

SIGNATURE INSPECTIONS

2504 Grey Kirby Drive League City Texas 77573

(281) 464-2525

www.signatureinspections.net randy@signatureinspections.net



This Professional Inspection Report Has Been Prepared Exclusively For:

Adrianna Ramos

15218 Tresch Ln. Houston TX 77598

Inspector: Randy Irwin TREC #5957

SIGNATURE INSPECTIONS

2504 Grey Kirby Drive League City Texas 77573

(281) 464-2525

www.signatureinspections.net randy@signatureinspections.net

PROPERTY INSPECTION REPORT

Prepared For: Adrianna Ramos 210 473 4601
(Name of Client)

Concerning: 15218 Tresch Ln., Houston, TX 77598
(Address or Other Identification of Inspected Property)

By: Randy Irwin TREC #5957 Nov 05, 2020
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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 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.

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

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) [or other metal gas tubing or piping where requires].

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

Property inspected was: Vacant.

Parties present at inspection: This Inspector

Arrived: 7:40AM

Departed: 11:30AM

House information: 2184 Approx. Sq. Ft.

1979 Approx. Yr Built

Weather Condition at Time of Inspection

Weather Condition during inspection: Partly Cloudy

Outside temperature at Arrival: 63°

Outside temperature at Departure: 79°

Cost of inspection services: \$450.00

paid at: Time of Inspection

Consumer Forms:

[Complaint Form 203-6-17_3.pdf](#)

[Consumer Notice](#)

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify SIGNATURE INSPECTIONS in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to SIGNATURE INSPECTIONS for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: 11/5/2020

INSPECTED BY: Randy Irwin TREC #5957

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

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Performance Opinion:

Additional Notes (An opinion on performance is mandatory):

Evidence of structural movement or settlement was observed. It appears to be affecting the performance of the structure.

- 1. Out of square doors,
- 2. Wall and ceiling fractures
- 3. Slopes on floors.
- 4. Brick fractures and repairs
- 5. A crack in the foundation.
- 6. Windows hard to open

The item(s) which are listed above are indications that structural movement occurred at some point in time.

We recommend that you consult with a reputable licensed foundation company or a Structural Engineer to determine if repairs may be needed, and or if a hydro static sewer test is needed.

EVIDENCE OF PREVIOUS FOUNDATION REPAIRS WERE OBSERVED ON THE STRUCTURE. YOU SHOULD CONSULT WITH THE SELLERS TO DETERMINE IF PREVIOUS REPAIRS WERE PERFORMED, IF SO THEN YOU SHOULD CONSULT WITH THE FOUNDATION COMPANY THAT DID THE REPAIRS TO DETERMINE IF THE STRUCTURE HAS MOVED SINCE THE REPAIRS AND IF A HYDROSTATIC SEWER TEST WAS PERFORMED AFTER THE REPAIRS. YOU SHOULD GAIN AS MUCH INFORMATION ON THE REPAIRS AS POSSIBLE, AND DETERMINE IF ANY WARRANTIES ARE STILL IN EFFECT.

A crack on the foundation was observed on the front left side, under a window

The concrete patio on the rear of the structure restricts the foundation visual. This is a conducive condition for undetected insect entry.

Trees with surface roots were observed in close proximity to the structure on the front and rear of the structure.

You may want to consider installing root barriers between the trees and the structure.

Various conditions and adverse factors are able to affect structures, with differential movement likely to occur over time. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.



Foundation fracture



surface roots



previous foundation repairs

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

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

B. Grading and Drainage

Comments:

Evidence of previous ponding was observed on sides and rear of the structure.
 The grading did not properly slope away from the structure on the front and rear of the house.
 The areas should be monitored to determine if repairs are needed.
 No evidence of water penetration observed at this time

The area on the left side of the front porch does not appear it will drain properly and appears to be an area to hold water.

Drainage DOES NOT appear to be adequate



possible ponding areas

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material
Viewed From: Walked roof surface.

Comments:

Fasteners were nails

Condition: What appears to be normal wear and tear for the roofs age was observed.

Aggregate loss with exposed fiber edges, bare spots, and damaged pits in the shingles were observed on the front and rear slopes.

Broken and damaged shingles were observed on the front and rear slopes

A raised exposed nail head was observed on an exhaust vent roof jack.

Areas of raised shingle edges are present.

Area of raised flashing was observed on the base of the of fireplace chimney.

Note: This inspection does not warrant against future roof leaks.

Damaged edges of the lead roof jacks were noted. (squirrels??)

No rain gutters were observed on the structure.

Rain gutters are recommended to divert water away from the foundation and help prevent moisture stains / damage to the base of the structure.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

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

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



Broken singles

raised shingle edges

damaged shingles

-

D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Comments:

Truss framing

Areas of the attic inspection were restricted by low head room, mechanical equipment and stored items.

THIS INSPECTOR DID NOT CRAWL THRU THE ATTIC WHERE THERE WAS NO WALKWAY PLATFORM FOR FEAR OF DAMAGE TO THE STRUCTURE AND SAFETY HAZARDS. (falling thru the ceiling).

Approximate Average Depth of Insulation in the main attic: 8 to 12 inches of Blown

Approximate Average Thickness of Vertical Insulation: Unknown

Attic Ventilation Type: Gable vents; and Exhaust ports

NO FIRE GUARD WAS OBSERVED ON THE ATTIC LADDER. A one hour fire block rating is required on the attic ladder.

The attic ladder hinges do not fit together squarely to properly support weight, and they are loose. The attic ladder does not close and seal properly.

The attic ladder right arm folds backwards when closed.

Moisture stains were observed on the roof decking in the south end of the attic.

The source of the stains is unknown and should be identified and repaired if needed.

Rodent / critter droppings were observed .

You should consult with a licensed pest control contractor for a full evaluation of the entire structure.

Attic

Attic Insulation: Loose fill

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

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

Roof

Ventilation observed: Yes

Condition: Marginal ventilation / Soffit vents are missing.



Not a proper fit

moisture stains

E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: Brick Veneer, and Masonite type siding

Interior Wall: Sheetrock and wallpaper.

Settling seam fractures was observed in the family room, master bedroom and various locations thru out the structure.

Sheetrock stress fractures were observed in the family room, bedrooms and various locations thru out the structure.

This is an indication of structural movement at some point in time.

Black stains were observed on the sheetrock on the right side of the garage back door.

This may be evidence of possible previous moisture penetration.

You may want to consult with a licensed mold inspector for further evaluation.

Previous wall repairs were observed in the master bedroom closet.

Moisture stains were observed on the bottom of the sheetrock wall in the kitchen pantry.

Rippling on the sheetrock between the top of the wall and the ceiling is present above the front entry stairs.



Moisture penetration ???

stress fracture

rippling above stairs

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

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

Exterior Wall

A section of the soffit on the rear of the house is moisture stained.
The source of the stain is unknown and should be identified and repaired if needed.

Stairstep pattern of brick/mortar separation was found on all sides of the house, a condition normally associated with foundation movement.

Brick mortar repairs were observed on both sides of the house and various locations around the structure.

This is an indication of structural movement at some point in time.

Deteriorated damaged spots were observed on the siding in various locations around the structure.

Separation gaps in the siding joints were observed on both sides of the house.

Re caulking or sealing the gaps is recommended.



Brick mortar repairs

previous repairs

-
-
-
-

F. Ceilings and Floors

Comments:

Ceilings: Painted sheetrock.

What appears to be typical settling was observed in the family room, master bedroom and various ceilings thru out the structure.

Previous repairs were observed on the master bedroom, kitchen, dining room ceilings, and various ceilings thru out the house.

A Moisture stain is present on the bedroom and closet ceiling in the right rear bedroom.

The source of the stain is unknown and should be identified and repaired of needed.



Stain on bedroom ceiling

stain on closet ceiling

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

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

Floors: Carpet, laminate planks, vinyl and ceramic tile.

Condition of flooring was not determined where covered by carpets/rugs or other floor coverings or stored articles.

Squeaky flooring was observed in the upstairs family room, hall and bedrooms.

Floor slopes were observed in the Kitchen, family room, hall and various locations thru out the structure.

A slope in the floor was present at the threshold going into the master bedroom

G. Doors (Interior and Exterior)

Comments:

Interior doors:

SPECIAL NOTE: Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated.

Doorstops are missing in the bedrooms and various locations thru out the house.

Out of square door and sticking doors were observed in the hallway and bedrooms.

The door did not close and seal properly a, gap between the door and door frame is present on the right rear bedroom door.

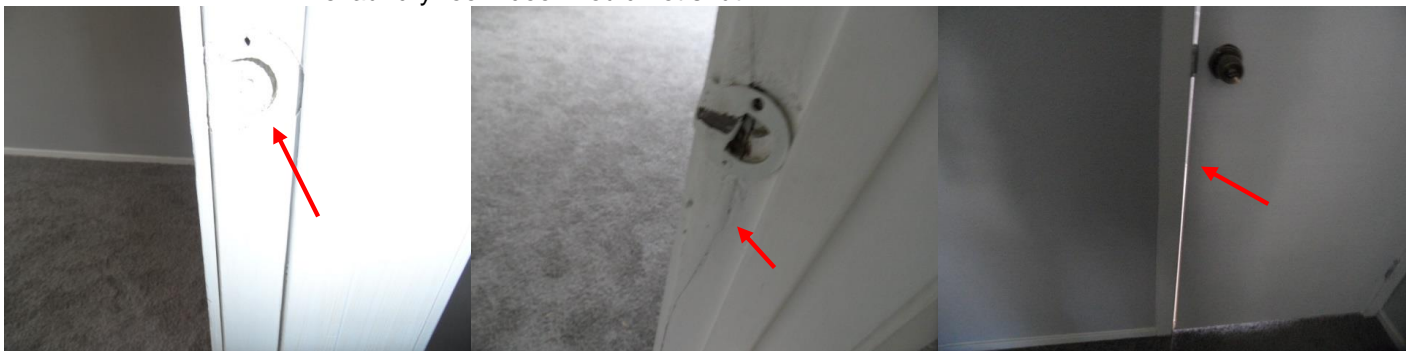
Strike plates are missing on the front corner bedroom and various doors thru out the structure.

The door frame is damaged in the upstairs front middle bedroom

Garage entry door into living space lacks the self-closing mechanism required by some building codes for fire safety.

The garage door lock is misaligned and will not lock going to the living space.

The laundry room door would not shut.



Strike plate missing

damaged door frame

gap between door and casing

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

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

Exterior doors :

SPECIAL NOTE: BUYERS SHOULD HAVE ALL LOCKS CHANGED/RE-KEYED FOR SAFETY/SECURITY CONCERNS AFTER CLOSING BUT BEFORE MOVING IN.

Caulking repairs were observed around the glass sliding door frame on the rear patio.

The garage back door does not latch properly

Previous repairs and evidence of previous moisture penetration was noted at the threshold of the garage back door.

The front door appears to be slightly out of square.

Day light can be seen thru the bottom of the front door.

Both of the rear glass sliding doors are out of square and do not properly close and seal.



Calking repairs



threshold repairs



not close and sealed properly

Garage Door: Metal

Garage doors are not attached to the door opener trolley

Moisture damage was observed on the bottom of the left garage door casing.



Previous repair

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

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

H. Windows

Comments:

The windows are single pane.

Only a representative number (random sampling) of windows are checked.

No obstructed or locked windows were checked.

Evidence of water penetration: Not at this time.

Windows were noted that would not open easily using normal force.

Window screens are damaged and or missing on various windows around the structure.

Locks are missing on the downstairs family room window.

Previous caulking repairs around the window frame, and casings are present in the downstairs family room.



Screen missing

lock missing

caulking repairs

I. Stairways (Interior and Exterior)

Comments:

Baluster spacing on all staircase hand rails and balcony guardrails are greater than the allowable 4" maximum. This could be a hazard for small children.

The guard rails are loose on the stairs in the entry landing.



Spindles over 4" apart

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

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

J. Fireplace and Chimneys

Comments:
 Type of fireplace Masonry
 Fuel Source: Gas
 Damper: Functional
 Firebox: gaps are present in the fire brick mortar
Chimney: No problem observed at the time of inspection.
 Brick fractures and previous repairs are present on the fireplace face brick above the mantel.



Settling repairs

gaps in brick mortar

K. Porches, Balconies, Decks, and Carports

Comments:
 Note: Structural load capabilities were not inspected
 Spindle spacing at guardrails is greater than the allowable 4" maximum. This could be a hazard for small children.

Area(s) of decking materials were decayed, deteriorated, and/or weathered.

The rear balcony decking did not appear to be properly flash where it attaches to the structure

Driveway fractures are present.

Uneven Expansion Joints were observed, and trip hazards are present where the driveway meets the garage.

Concrete fractures , uneven expansion joints with trip hazards are present on the rear patio
 Evidence of previous water ponding and mortar repairs on the base of the brick wall are present on the rear patio.



Driveway fractures

patio fractures / water ponding ??

deteriorated decking

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

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

L. Other

Comments:

Part of the fence gate latch is missing.

This is a visual inspection only. It is not intended or implied to be an all-inclusive inspection of all the repairs needed on this structure. It is only a visual representation of items accessible and visible at the time of inspection. If any item / section in the report is checked "D" for deficiency the appropriate licensed contractor for that system should be contacted for further evaluation of that entire system for possible needed repairs and or current conditions.



Latch plate missing

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

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel : Sylvania Zinsco panel with a 125 amp main breaker.

location: Outside wall on the left side of the structure.

Panel Condition: Functional

A Sylvania zinsco panel is present , Zinsco panels are no longer made, you can get replacement breakers at an electrical supply house.

Type of wiring: Aluminum from meter to main breaker.

No anti-oxidant compound was observed on the aluminum wire terminals on the main breaker.

Arc fault breakers are not present.

Breakers are not labeled.

Two neutrals were observed under one screw on the neutral bar, one wire per screw is required.

No bonding strap between the neutral bar and panel can was observed.

Trip ties are missing on a 2pole 30 amp breaker.

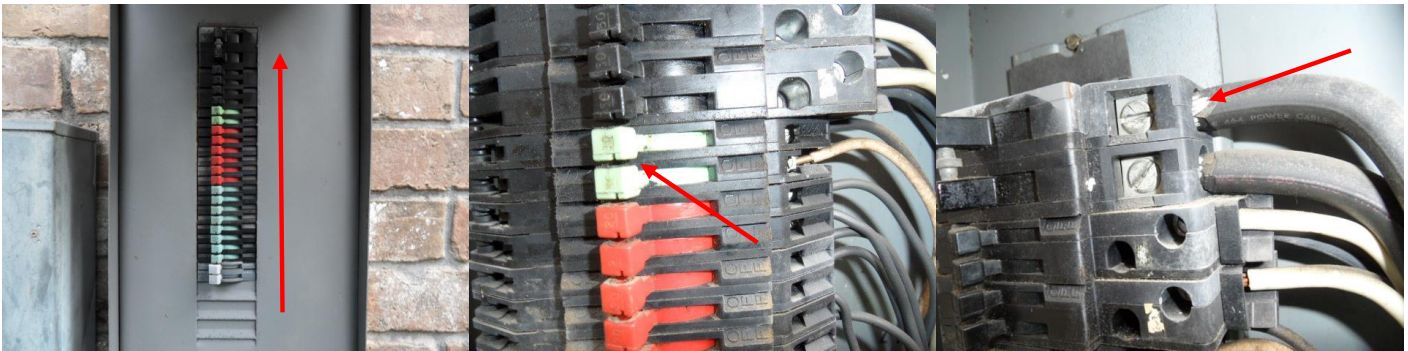
ARC Fault (Refer to OP-I form)

ARC Outlet location(s): Not present

Grounding Electrode present: Yes

Note: All systems in the house could not be verified for bonding.

You may want to consult with a licensed electrical contractor for a full evaluation of the entire service.



Breakers not labeled

trip tie missing

no anti-oxidant on terminal

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

I	NI	NP	D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper.

Comments:

Only a sample of switches / plugs were inspected, non-accessible devices were not tested or inspected.

NO ARC FAULT CIRCUIT INTERRUPTING DEVICES SERVING THE FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS HALLWAYS BEDROOMS, OR SIMILAR ROOMS OR AREAS WERE OBSERVED.

Receptacle Type: 3 prongs

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s):Kitchen, Bathrooms Garage, Exterior.

GFCI Reset Location(s): Kitchen and bathrooms.

Light fixtures in bedroom closets lack the required protective globes or covers.

The doorbell is not functional.

The three-way switches for the light at the entry Landing did not function properly.

Exposed electrical wire ends not made inside of a junction box was observed in the attic

Test all alarms and detectors by both the test button and smoke per the manufacturer's instructions. Replace batteries at a minimum of every year or as required. The smoke detectors and/or CO monitors are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacturer's instructions and replaced at least every 10 years.

There is no smoke detector in the hall to the bedrooms

The ceiling fan hums when in use in the front middle bedroom.

NOTE: The light switch in the master bedroom did not operate the ceiling fan.

NOTE: The National Electric Code Counsel has adopted significant code changes as of September 2020 that affect the gfci protection of circuits and appliances in a residential structure. At some point in time you may want to consider consulting with a licensed Electrical contractor for a full update on the changes and evaluation of your needs if any.



No globe on fixture

not functional

exposed wire not in a box

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

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

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

The heating system operated correctly at the time of inspection.

Units 1:

Thermostat Location: Living room

Filter Type: Fiberglass

Condition: Acceptable; Recommend replacing upon moving in.

Size: 12x21x1 (downstairs)

Size: 20x25x1 (upstairs)

Additional Notes:

You should contact a licensed HVAC contractor for a full annual servicing, cleaning, and evaluation of the entire HVAC system before you close on the property.

The purchase of a mechanical warranty package should be considered at this time. Check with your realtor for details.

B. Cooling Equipment

Type of System: Central A/C

Comments:

Units 1:

CONDENSER (exterior unit)

OBSERVATIONS Model # :7A2048A100A2

Manufacturing Date: 5/2000

Recommend cleaning the coil fins.

The unit is not level.

NO WALL FLASHING ON THE WALL WAS OBSERVED WHERE THE REFRIGERANT LINES ENTER THE STRUCTURE TO PREVENT MOISTURE PENETRATION

EVAPORATOR OBSERVATIONS:

Location: Attic

Installing a float switch in the safety pan is recommended, in case the primary and secondary drains get clogged up. A float switch will cut the unit off to prevent the safety pan from overflowing.

Rust was observed in the safety pan, this may be an indication that the primary drain has been clogged at some point in time.

The primary drain line terminates into a plumbing vent line with a "P" trap open vent attached.

AIR TEMPERATURE DIFFERENTIAL

Supply air temperature 56 degrees

Return air temperature 69 degrees

The High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Additional Notes:

A licensed HVAC technician should be contacted to further evaluate this system, and perform an annual servicing, and cleaning on the unit / entire HVAC system before you close on the property.

Average life span of a A/C system in this area is between 10 - 12 years under normal conditions. (slightly shorter for heat pumps)

The purchase of a mechanical warranty package should be considered at this time. Check with your Realtor for additional information.

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

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



No wall flashing



recommend float switch in pan



open vent

-
-
-
-

C. Duct Systems, Chases and Vents

Comments:

DUCT WORK TYPE: Metal type ducts were primarily used for distribution / return systems throughout.

Previous duct repairs were noted.

Non plenum rated electrical wire was observed in the return air chase.

FILTER OBSERVATIONS: System filters should either be cleaned or changed out at least monthly, or per manufacturer's specifications for maximum system efficiency and or protection.



Previous duct repair

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

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

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front right corner of the structure

Static water pressure reading: 50 psi

Comments:

Municipal service is primary water source.

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: Copper pipes

Anti-Siphon / Back Flow / Air Gap(s): Missing on some outside faucets

Fixture Shut Off Valves: Accessible.

Gas lines were only inspected at points of use, where readily accessible. Full scientific evaluation of gas supply system performance is beyond the scope of this visual inspection.

No bonding on the gas or water lines was observed.

Kitchen Sink: The bottom of the base cabinet is moisture damaged.

What appeared to be critter droppings are present in the cabinets.

You should consult with a licensed pest control contractor for a full evaluation of the entire structure.



Black stains

Bar/utility Sink: No problem observed at the time of inspection.

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

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

Master Bathroom:

Bath Sinks: No problem observed at the time of inspection.

Bathtubs: No problem observed at the time of inspection.

Shower: A small crack in the shower base is present.

Hot water should be on the (left) and cold on the right (right) faucet connections are reversed.

No safety glass level was observed on the shower glass door

Commodes: No problem observed at the time of inspection.



Cracks in shower base



no safety label observed

Second Floor Bathroom

Bath Sinks: No problem observed at the time of inspection.

The left side of the sink base cabinet is damaged.

Moisture stains were observed on the bottom of the base cabinet, no leaks were observed

Bathtubs: No problem observed at the time of inspection.

Shower: The diverter valve did not function properly.

Commodes: No problem observed at the time of inspection.



Damaged base cabinet



diver not functioning

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

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

Outside Faucets:

No anti-siphon protection observed on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.

The front exterior faucet leaks at the valve stem handle when in use.



Valve stem leak

no anti siphon device

-
-
-
-

B. Drain, Wastes and Vents

Comments:

Type of waste lines: PVC No trap areas for the tubs or showers were observed.

Due to the age of the structure and the previous foundation repairs you may want to consider having a sewer camera inspection on the drain lines.

The outside main drain trap clean out was not located.

-
-
-
-

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

(Refer to OP-I form)

Units 1:

Location: Attic

Safety Pan and Drain Installed: Yes

Corrosion at supply connections: Not at this time

A Gate valve is installed for the cut off valve on the water supply line, a quarter turn ball cock valve is required for today's standards.

Temperature & Relief Valve (TPR): Not operated: could cause damage &/or not reset. Some manufacturers recommend replacing the tpr valve every 3 to 5 years.

Pvc pipe was observed on the tpr valve , cpvc pipe is recommended.

Gas Unit:

Gas lines were only inspected at points of use, where readily accessible.

Full scientific evaluation of gas supply system performance is beyond the scope of this visual inspection.

Gas Shut Off Valve: Accessible

Branch Line: Iron

Improper venting: Not at this time

Prepared exclusively for Adrianna Ramos ● by Randy Irwin TREC #5957

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

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

Additional Notes:

What appears to be csst type tubing was observed connecting the iron gas line to the unit, proper bonding could not be verified. (CSST) tubing is known to be controversial. You should consult with a licensed plumber and or electrician to confirm a proper installation and bonding of the tubing.



Gate valve

D. Hydro-Massage Therapy Equipment

Comments: Not present

E. Other

Comments:

A gas valve in the laundry room is not capped off for safety.



Not capped off

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

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

V. APPLIANCES

A. Dishwashers

Comments:

The unit did not function.
Rust was present inside the unit.

No air gap on the unit was observed. The drain line should be raised above the bottom of the sink to the top rim of the sink with a loop or sharp bend of the hose before terminating in the disposal tail piece. The hose appears to need raising, or a countertop air gap may be needed. This helps prevent the water in the sink from draining back into the dishwasher.



No air gap in drain line



rust

B. Food Waste Disposers

Comments:

The flexible conduit is not properly connected to the connector on the bottom of the unit.
Electrical wires rub the metal edge of the connector.



Connector is missing

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

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

C. Range Hood and Exhaust Systems

Comments:
Damaged vent hose and air leaks are present in the cabinet above the unit.



Damaged vent hose

D. Ranges, Cooktops, and Ovens

Comments:
The Anti-tip mechanism was not present to keep the unit from tipping over
Type of Range/Cooktop: Electric
Type of Oven: Electric
Gas Shut Off Valve: N/A
Branch Line: N/A
Gas shut-off :Not located
Cooktop: Functioning
Oven: Functioning
Thermostat set at 350°F Achieved: 350°F

E. Microwave Ovens

Comments:
No microwave leak detection and/or output testing was done during this inspection period.
A container of water was place in the microwave. After 30 seconds the water was hot.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
No problem observed at the time of inspection.

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

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

 G. Garage Door Operators

Comments:
 The left door opener is not plugged in.
 Neither door is connected to the door opener trolley.



Trolley not engaged

 H. Dryer Exhaust Systems

Comments:
 No problem observed at the time of inspection.

 I. Other

Comments:
 The kitchen refrigerator was functioning as required at the time of inspection.
 The ice maker was turned off.
 The kitchen Formica countertop is chipped above the dish washer.

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

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

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

- Single Main Drain (potential entrapment hazard)
- GFCI Device Required (protect Pool/Spa light and other outlets)

C. Outbuildings

Comments:

- Improper sensor height (more than six inches above garage floor)

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

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

System presently in use:

F. Other:

Comments: