Date of Inspection: 12/12/2018 Time: 11:00 AM - 1:00 PM
Age of Home: New Size: 2738 sqft
Weather: Sunny

Inspector: James Sprouse
License #22537
and
Kelli Trout #23376
1002 Gemini st, Suite 200, Houston, 77058
Phone: 713-568-8184
Email: will@redfishinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Harold Andrew
(Name of Client)

Concerning: 4327 Croft Creek Dr, Spring TX, 77386
(Address or Other Identification of Inspected Property)

By: Kelli Trout #23376 12/12/2018
(Name and License Number of Inspector) (Date)

James Sprouse, License #22537
(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of inspection: Buyer's Inspection
Approximate age: New
Building Style: 1 story, Single Family Home

General Appearance: Good
Street Entrance Faces: South - East
State of Occupancy: Vacant

Weather Condition: Sunny
Ground Cover: Dry
Temperature: 66 F

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): **Slab Foundation**

Comments:

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

FOUNDATION LEVEL

NOTE: A precision pressurized hydrostatic altimeter was used to measure the level of the foundation (the yellow rectangles photographed in this section). This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the buyer a baseline for future movement.

The digital reader which the unit is in inches, was "zeroed" at the front door. A level/measurement was then taken at the different corners of the foundation and any other areas we considered necessary. A generally accepted standard of one half inch in ten feet (1/2" in 10') was used to determine if the foundation was considered flat within tolerance.

Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential. We have not yet found a perfectly flat foundation.

Should you have any questions concerning this tool or data, please ask the inspectors.

FOUNDATION PERFORMANCE

In our opinion the foundation was performing as designed at the time of inspection.

There were no indications of settlement and / or common cracks noted on the interior/exterior walls. No noticeable movement noted in the accessible attic space of this structure. The floors were all level within construction standards. If there are any concerns, we recommend having a certified & licensed structural and / or foundational specialist inspect structure.

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The structure had attaching slabs “expansion joints” between the driveway and the garage/house. This is a location for wood destroying insects (termites) to enter the home. Home owner needs to perform frequent inspections of these areas.

Hairline cracks were on the foundation. Cracking in post tensioned slabs prior to tensioning the strands/tendons is very common and this situation has a specific name called “Restrained to Shortening” or RTS cracks. As concrete shrinks during the drying process it would not crack if it were supported by a perfectly smooth frictionless surface, but in reality this is not the case. The ground surface the slab is poured on will restrain the concrete from sliding, which develops stresses in the concrete causing cracks to develop, i.e. RTS cracking. If reinforcing steel or wire mesh were added near the surface (1.5” to 2” below the top) it would strengthen the concrete and help resist the dry shrinkage forces that develop, however most post tensioned residential slabs typically do not have any reinforcement other than the post tension cables, which are not designed for dry shrinkage. The good news is these RTS cracks are typically harmless and may partially close up if not too much debris has fallen in these cracks before the cables are tensioned. These cracks were located in the garage.



Driveway/walk to foundation:
Monitor area for insect activity



Garage: RTS hairline crack



Front door



Office 1



Bedroom 3



Living room

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I	NI	NP	D
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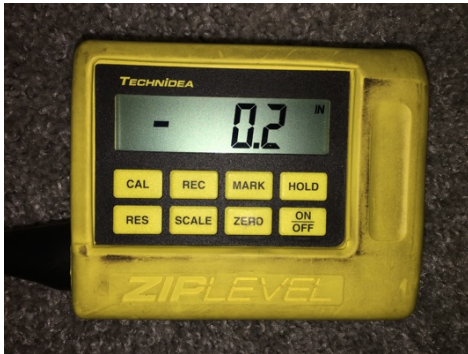
Back Door



Breakfast nook



Kitchen



Bedroom 4



Garage man door

B. Grading and Drainage

Comments:

C. Roof Covering Materials

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

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

GUTTERS / DOWNSPOUTS

RECOMMENDATION: This structure had an incomplete gutter system. We recommend gutters to be used under all roof sides to redirect water from the roof to the downspouts and extensions 5 feet away from the foundation.

FLASHINGS

Exposed nail heads were noted at the roof protrusions and/or ridge shingles. Nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

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SLOPED ROOFING

Debris was noted on the roof in the rear and should be removed. All nails should be removed. As the sun heats the shingles, the nail heads will sink into the roof covering which will leave indentations. We recommend cleaning to prevent damaging the shingles.



Front



Incomplete gutter system



Downspout extension missing, discharge on roof



Left



Rear



Right



Exposed nail heads



Remove debris

X			X
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D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
 Approximate Average Depth of Insulation: 0 to 12 inches
 Comments:

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

ROOF STRUCTURE

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

ATTIC INSULATION / VENTILATION

We recommend the level of ventilation be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.



Front to rear



Rear to front



Insulation level

X			X
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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: brick veneer, manufactured stone, interior walls: painted drywall
 Comments:

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

EXTERIOR WALLS

An expansion joint on the exterior brick wall was missing caulk. We recommend caulking to prevent excessive moisture and insect intrusion. This was noted on the left, right, rear.

INTERIOR WALLS

Hairline/shrinkage cracks were noted in the interior walls. This condition was mainly cosmetic in nature and should be patched. This was noted in the breakfast nook.

Wall patching was noted. This indicates previous work was performed and we recommend monitoring the area. This was observed in the bedroom 1.

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I	NI	NP	D
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Multiple chips/scratches were noted in the kitchen countertops. We recommend consulting with the manufacturer and following their instructions for proper repairs.



Left: incomplete caulk at expansion joint



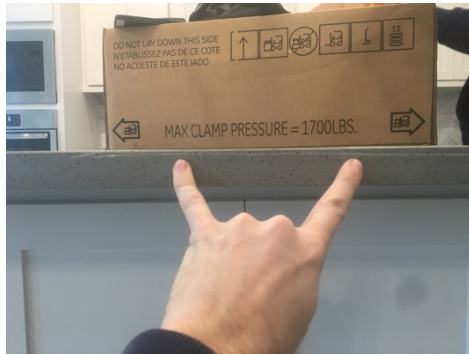
Rear: missing caulk at expansion joint



Breakfast nook: hairline crack



Bedroom 1: patching



Kitchen: scratches in counter top



Kitchen: chips in counter top

X			X
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F. Ceilings and Floors

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

Comments:

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

CEILINGS

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

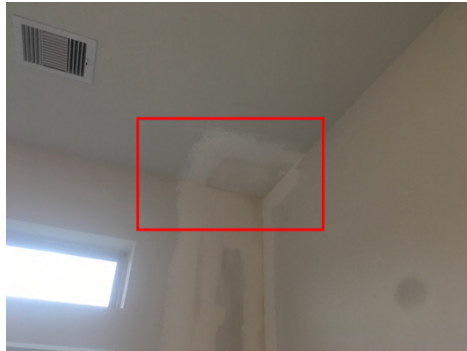
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I	NI	NP	D
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Bedroom 1: patching

X			X
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G. Doors (Interior & Exterior)

Comments:

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

INTERIOR DOORS

A damaged door was noted within the house. We recommend having this repaired. This was observed in the foyer/hallway.

EXTERIOR DOORS

Missing weather stripping was noted on an exterior door. We recommend having this repaired to reduce air and moisture infiltration. This was observed at the garage man door and the back door.

Daylight was observed coming through an exterior door when closed. We recommend having this adjusted or additional weather stripping be added to prevent air infiltration. This was observed at garage man door and the back door.



Foyer/hallway: damaged door



Garage man door: missing weatherstripping



Garage man door: daylight coming through

X			X
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H. Windows

Window Types: **PVC**, single-hung style, picture, double pane

Comments:

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

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

It may be desirable to replace window screens where missing. We recommend consulting with the owner regarding any screens that may be in storage. This was observed around the house.

A window was out of square however it still operated as designed. We recommend monitoring this for future movement. This was observed the office 1.



Around the house: missing screens



Around the house: additional caulk needed



Office 1: window out of square

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I. Stairways (Interior & Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations: Fireplace was located in the living room

Types: Fireplace was prefabricated

Comments:

NOTE: We recommend all repairs/improvements/replacements to the fireplaces/chimneys be performed by a professional, competent and qualified chimney specialist.

The fireplace operated as intended at the time of the inspection.

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I	NI	NP	D
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Fireplace fired up

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

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

PORCH

Hairline cracks were observed in the porch slab. These are not uncommon, where under 1/4 inch wide and should be monitored.



Back porch: hairline crack

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations: Electrical service panel was located in the garage
Materials & Amp Rating: The aluminum feeders were 2/0 AWG rated for 150

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I	NI	NP	D
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amps, the service breaker was rated for 150 amps and the panel was rated for 150 amps. The maximum service was the smallest rating of these three number which was 150 amps.

Comments:

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

SERVICE PANEL

The service panel performed as designed at the time of inspection.



Garage: service panel



Service panel with deadfront removed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper wiring

Comments:

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

FIXTURES

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

OUTLETS

All receptacle outlets tested were found to be functioning as designed at the time of the inspection.

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I	NI	NP	D
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Front right: inoperative fixture



Pantry: inoperative fixture

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air, the furnace was located in the attic
 Energy Sources: The furnaces were gas powered
 Comments:

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

FURNACE OPERATION

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



Furnace model and serial numbers



Furnace fired up



Hot air temperature

B. Cooling Equipment

Type of Systems: Central forced air, **split system**, The condensing coil was located on the right side of the house, the evaporating coil was located in the attic.

Comments:

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

TEMPERATURE DIFFERENTIAL

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

The temperature differential was 16 degrees.

EVAPORATOR UNIT

The primary condensate drain line cleanout did not have cap. We recommend adding one to prevent debris from clogging the line.

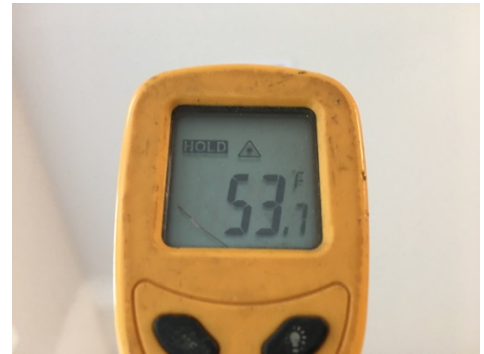
The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils.



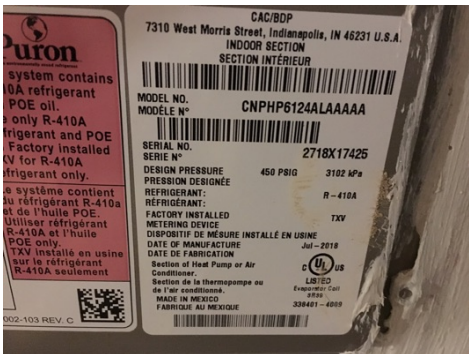
Condenser unit model and serial numbers



Return temperature



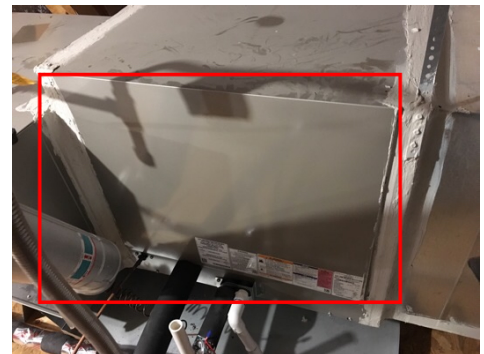
Vent temperature



Evaporator unit model and serial numbers



Cap missing on primary condensate drain line cleanout



Attic: Evaporating coils sealed/unable to view coils

X			
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C. Duct Systems, Chases, and Vents

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I	NI	NP	D
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Comments:

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: Unable to locate
 Location of Main Water Supply Valve: Right side
 Comments:

Static Water Pressure Reading: 62 psi

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

DISTRIBUTION PIPE MATERIAL

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

Water supply material:

A loose supply line was noted under a bathroom lavatory. We recommend having this secured. This was observed in bathroom 2 at the right lavatory.

BATHROOM LAVATORIES

Stoppers were noted missing at a bathroom lavatory/tub. We recommend having stoppers installed to prevent damage to the drainage system from foreign objects. This was observed in bathroom 2 at the right lavatory.

BATHTUBS/SHOWERS

The bathroom shower diverter did not fully divert the water from the spout to the shower head. We recommend having this adjusted so as to operate as intended. This was observed in the bathroom 1.

There was missing hardware to a bathtub/shower. We recommend having these fixtures further evaluated and repaired as needed once installation is complete . We observed this in each bathroom.

LAUNDRY ROOM

The washing machine supply connections were oriented in such a way that may make it difficult to connect an appliance. We recommend having this corrected to prevent damage to the supply lines during connection.

The water temperature was measured at 124 degrees. This is scalding. We recommend reducing the temperature at the water heater to maximum 120

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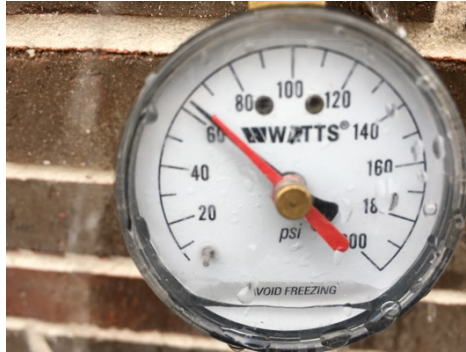
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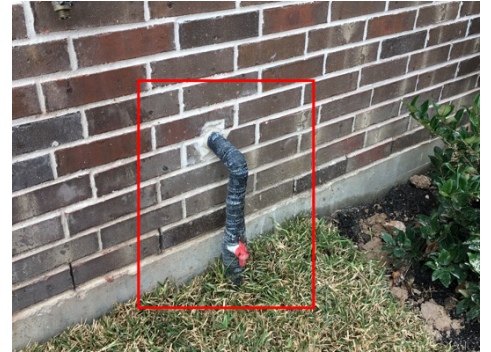
degrees.



Laundry room: washing machine connections improperly oriented



Static Water Pressure



Right: Main Water Shutoff valve



Bathroom 2: missing stopper at right lavatory



Bathroom 3: inoperable stopper



Bathroom 1: missing hardware



Bathroom 1: diverter not ok



Bathroom 2: loose supply line



Hot water temperature: Scalding

X			X
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B. Drains, Wastes, and Vents

Comments:

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

MAIN CLEANOUT

The main cleanout was located on the front.

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I	NI	NP	D
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BATHROOMS

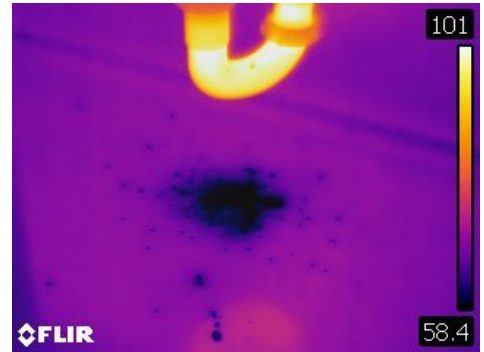
A leak was noted under a lavatory at the drain. We recommend having this repaired. This was observed in bathroom 3.



Bathroom 3: leak at drain connection



Bathroom 3: water on cabinet floor from leak at drain



Bathroom 3: Thermal image of water on cabinet floor from leak at drain



FYI: Main Cleanout located on the front

X			X
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C. Water Heating Equipment

Energy Source: Water heaters were gas powered, located in the attic

Capacity: Units were 40 gallons

Comments:

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

PRESSURE RELIEF VALVE

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

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

I	NI	NP	D
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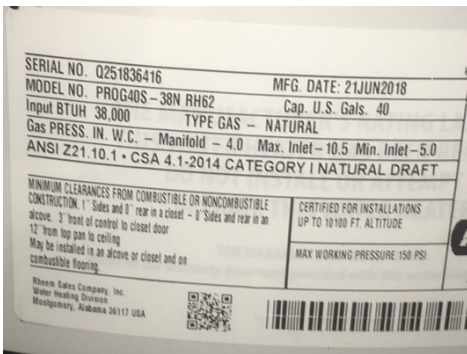
inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

DRAFT DIVERTER

The draft diverters of the gas-fired water heaters were inadequately fastened at the time of the inspection. We recommend repair.

BURN CHAMBER

The unit 1 (rear) water was missing the shield/cover at the burn chamber opening. We recommend having this replaced.



Unit 1: Model and Serial numbers Unit 2: Model and Serial numbers

FYI: Test TPR Valve yearly



Unit 1: missing shield

Unit 1: loose diverter leg

Unit 2: loose diverter leg

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

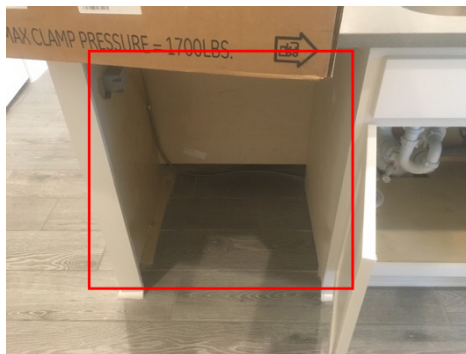
I	NI	NP	D
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V. APPLIANCES

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

Dishwasher installation was incomplete at the time of the inspection.



Dishwasher not installed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

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



Model and Serial numbers

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

Installation of the range hood vent was incomplete at the time of the inspection.

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

I	NI	NP	D
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Range hood not installed

D. Ranges, Cooktops, and Ovens

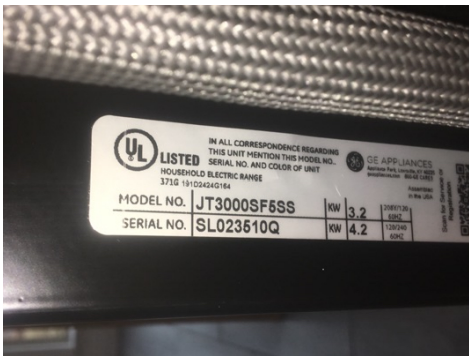
Comments:

OVEN

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

COOKTOP

The cooktop installation was incomplete at the time of the inspection.



Oven model and serial numbers



Oven temperature when set on bake at 350 degrees



Cooktop not installed

E. Microwave Ovens

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Model and Serial numbers



Microwave on

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

The bathroom fans functioned as intended under their normal operating mode.

The bathroom fans functioned as intended under their normal operating mode.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type: Roll-up door

Comments:

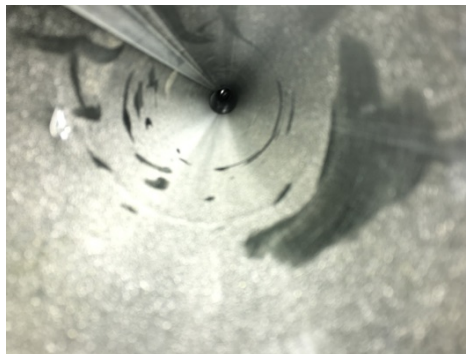
The garage door opener was functioning as designed under its normal operating mode, at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

GENERAL CONDITION

The dryer vent was found to be clear at the time of inspection.



Dryer vent: clear

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observations:

Glossary

Term	Definition
Flashing	"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typically, flashing will be installed in areas such as roof and wall penetrations such as vent pipes, chimneys, skylights and transition areas where dissimilar roofing materials or different roof slopes meet. Flashing is also used at windows and decks.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
attic insulation	A house with poor insulation will have increased heating and cooling costs. During the heating season homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than resulting in increased heating costs. During the cooling season homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof-covering material radiates downward into the living space. Air sealing and attic access insulation is also an important factor in having a good insulation system installed.
exposed nail heads	Exposed nails will rust and shrink and allow moisture intrusion into the wood and attic below. These leaks can go unnoticed for a long period of time causing rot and mold issues. All exposed nail heads should be with a sealant compatible with the roofing or flashing material should installed.
slab foundation	<p>This residence has a SLAB foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.</p> <p>Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.</p> <p>Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.</p>

split system	A split system is present when the cabinet housing the compressor, cooling fan and condensing coils is located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet is typically located at the exterior. The evaporator coils designed to collect heat from the home interior are typically located in an interior cabinet.
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Report Summary

STRUCTURAL SYSTEMS		
Page 7 Item: C	Roof Covering Materials	Debris was noted on the roof in the rear and should be removed. All nails should be removed. As the sun heats the shingles, the nail heads will sink into the roof covering which will leave indentations. We recommend cleaning to prevent damaging the shingles.
PLUMBING SYSTEM		
Page 17 Item: A	Plumbing Supply, Distribution System and Fixtures	The water temperature was measured at 124 degrees. This is scalding. We recommend reducing the temperature at the water heater to maximum 120 degrees.
Page 18 Item: B	Drains, Wastes, and Vents	A leak was noted under a lavatory at the drain. We recommend having this repaired. This was observed in bathroom 3.