



NationSpec Home Inspection

-Home - Commercial - Mold - Stucco - Termite

**Licensed Professional Inspector TREC 23360, 23043 - Licensed Mold Assessment Consultant MAC 1685
-Licensed Termite Technician TDA 772239**



23615 San Servero Dr, Katy, TX 77493

Inspection prepared for: Ashok Kumar

Real Estate Agent: Karlee Thoen - Cinco ranch realty group

Date of Inspection: 4/13/2022 Time: 2:00 PM

Age of Home: 2015 Size: 2183

Order ID: 3993

Inspector: Grant Vogelsang



PROPERTY INSPECTION REPORT

Prepared For: Ashok Kumar
 (Name of Client)

Concerning: 23615 San Servero Dr, Katy, TX 77493
 (Address or Other Identification of Inspected Property)

By: Grant Vogelsang, 4/13/2022
 (Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Table Of Contents

STRUCTURAL SYSTEMS	4-13
ELECTRICAL SYSTEMS	14-15
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	16-19
PLUMBING SYSTEMS	20-23
APPLIANCES	24-27
OPTIONAL SYSTEMS	28
Glossary	29
Report Summary	30

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

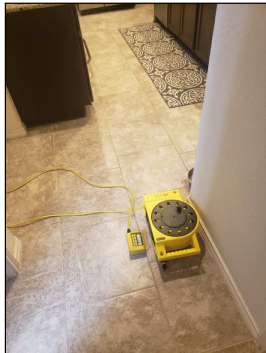
Post tension slab foundation

Comments:

A.1. NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted

A.2. It is the opinion of the inspector that the foundation is performing its intended function at the time of inspection. This is no guarantee of any unforeseen issues or future movement.

A.3. Corner Pop observed. This is not a structural issue. It is caused by the thermo-expansion of the brick and that expansion of the brick, cracks the corner of the foundation which is the weakest area. Recommend repairing this area with an approved material for this type of application (generally "epoxy based cement")



Hallway, zero point



Front door 0.6



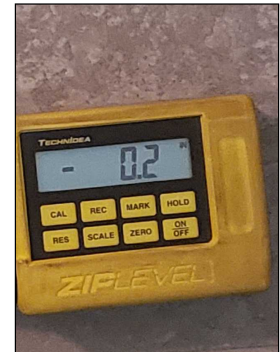
Front left bedroom, front left corner 0.6



Dining room window -0.1



Kitchen, near refrigerator -0.4



Living room, back left corner -0.2

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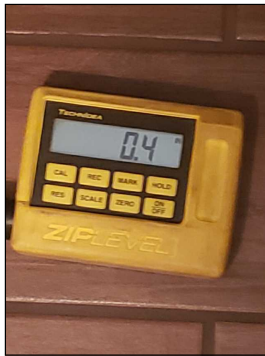
Primary bedroom, back right corner 0.2



Back door 0.1



Primary bathroom near tub 0.1



Middle right bedroom window 0.4



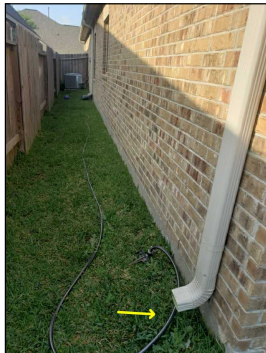
Front right bedroom, front right corner 0.4

B. Grading and Drainage

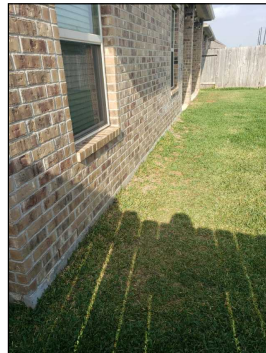
Comments:

B.1. Surface and french drains observed and not tested at the time of inspection

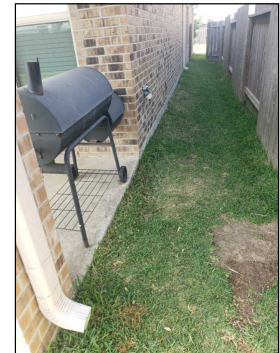
B.2. Missing downspout splash blocks noted in multiple locations



Right side grade, missing splash blocks in multiple locations



Back side grade



Left side grade

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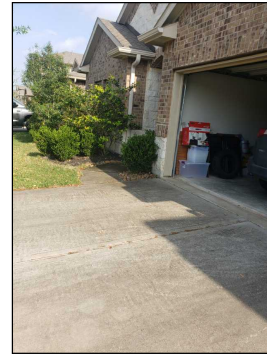
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Drainage system noted



Front side grade

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

Architectural asphalt composition shingles noted

Viewed From:

Roof

Ladder

Comments:

C.1. Notice: This limited visual inspection is not a certification or warranty, expressed or implied, that the roof covering will not leak. Simply viewing the roof surface may or may not tell if it leaks or not. This inspection is not designed for the purpose of underwriting or insurability.

C.2. As per the Owners documentation; the age of the existing roof is approximately 7 years old

C.3. Some shingles appear loose, missing, damaged, not properly adhered, curling and/or lifting at one or more areas. See photos

C.4. Flashing repairs, paint, and/or sealant need in areas, (See photos). Recommend repairs by a qualified roofing contractor.

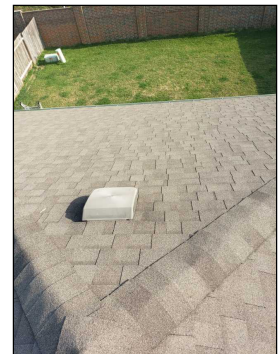
C.5. Underlayment was not covering drip edge and/or is installed under the drip edge at one or more eaves. Underlayment shall be installed over the drip edge along the eaves and under the drip edge along the rakes.



Underlayment not properly installed over drip edge



Right side overview



Back side overview

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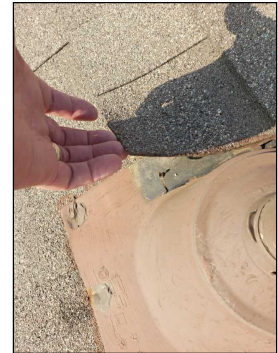
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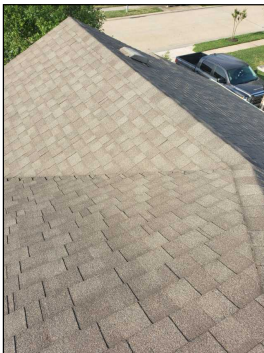
Left side overview



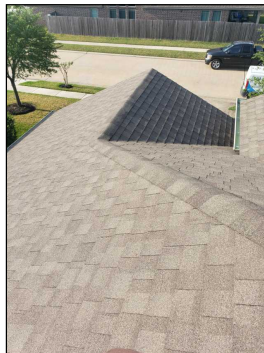
Recommend adding sealant to all plumbing vents at the boot/pipe interface



Some shingles would lift up around vent flashing, needs sealant



Front left overview



Front right overview



Nail pop noted

D. Roof Structure and Attics

Viewed From:

Attic

Approximate Average Depth of Insulation:

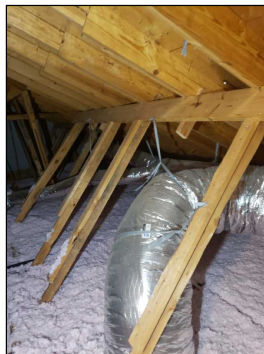
Blown-in insulation was noted at {10' - 11"}

Comments:

D.1. The attic structure was observed to be conventionally framed with rafters, purlins and collar ties



Roof structure



Roof structure



Insulation is 10 to 11 inches deep

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E. Walls (Interior and Exterior)

Wall Materials:

Exterior brick veneer and/or structural walls noted

Exterior stone and grout walls noted

Drywall walls noted on interior

Comments:

E.1. NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. The heavy plant material may limit the Inspectors visual observation of the existing surfaces

E.2. Elastomeric caulking improvements are recommended between the exterior veneer and the window frames. See photos.

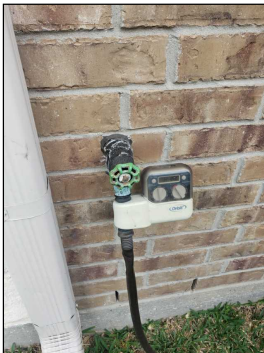
E.3. Elastomeric caulking is recommended for the area between the exterior veneer and the garage door trim boards. See photos.

E.4. The area on the exterior veneer at the water hose bib should be properly sealed

E.5. The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant

E.6. It was observed that one or more areas of the exterior surfaces was in need of repair and/or painting

E.7. Mortar improvements/brick pointing is required on the exterior masonry veneer. See photos.



Right side, properly seal all wall penetrations



Front right, corner pop noted



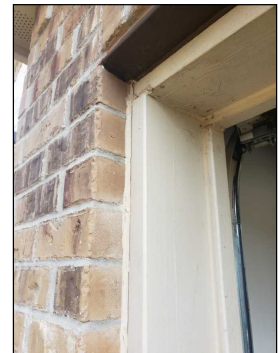
Front, reseal around outdoor light fixture



Front, needs caulking improvements
REI 7-5 (05/4/2015)



Front, needs caulking improvements



Front, needs caulking improvements

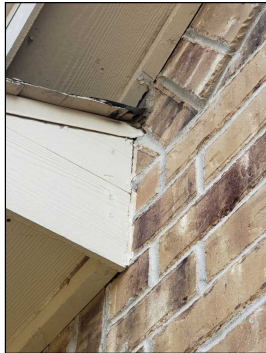
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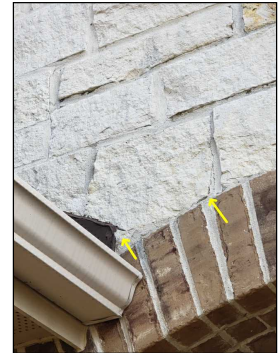
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Front, needs caulking improvements



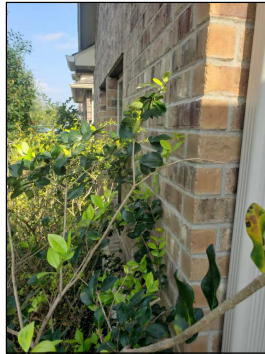
Front, needs mortar pointing



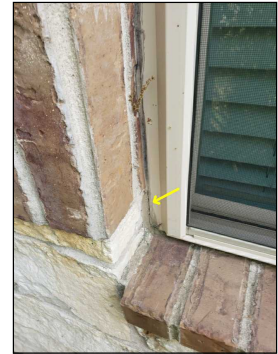
Front, needs mortar pointing



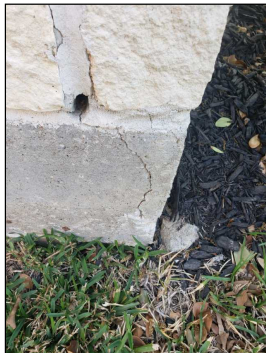
Front, needs mortar pointing



Front, heavy foliage noted



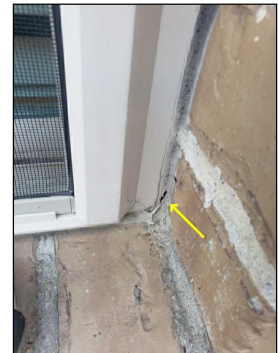
Front, needs caulking improvements



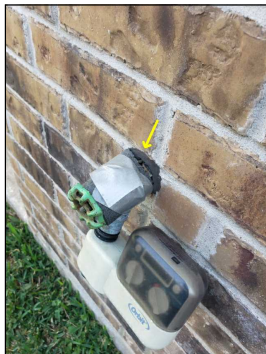
Front left, corner pop noted



Left side, needs caulking improvements



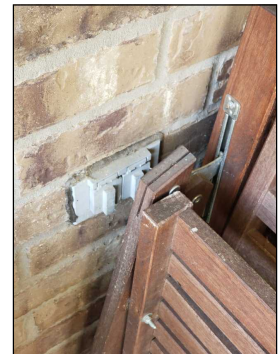
Left side, needs caulking improvements



Left side, properly seal all wall penetrations



Back side, pet damage noted and needs paint



Back side, ALL outdoor outlets should have bubble covers and caulked around base

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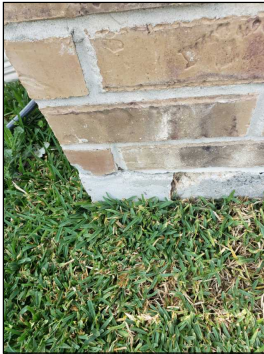
Back side, needs caulking improvements



Back side, needs caulking improvements



Back side, needs caulking improvements



Back right, corner pop noted



Right side, needs caulking improvements



Right side, needs caulking improvements



Right side, needs caulking improvements

F. Ceilings and Floors

Ceiling and Floor Materials:

Ceiling is made of drywall with popcorn and/or texture finish

Floors had tile and/or stone covering in one or more areas

Comments:

F.1. Ceiling stress and/or joint cracks were observed

F.2. Possible water stains were observed on the ceiling. The cause and remedy should be further evaluated and corrected as necessary

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Primary bathroom, possible water stain noted



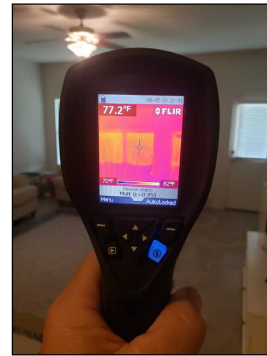
Area appeared dry at the time of inspection using infrared camera



Primary bedroom, caulking cracks noted



Hall bathroom, sheetrock cracks noted



Ceilings and walls were scanned using infrared camera and no significant anomalies were observed

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-
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G. Doors (Interior and Exterior)

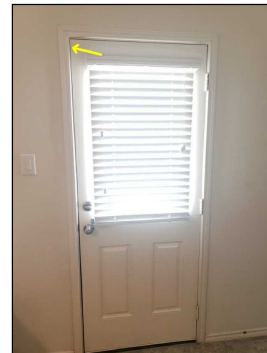
Comments:

G.1. Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep

G.2. Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware



Back door, damaged weather stripping noted



Back door sticks at top

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H. Windows

Window Types:

Windows are vinyl clad

Windows are single hung type

Gas filled and/or low-emissivity type windows

Comments:

H.1. All window components were found to be performing and in satisfactory condition at the time of the inspection

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

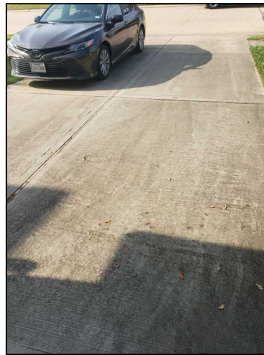
Comments:

K.1. Cracking was observed in the concrete garage or patio surface

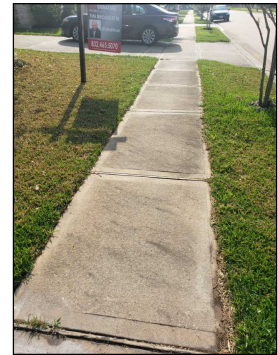
K.2. Note that minor settlement or "hairline" cracks in garage or patio slabs are not typically noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.



Front entry and walkway



Driveway



Sidewalk



Garage floor



Minor cracks in garage floor noted



Back porch

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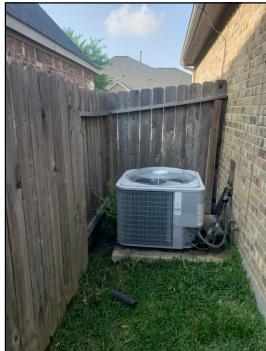
L. Other

Materials:

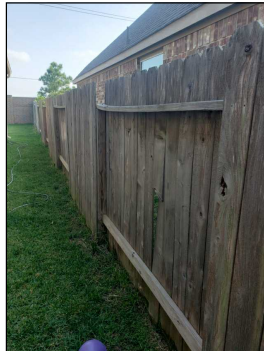
{6'} wood stockade fence noted

Comments:

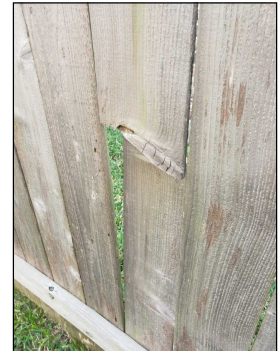
L.1. One or more wood pickets damaged, partially detached, and/or missing in fence line



Right side fence



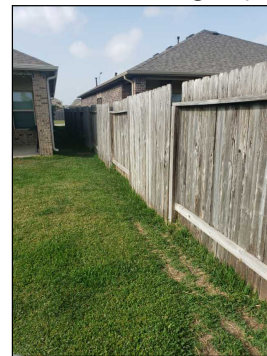
Right side fence



Damaged pickets noted



Back side fence



Left side fence and gate

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

The electrical panel is located in the garage

Although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not trained to the same extent as electricians, and will not be familiar with all of the many different electrical systems and components installed over the years. The electrical system a home may be affected by the following: - building Code requirements; - local building practices; - installation workmanship; - adequate maintenance practices; - original construction budget; and - changes made by homeowners; Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes that were in effect at the time the home was originally built, or additional work requiring a permit was performed.

Materials and Amp Rating:

Aluminum conductors for main service lines

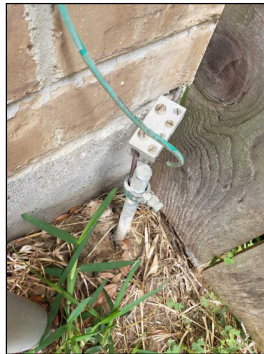
150 amp

Comments:

A.1. All components of the main service panel appear to be properly installed and functioning as intended



Electric meter



Grounding conductor, rod and clamp



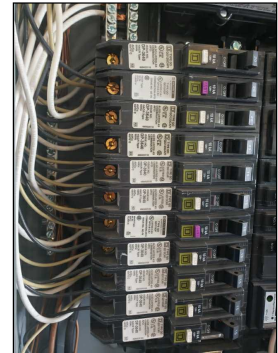
Square D 150 Amp service entrance panel, properly labeled



Aluminium service entrance conductors with anti-oxident grease



Right side breakers



Left side breakers

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper wiring

Comments:

B.1. One or more outlets were loose in wall and should be corrected



Primary bathroom, outlet is loose in wall and should be corrected

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

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

A. Heating Equipment

Type of Systems:

Gas fired forced hot air
Energy Sources:

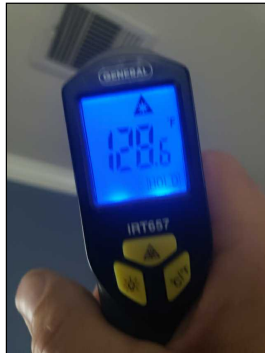
The furnace is gas powered
Comments:

A.1. The unit(s) appeared to be functional at the time of the inspection

A.2. Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission (TREC); this procedure is prohibited and the inspection of the heat exchanger was limited



Primary bathroom 126



Primary bedroom 129



Living room 139



Kitchen 115



Dining room 123



Front left bedroom 119

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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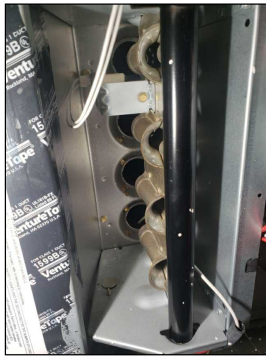
Middle right bedroom 118



Front right bedroom 135



Furnace unit, gas shutoff valve, sediment trap and vent



Furnace burners and heat exchanger



Data plate



Roof vent penetration

B. Cooling Equipment

Type of Systems:

The home has a split system.

We recommend a yearly maintenance schedule for your mechanical system with a licensed HVAC technician to keep the system operating efficiently. Always keep service records.

Comments:

B.1. This unit(s) appeared to be functional at the time of inspection

B.2. Temperature differential registered within the recommended 14-22 degree accepted average.

B.3. Refrigerant lines are missing insulation at the **A/C** unit

B.4. Float switches were not present during the inspection. A float switch is essentially an electronic water sensor for your HVAC system. What it does it gives your AC system the ability to detect if it has a clogged drain, and if the switch detects a clogged drain scenario, it immediately shuts the system off.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Primary bathroom 58



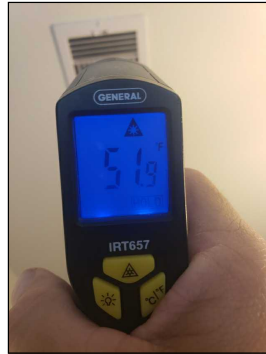
Primary bedroom 56



Living room 53



Kitchen 54



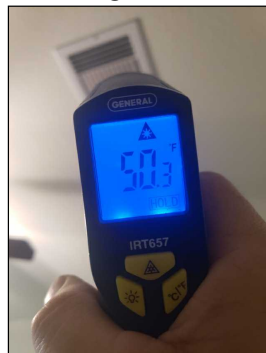
Dining room 52



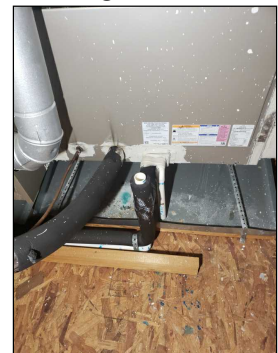
Middle right bedroom 51



Front right bedroom 52



Front left bedroom 50



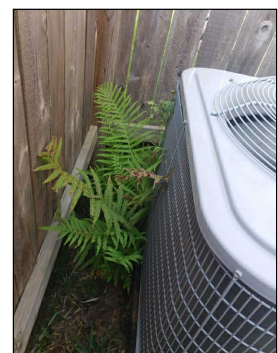
Evaporator coil unit, primary drain, secondary drain, pan and pan drain. No float switch noted



Data plate



Carrier 3 ton condenser unit manufactured in 2015



Remove vegetation growing near unit

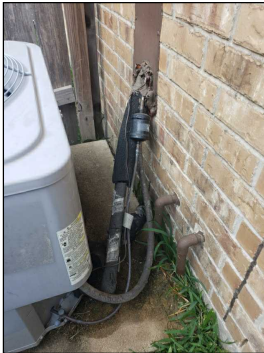
I=Inspected

NI=Not Inspected

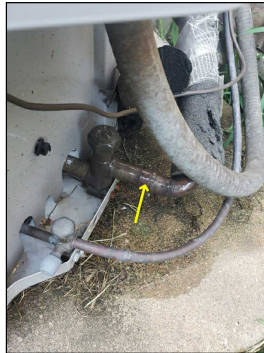
NP=Not Present

D=Deficient

I	NI	NP	D
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Electrical, refrigerant lines and insulation



Missing insulation noted



Data plate



Disconnect switch

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents



Ductwork was properly hung from roof structure and not touching each other

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

Front of structure

Location of Main Water Supply Valve:

Right side

Comments:

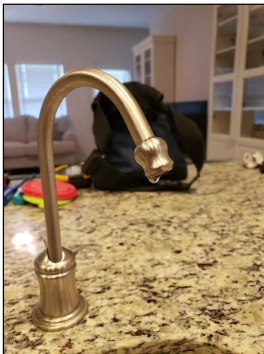
A.1. Type of Supply Piping Material: PEX

A.2. The static water pressure was approximately 65 PSI. The normal operating range is between 40 and 80 PSI

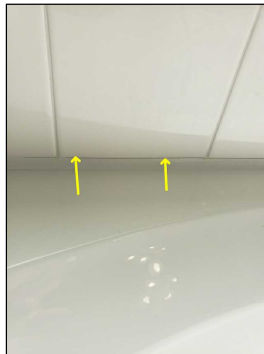
A.3. Missing and or damaged grout was observed in the shower area and should be corrected to avoid future water penetration

A.4. Caulking improvements needed in one or more locations

A.5. Kitchen, filtered water spicket drips



Kitchen, filtered water spicket drips



Primary bathroom tub, needs caulking improvements



Primary bathroom shower, damaged grout noted



Hall bathroom, cracked or missing grout noted



Garage, water supply shutoff valve



Static water pressure is approximately 65 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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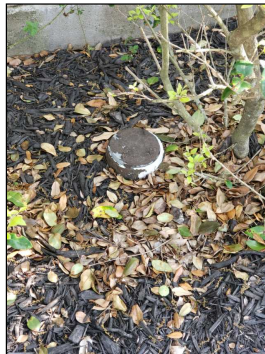
Water meter

B. Drains, Wastes, and Vents

Comments:

B.1. Type of Drain Piping Material: PVC

B.2. The exterior main cleanout was located at the front of the structure



Front, main waist cleanout

C. Water Heating Equipment

Energy Source:

Water heater is natural gas

Water heater is located in the garage

Capacity:

Unit is 40 gallons

Comments:

C.1. The water heater and its components were found to be performing at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

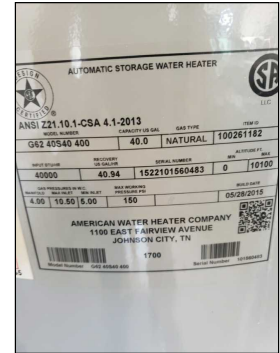
I	NI	NP	D
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American 40 gallon gas water heater manufactured in 2015. TPR valve/drain, gas shutoff valve, sediment trap, heat controls, pan and pan drain



Water supply lines and vent



Data plate

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter

The gas meter was located on the right side of the structure.

Type of Gas Distribution Piping Material

The gas piping consisted of black steel

Comments:

E.1. Natural gas



Gas meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other



DuPure water softener. We do not inspect this item

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. The dishwasher was found to be performing and satisfactory condition at the time of the inspection

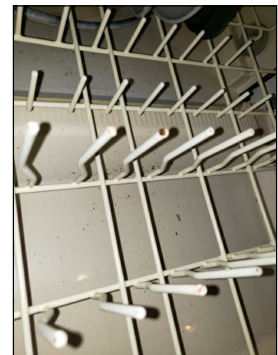
A.2. Some rusting and/or corrosion was evident on the interior of the unit



Frigidaire dishwasher



Data plate



Corrosion noted on dish racks

B. Food Waste Disposers

Comments:

B.1. Operational and functional at the time of the inspection



InSinkErator 1/2 HP disposal unit



Data plate

C. Range Hood and Exhaust Systems

Comments:

C.1. The range hood was functional at the time of the inspection

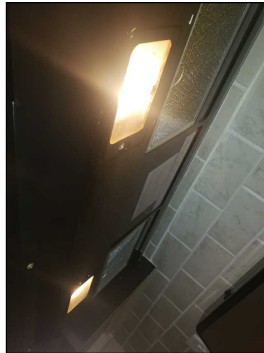
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Vent hood built into microwave oven

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Oven and cooktop: Natural gas

D.2. Orange flame on all burners noted and is the result of incomplete combustion and generation of carbon monoxide. Recommend further review by a appliance technician



Frigidaire gas range



Orange flame on all burners noted and is the result of incomplete combustion and generation of carbon monoxide. Recommend further review by a appliance technician



Data plate



Gas shutoff valve in bottom left cabinet



Oven operated within the 350 +/- 25 degrees F range

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

E. Microwave Ovens

Comments:

E.1. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Frigidaire microwave oven



Data plate

F. Mechanical Exhaust Vents and Bathroom Heaters

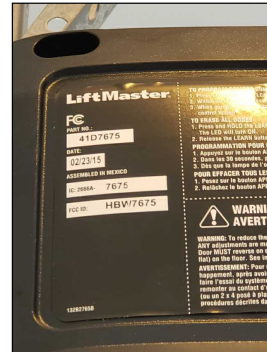
Comments:

F.1. The bath fan(s) were functioning as intended at the time of inspection

G. Garage Door Operators



Lift Master opener



Data plate

H. Dryer Exhaust Systems

Comments:

H.1. Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity

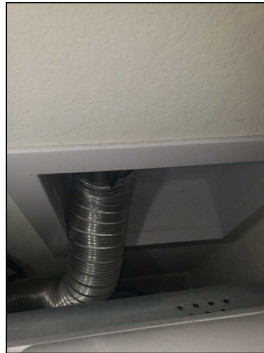
I=Inspected

NI=Not Inspected

NP=Not Present

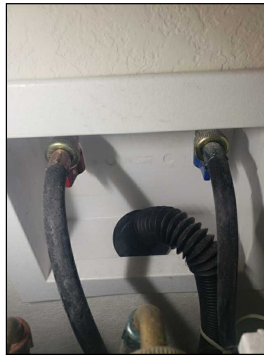
D=Deficient

I	NI	NP	D
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Dryer vent

I. Other



Washer supply lines and drain

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
- C. Outbuildings**
- D. Private Water Wells (A coliform analysis is recommended)**
- E. Private Sewage Disposal Systems**
- F. Other Built-in Appliances**
- G. Other**

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

APPLIANCES

Page 25 Item: D	Ranges, Cooktops, and Ovens	D.2. Orange flame on all burners noted and is the result of incomplete combustion and generation of carbon monoxide. Recommend further review by a appliance technician
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Safety Recommendations:

- Place fire extinguishers in proper places of home; inspect as recommended & know how to use.
- Install smoke detectors & carbon monoxide detectors where recommended; test as recommended.
- Place fire extinguishers in proper places of home; inspect as recommended & know how to use.
- Place fire starter items in safe place & away from open flame such as lighters, matches, candles, etc
- Place flashlights & backup batteries at nightstand, near each bed & in several area of home.
- Purchase weather alert radios or sign up for phone calls from local weather stations to be alerted in the event of a weather emergency.
- Have a fire escape plan prepared & practiced. Go to www.nfpa.org/education.
- Have an escape ladder for any window or balcony above ground level.
- Make a disaster kit and store in a safe place, check and refill every 6 months. Go to www.nsc.org or www.nfpa.org/education and www.sparky.org
- Keep small appliances when using away from water source such as radio near bathtub or hair dryer near sink. Don't overload outlets or use adapters.
- Have all cords/wiring checked for damage & repair immediately. Use child safety products to protect children from all outlets or other electrical sources
- Use a fireproof & waterproof safe for your valuables.
- Store chemicals safely & do not mix. Read all labels before using & be familiar with warnings & disposal. Store flammables safely, far away from open flame and out of reach of children.
- Follow gas leak warning steps. Leave home immediately if you smell a gas leak, smells like rotten eggs, do NOT turn anything on or off that has a power source. Get members out of home immediately & call 9-1-1 outside the home not from your home telephone. If you detect small leak then immediately open windows & doors & telephone emergency services from away from the home by dialing 9-1-1 & gas company.
- Have gas & electrical appliances inspected as manufacturer recommends. Clean & inspect gas appliances routinely.



Typical Life Span Cheat Sheet ©

provided by **NationSpec Home and Commercial Inspection**

Doing It Right When No One is Looking

Plumbing	
Brass	40-70+ yrs
Copper	50+ yrs
Galvanized Steel	20-50 yrs
Cast Iron	75-100 yrs
Polyvinyl Chloride (PVC)	50-80 yrs
Lead	100 yrs
CPVC	50-80 yrs
Faucets	10-15 yrs
PEX	40 yrs

Roofing	
Asphalt Shingles (3 tab)	20 yrs (15 in our area)
Asphalt (architectural)	20-25 yrs
Metal	40-70 yrs
Slate	60 to 150 yrs
Clay/Concrete	100+ yrs
EPDM (rubber)	15 to 25 yrs

The life expectancy of a roof can vary based on several factors such as weather, material storage and ventilation. Warmer climates significantly reduce the life of asphalt shingles.

Appliances	
Hot Water Heater (Gas or Electric)	7-12 years
Ranges (Gas or Electric)	14-18 yrs
Dishwashers	8-10 yrs
Gas Ovens	10-18 yrs
Exhaust Fans	5-10 yrs
Microwave Ovens	9-12 yrs

Electrical	
Bare Copper	100+ yrs
Copper-Clad Aluminum	100+ yrs
Copper-Plated	100+ yrs
Ground Fault Circuit Interrupters (GFCI)	30 yrs
Service Panel	60 yrs

Copper-plated, copper-clad aluminum and bare copper wiring are expected to last a lifetime. Electrical accessories and lighting controls may need to be replaced after 10-15 years.

HVAC	
Furnace (Gas or Oil Fired)	15-20
Central AC Unit	12-15 yrs
AC Compressor	12-15 yrs
Heat Pump/Forced Air Furnace	12-18 yrs
Window Unit	5-8 yrs
Baseboard Systems	15-20 yrs

MISC	
Concrete Patios	15-25 yrs
Concrete Walkways	10-20 yrs
Fences	10-15 yrs
Garage Door Openers	8-12 yrs
Garbage Disposals	8-10 yrs
Smoke Detectors	5-10 yrs
Sprinkler Systems	10-14 yrs
Clothes Washers	12-15 yrs

