



PROPERTY INSPECTION REPORT

Prepared For: Anne Marie & Ed McMichael
(Name of Client)

Concerning: 4515 Floyd Street unit E , Houston, TX 77007
(Address or Other Identification of Inspected Property)

By: Terrence Foster Lic.#: TREC #5182 07/24/2021
(Name and License Number of Inspector) (Date)

(Name, 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

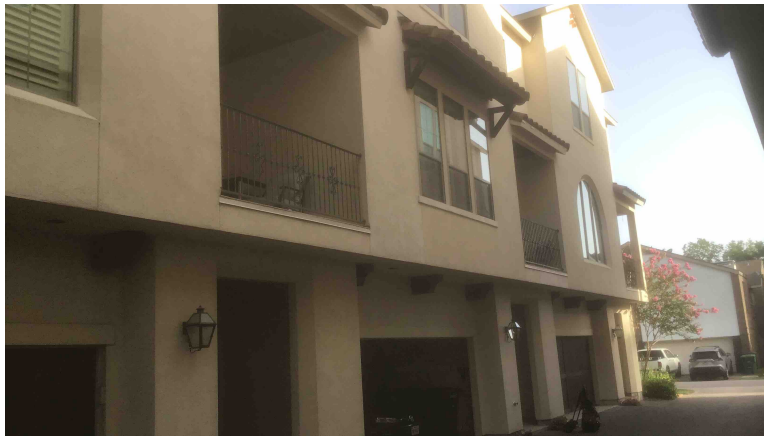
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Anne Marie & Ed McMichael



PROPERTY INSPECTED:
4515 Floyd Street unit E
Houston, TX 77007

DATE OF INSPECTION: 07/24/2021

Inspection No. 52288-1-72

INSPECTED BY:

JT Lavender Ent., Inc.
13611 Kluge Corner Ln
Cypress, TX 77429
jonathan.tarpey@pillartopost.com
(713) 725-6342

INSPECTOR:

Terrence Foster
Lic.#: TREC #5182
terrence.foster@pillartopost.com
(281) 960-8736

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- There are several hairline cracks in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal cracks and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.

C. Roof Covering Materials

Comments:

- The white PVC pipes sticking up out of the roof for the plumbing vent pipes are not painted, need to be painted to reduce sunlight damage to them. Also the metal boot jacks are not painted, need to be painted to reduce chances of rust damage to them.
- There are signs of roof leaks because of several stains seen on the attic floor decking and also part of the valley area on the east side has been sealed, patched, no visible leak seen at this time, recommend further evaluation by a qualified roof contractor to see if any further repairs are needed.
- Need to cut the tree limbs back away from the west side of the house.

D. Roof Structures and Attics

Comments:

- Need to install more insulation in the attic to reduce energy costs and provide added comfort, there are many areas with less than 4 inches of insulation. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.
- There is insulation touching the chimney flue pipe in the attic that should be moved back away from the pipe for fire safety reasons.

E. Walls (Interior and Exterior)

Comments:

- Missing weep screed holes at the bottom of the stucco wall overhang areas, needs evaluation and repair as needed by a qualified stucco contractor to reduce the chance of water damage inside the walls.
- Detected over 25% moisture using a Tramex moisture meter on the baseboard in the primary bedroom under the right side window area, need to evaluate the exterior wall by a qualified stucco contractor to find the source of moisture, recommend evaluation of the interior wall area also for possible water damage and check other wall areas also.

				I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D*				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> The fir down ceiling near the bottom of the first floor stairs and near the 3rd floor are not high enough above the stairs, should not be less than 6 feet 8 inches, it is less, this is common on older homes, should be repaired. One of the floor tiles in the first floor bath is cracked and there are several cracked floor tiles in the primary bath, which may be from issues with the sub floor moving some. Several stains noted on the primary bedroom ceiling above the bed area that appears to have been from a previous roof leak issue, repaint the ceiling and monitor. No moisture detected at this time. 			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> The door into the first floor bedroom does not stay open, needs adjustment. 			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> Two pane, insulated windows on the right and left side of the family room and the 3rd floor west bedroom left side window appear to have a damaged seal on the windows, windows appear to be fogged, hazed up, windows need evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also. 			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Stairways (Interior and Exterior)			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> Missing a hand rail at the second landing top step corner going up and near the 3rd floor landing near the top, needs repair. 			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> The exhaust pipe in the attic has a horizontal section that does not have a slope upward, needs to slope up properly for flue gases to exhaust properly, needs evaluation and repair as needed. 			
II. ELECTRICAL SYSTEMS							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels			
				<i>Comments:</i>			
				<ul style="list-style-type: none"> The main breaker panel does not have proper clearance in front and sides of it for safety reasons when servicing it, needs further evaluation and repair as needed by a qualified contractor. The main breaker aluminum supply wire connections in the main panel do not have anti-oxidant grease on them, needs to be applied to reduce chance of oxidation issues, needs repair by a qualified electrical contractor. This is a very common issue with almost all houses. Should replace the main ground rod clamp with a acorn type clamp instead of the pipe type clamp that is being used to reduce chance of loose connections in the future. 			

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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Current requirements are for all wall outlets to be child proof type for safety reasons, this was not required at time when this home was built, recommend evaluation to change/protect outlets.
- The service disconnects on the exterior for the A/C compressors do not have proper clearance on the front and sides for safety reasons when servicing them, needs further evaluation and repair as needed.
- Only one of the two outlets in the garage is GFCI protected, all should be, needs repair.
- There should be a ground/bond connection at the hot water tank, did not appear to have one to connect the hot and cold water pipes together over the top of the tank, this is a current requirement, should be evaluated and repaired as needed by a qualified contractor.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Only located one primary drain line to a sink drain, recommend evaluation to see if they are both connected together in the attic.

C. Duct Systems, Chases, and Vents

Comments:

- Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.
- Very little air flow on the south side supply air vent in the kitchen, the vent in the 3rd floor west bedroom and the upstairs hall, need evaluation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Open places in the corner of the tile wall in the first floor bath needs to be sealed.
- Water leaks from the cold water handle onto the bathtub surface on the primary bathtub when the water is running, or could also be from water splashing off of the top of the tub from the faucet hitting it, needs repair.
- Hot and cold water is reversed on the kitchen sink faucet.

B. Drains, Wastes and Vents

Comments:

- Slow drain on the 3rd floor west bath sink, needs evaluation.

C. Water Heating Equipment

Comments:

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				<ul style="list-style-type: none"> • Tank is making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Hydro-Massage Therapy Equipment <i>Comments:</i></p> <ul style="list-style-type: none"> • A large enough access opening to the whirlpool motor is not present, should be much larger than the small hole.
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Food Waste Disposers <i>Comments:</i></p> <ul style="list-style-type: none"> • Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Ranges, Cooktops, and Ovens <i>Comments:</i></p> <ul style="list-style-type: none"> • Normal difference for oven is 25 degrees, oven needs repair.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i></p> <ul style="list-style-type: none"> • The bath exhaust ducts have fallen down some from the roof jack area, need to be resecured up to the jack.
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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Foundations

Type of Foundation(s): Slab on grade

Comments:

- Foundation appears to be slab on grade type foundation.
In the opinion of this home inspector, the foundation appears to be performing its intended function at this time. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.
- **There are several hairline cracks in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal cracks and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.**



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I NI NP D*

B. Grading and Drainage

Comments:

- In the opinion of this home inspector, drainage appears to be away from the slab in all areas.
In ground drains were not tested, recommend to test and need to be kept clean of debris.
- Recommend to install gutters on all sides of the house to improve water drainage around the house and reduce issues with water splashing back onto the exterior walls of the house.

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles, Clay tile, Tile

Viewed From: Ground level with binoculars

Comments:

- Composition asphalt roof shingles, appears to be an older roof. There is also a clay tile roof on part of the east side.
Roof too high to climb, inspected from the ground with binoculars and inside the attic. Very little could be seen of the east side of the roof and only part of the west side was visible because of trees blocking the view.
- **The white PVC pipes sticking up out of the roof for the plumbing vent pipes are not painted, need to be painted to reduce sunlight damage to them. Also the metal boot jacks are not painted, need to be painted to reduce chances of rust damage to them.**

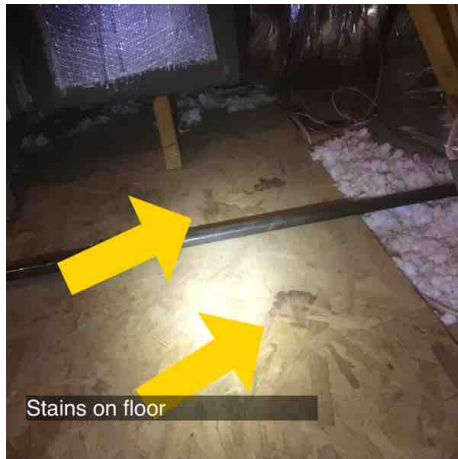


- Skylight – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

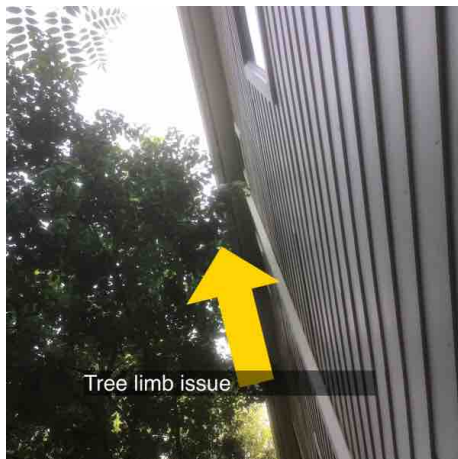
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• There are signs of roof leaks because of several stains seen on the attic floor decking and also part of the valley area on the east side has been sealed, patched, no visible leak seen at this time, recommend further evaluation by a qualified roof contractor to see if any further repairs are needed.



• Need to cut the tree limbs back away from the west side of the house.



D. Roof Structures and Attics
Viewed From: Entered attic

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⦿ 2-12 inches

Comments:

- Attic ventilation is soffit vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath. The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues.
- **Need to install more insulation in the attic to reduce energy costs and provide added comfort, there are many areas with less than 4 inches of insulation. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.**



- **There is insulation touching the chimney flue pipe in the attic that should be moved back away from the pipe for fire safety reasons.**



- Attic was not inspected for adequate fire blocking between the townhomes/condos, this is beyond the scope of this inspection and should be evaluated further.

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E. Walls (Interior and Exterior)

Comments:

- Siding appears to be stucco/plaster type siding and concrete composite type siding. Stucco type of siding has a history of problems if it is not properly applied and or/maintained. Stucco/plaster type siding inspection is beyond the scope of this inspection, siding should be fully evaluated by a qualified stucco/plaster inspector. Interior walls appear to have been repainted recently. Exterior should be evaluated periodically by a qualified contractor for open areas in the surface of other defects. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

- **Missing weep screed holes at the bottom of the stucco wall overhang areas, needs evaluation and repair as needed by a qualified stucco contractor to reduce the chance of water damage inside the walls.**



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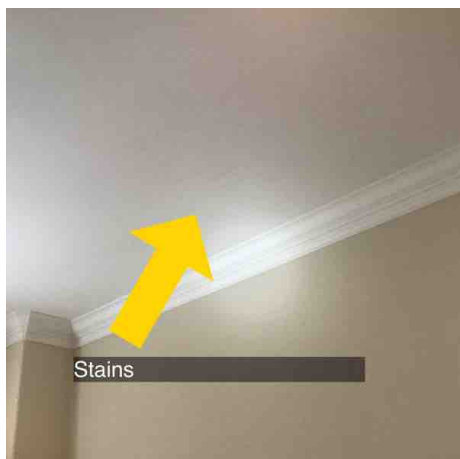
- Detected over 25% moisture using a Tramex moisture meter on the baseboard in the primary bedroom under the right side window area, need to evaluate the exterior wall by a qualified stucco contractor to find the source of moisture, recommend evaluation of the interior wall area also for possible water damage and check other wall areas also.



F. Ceilings and Floors

Comments:

- Ceilings are sheet rock. Floors are wood and tile.
- The fir down ceiling near the bottom of the first floor stairs and near the 3rd floor are not high enough above the stairs, should not be less than 6 feet 8 inches, it is less, this is common on older homes, should be repaired.
- One of the floor tiles in the first floor bath is cracked and there are several cracked floor tiles in the primary bath, which may be from issues with the sub floor moving some.
- Several stains noted on the primary bedroom ceiling above the bed area that appears to have been from a previous roof leak issue, repaint the ceiling and monitor. No moisture detected at this time.



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G. Doors (Interior and Exterior)

Comments:

- Open/close/latched doors. Tested locks.
- **The door into the first floor bedroom does not stay open, needs adjustment.**

H. Windows

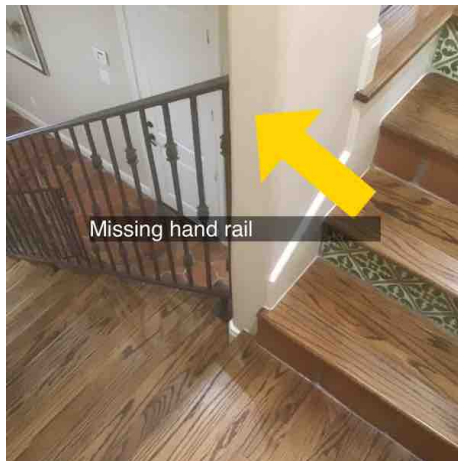
Comments:

- Open/close/locked all accessible windows.
- **Two pane, insulated windows on the right and left side of the family room and the 3rd floor west bedroom left side window appear to have a damaged seal on the windows, windows appear to be fogged, hazed up, windows need evaluation and repair as needed by a qualified contractor and recommend further evaluation of the rest of the windows also.**

I. Stairways (Interior and Exterior)

Comments:

- **Missing a hand rail at the second landing top step corner going up and near the 3rd floor landing near the top, needs repair.**



J. Fireplaces and Chimneys

Comments:

- Tested starter, is gas only, turns on with a wall switch, appears to be performing its intended function at this time.
- Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

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- The exhaust pipe in the attic has a horizontal section that does not have a slope upward, needs to slope up properly for flue gases to exhaust properly, needs evaluation and repair as needed.



K. Porches, Balconies, Decks, and Carports

Comments:

- Appears to be performing its intended function at this time.

L. Other

Comments:

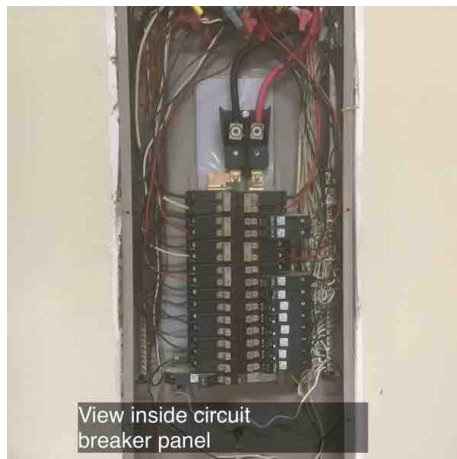
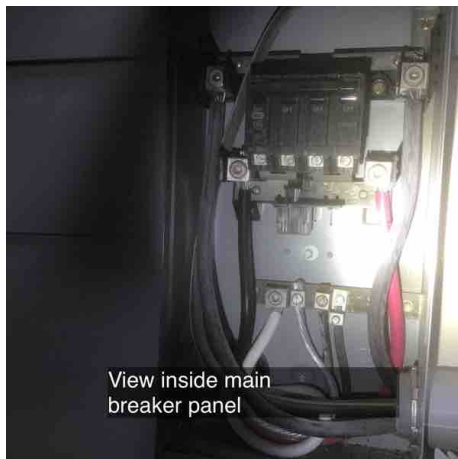
- House faces East, clear and 81 degrees on the exterior.
- Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main service wire is aluminum. Main breaker is 150 amps, panel rating is 150 amps. Panel is located on the exterior west side of house, the circuit breaker panel is in the garage and is rated to 225 amps.



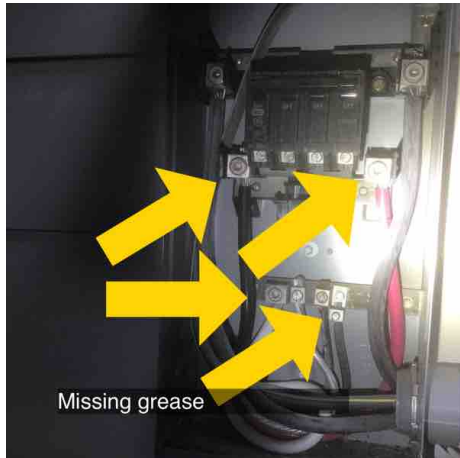
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- **The main breaker panel does not have proper clearance in front and sides of it for safety reasons when servicing it, needs further evaluation and repair as needed by a qualified contractor.**



- **The main breaker aluminum supply wire connections in the main panel do not have anti-oxidant grease on them, needs to be applied to reduce chance of oxidation issues, needs repair by a qualified electrical contractor. This is a very common issue with almost all houses.**



- **The AFCI (arc fault circuit interrupters) per current requirements, are meant to turn off all lighting and outlet circuits in the house other than major appliances and GFCI protected circuits, they turned off power to the GFCI outlets in the kitchen, should not, this can cause potential issues with the circuits tripping if not corrected, should be repaired.**

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- Should replace the main ground rod clamp with a acorn type clamp instead of the pipe type clamp that is being used to reduce chance of loose connections in the future.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

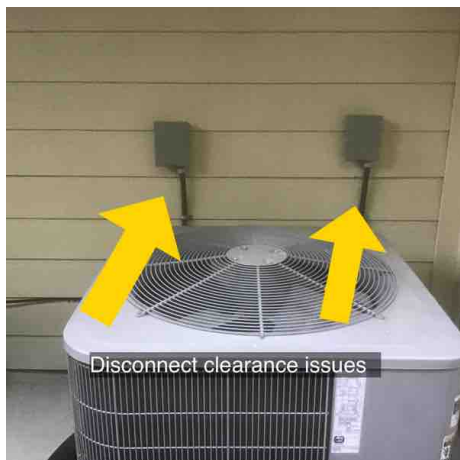
Comments:

- Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. Landscape type lighting is excluded from this inspection.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

- **Current requirements are for all wall outlets to be child proof type for safety reasons, this was not required at time when this home was built, recommend evaluation to change/protect outlets.**

- **The service disconnects on the exterior for the A/C compressors do not have proper clearance on the front and sides for safety reasons when servicing them, needs further evaluation and repair as needed.**



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I NI NP D*

- Only one of the two outlets in the garage is GFCI protected, all should be, needs repair.
- 6 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.
- There should be a ground/bond connection at the hot water tank, did not appear to have one to connect the hot and cold water pipes together over the top of the tank, this is a current requirement, should be evaluated and repaired as needed by a qualified contractor.



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air
Energy Sources: Natural gas
Comments:

- House has two systems.
1st and 2nd floor Supply was 118 degrees. Return was 78 degrees. (Differential was 40 degrees). Normal differential is 35-55 degrees.
3rd floor Supply was 117 degrees. Return was 80 degrees. (Differential was 37 degrees). Normal differential is 35-55 degrees.
Heating systems appear to be performing their intended function at this time. No carbon monoxide was detected at this time. Units should be cleaned and serviced on a yearly basis.
- Standard and Mid - Efficiency Furnaces - Only a limited section of the heat exchangers could be viewed with a light and mirror. Dismantling the furnaces to thoroughly inspect the heat exchangers is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnaces prior to the start of the heating season.

B. Cooling Equipment

Type of Systems: Forced air electric
Comments:

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

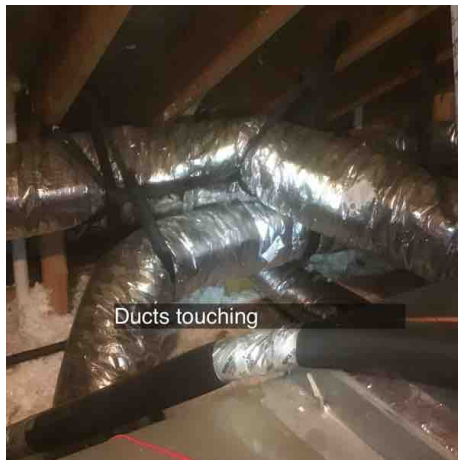
I NI NP D*

- House has two systems. 1st and 2nd floor Supply was 53 degrees. Return was 71 degrees. (Differential was 18 degrees). Normal differential is 15-20 degrees. 3rd floor Supply was 58 degrees. Return was 73 degrees. (Differential was 15 degrees). Normal differential is 15-20 degrees. Units should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic units and primary drain line from the attic units were not tested for flow or leaks, this is beyond scope of inspection. Systems were not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.
- Differential appears to be border line low on the 3rd floor system, 15 degrees, recommend to have further evaluation of the system by a qualified HVAC contractor.
- The AC systems on the exterior appear to be old, the units appeared to possibly be 2008 year, AC systems typically have a life expectancy of 10 to 20 years. The attic units appear to be 2019 year.
- **Only located one primary drain line to a sink drain, recommend evaluation to see if they are both connected together in the attic.**

C. Duct Systems, Chases, and Vents

Comments:

- **Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.**



- **Very little air flow on the south side supply air vent in the kitchen, the vent in the 3rd floor west bedroom and the upstairs hall, need evaluation.**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Location of water meter: Next to street

Location of main water supply valve: West side of house

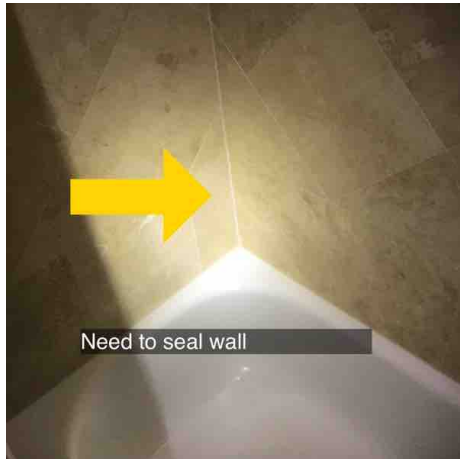
Static water pressure reading: 50 to 60 psi at time of inspection

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

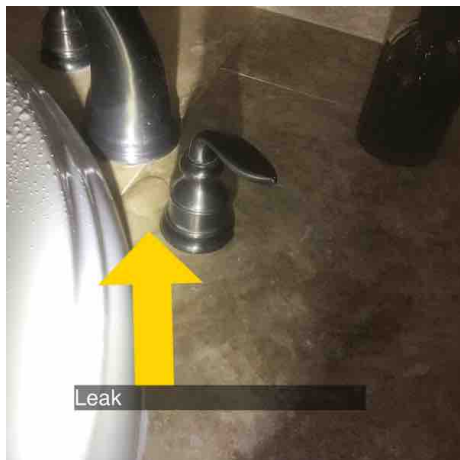
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Comments:

- Main supply pipes appear to be CPVC plastic where visible.
- **Open places in the corner of the tile wall in the first floor bath needs to be sealed.**



- **Water leaks from the cold water handle onto the bathtub surface on the primary bathtub when the water is running, or could also be from water splashing off of the top of the tub from the faucet hitting it, needs repair.**



- **Hot and cold water is reversed on the kitchen sink faucet.**

B. Drains, Wastes and Vents

Comments:

- Drain pipes are PVC where visible.
- No leaks observed at time of inspection.
- There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.

- **Slow drain on the 3rd floor west bath sink, needs evaluation.**

C. Water Heating Equipment

*Energy Sources: Natural gas
Capacity: 50 gallon*

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

I NI NP D*

Comments:

- The temperature and relief drain valve was not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valve. Valve should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipe for the hot water tank was not tested for potential leak issues with the connection or leaks from the drain pipe.
- Hot water tank appears to be old, 2007, average life of hot water tanks is appx. 5-15 years, budget for replacement and the temperature and relief valve should be evaluated for replacement by a qualified plumbing contractor and evaluated further for possible sediment issues.
- **Tank is making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.**

D. Hydro-Massage Therapy Equipment

Comments:

- 5 jet spa tub. All jets appear to perform their intended function at this time. Tested the GFCI function and it responded properly at this time. Recommend to test the GFCI every month.
- **A large enough access opening to the whirlpool motor is not present, should be much larger than the small hole.**

E. Other

Comments:

- Gas lines are black steel with flex lines. This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.

B. Food Waste Disposers

Comments:

- Waste disposer appears to perform its intended function at this time.
- **Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.**

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

I NI NP D*

 C. Range Hood and Exhaust Systems

Comments:

- Variable speed fan, vents outside the house.

 D. Ranges, Cooktops, and Ovens

Comments:

- Gas cook top and electric oven. Tested 5 burners on low, medium and high. Set oven at 350 degrees, actual was 380 degrees.
- **Normal difference for oven is 25 degrees, oven needs repair.**

 E. Microwave Ovens

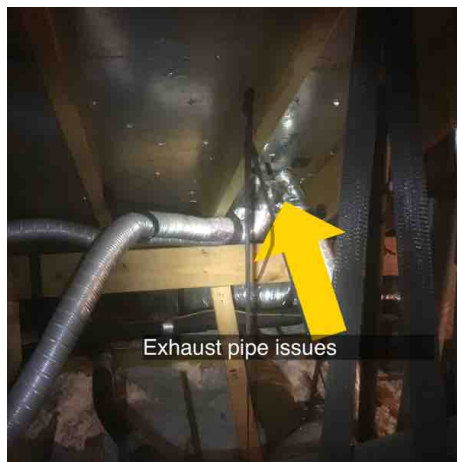
Comments:

- Tested operation with a container of water on high power. Appears to perform its intended function at this time.

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Turned on exhaust fans, appear to perform their intended function at this time.
- **The bath exhaust ducts have fallen down some from the roof jack area, need to be resecured up to the jack.**



 G. Garage Door Operators

Comments:

- Opened and closed manually with the wall button. The anti-reverse function was not tested by trying to stop the door from closing manually since this could damage the door or operator if they were not adjusted properly. For units that have electric eyes, the electric eyes are tested to see if they stop the door from closing.

 H. Dryer Exhaust Systems

Comments:

- Was not tested, appears to have been installed properly. Recommend to clean out dryer vent pipe and inspect before use.

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

I NI NP D*

I. Other

Comments:

- Wine cooler appears to perform its intended function at this time.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage (Septic) Systems

F. Other



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