

RedFish Inspections

Property Inspection Report



16118 Arborlea Dr, Friendswood, TX 77546
Inspection prepared for: Del Whittington
Real Estate Agent: Cindy Kipling - Realty Associates

Date of Inspection: 5/4/2022 Time: 2:30 PM - 6:00 PM
Age of Home: 30 years old Size: 2228 sqft
Weather: Mostly Cloudy

Inspector: William Smith
#24046
1002 Gemini Ave, Suite 200, Houston, TX 77058
Phone: 713-568-8184
Email: scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT FORM

Del Whittington

Name of Client

5/4/2022

Date of Inspection

16118 Arborlea Dr, Friendswood, TX 77546

Address of Inspected Property

William Smith

Name of Inspector

#24046

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection type: Buyer's Inspection
Approximate age: 30 years old
Building Style: 2 story, single family residence

General Appearance: Good
Street Entrance Faces: East
State of Occupancy: Occupied

Weather Condition: Partly Cloudy
Ground Cover: Dry
Temperature: 87F

This building was a 30 years old structure. As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction. This inspection is NOT a pest inspection. We recommend consulting with a licensed pest inspector for the presence of, trapping, exclusions etc... of pests.

The structure was occupied. The floors, walls and closets were full with tenant's belongings, preventing a thorough inspection of those areas. We recommend having those area inspected after all walls, floor etc... are cleared.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to
REI 7-6 (8/9/21)

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

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

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

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

To view videos and review highlighted glossary terms in the report the PDF will need to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of video.

RED text are comments of what we consider to be more significant deficient components, safety issues or conditions which need attention, repair, or replacement. Systems with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor/specialist is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s).

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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

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

FOUNDATION LEVEL

NOTE: A precision pressurized hydrostatic altimeter was used to measure the level of the foundation (the yellow rectangles photographed in this section). This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the buyer a baseline for future movement.
 The digital reader which the unit is in inches, was "zeroed" at the front door. A level/measurement was then taken at the different corners of the foundation and any other areas we considered necessary. A generally accepted standard of one half inch in ten feet (1/2" in 10') was used to determine if the foundation was considered flat within tolerance.
 Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential. We have not yet found a perfectly flat foundation.
 Should you have any questions concerning this tool or data, please ask the inspectors.

FOUNDATION PERFORMANCE

In our opinion the foundation was performing as designed at the time of inspection.
 Although a few hairlines and common cracks were noted in the exterior walls the floors were level within typical construction standard. If there are any concerns, we recommend having a certified & licensed structural and / or foundational specialist inspect structure.

Note: We were unable to inspect the entire garage floor as it was obstructed by owner's belongings. We recommend having the area evaluated after removal of belongings.

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

Corner cracks were noted on one or more corners of the foundation. Corner cracks are generally caused by the early removal of form boards and/or improper **flashing** installation between the slab and the brick veneer/stone veneer. No structural defect was noted with this condition. We recommend having these cracks patched/sealed to minimize the opportunity of insect infestation. This was observed on the front, front left, rear left



Front Door



Front Room



Dining Room



Rear Door



Living Room



Garage Man Door



Front: Corner crack



Front: Left: Corner crack



Rear Left: Corner crack

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Driveway/walk to foundation: Monitor area for insect activity

Owner's belongings

B. Grading and Drainage

Comments:

FOLIAGE

Foliage was noted close to the structure. We recommend trimming all bushes away from structure. Bushes and trees too close to the structure can prevent the wall from drying properly, their roots can affect the foundation, and their branches can damage the structure. This was located on the Right Front, front.

Tree roots adjacent to the structure could have a potential of damaging the foundation. We recommend consulting with a professional, competent and qualified arborist for the best solution to protect the structure as well as the tree. These roots were located on the Right Front.

SOIL

High soil was observed around the structure. We recommend having 4 inches minimum clearance between soil/brick and 6 inches minimum clearance between soil/siding and/or stucco, in order to prevent moisture intrusion/damage, as well as conducive conditions for wood destroying insects and other pests. The high areas were observed on the front.

DRIVEWAY / WALKWAY

The driveway/walkway had upheaved or settled presenting a trip hazard. We recommend having this repaired.

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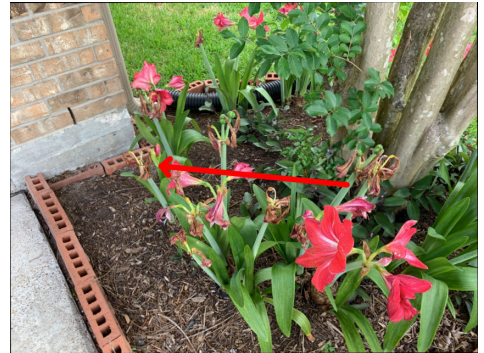
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Right Front: Foliage close to structure



Front: Foliage close to structure



Right Front: Tree roots adjacent to foundation



Front: High soil



Driveway upheaved

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
 Viewed From: Inspection pole with camera
 Comments:

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

FLASHINGS

Kickout flashings were missing where the wall continued past the roof. These would help divert water away from the structure and into the gutters. We recommend having these added.

The clearance of the siding at the flashing was insufficient. There should be 1 to 2 inches between the siding and the roofing as otherwise this condition leaves the siding vulnerable to rot/deterioration. This detail is usually repaired when siding needs repair/replacement or when re-roofing work is performed.

GUTTERS / DOWNSPOUTS

One or more downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

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Front Left



Left Front



Front



Right Front



Front Right



Right



Rear Right



Right Rear



Rear



Left Rear



Rear Left



Left

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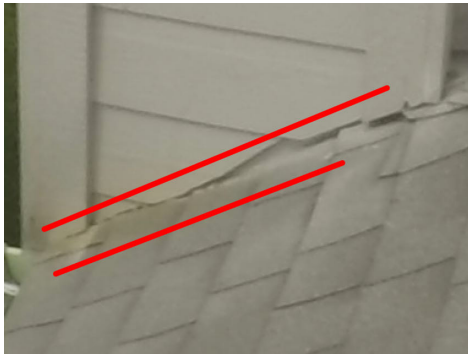
Front: Missing kickout flashing



Rear: Missing kickout flashing



Proper kickout flashing installation
Kickout directs water away from wall



Insufficient gap between siding and shingles



Downspout extension missing

X			X
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D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
 Approximate Average Depth of Insulation: 0 to 8 inches
 Comments:

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

ROOF STRUCTURE

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

ATTIC INSULATION / VENTILATION

Per today's standards, insufficient insulation was observed in the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

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Front



Front



Rear



Insulation improvement needed



FYI: Owner's belongings obstructing path to HVAC equipment

E. Walls (Interior and Exterior)

Wall Materials: Exterior walls: brick veneer, fiber cement board siding, Interior walls: painted drywall
 Comments:

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

EXTERIOR WALLS

A step crack was observed on the exterior brick veneer. This typically is an indication of structural movement. We recommend patching and monitoring. This was noted on the rear.

Holes were noted where the air conditioning refrigerant lines and plumbing pipes entered the structure. We recommend sealing the area with foam insulation to prevent pest intrusion. This was located on the left, right.

The mortar at the exterior brick veneer was deteriorated. We recommend having this repointed to prevent excess moisture intrusion. This was observed on the left.

An expansion joint on the exterior brick wall had deteriorated caulk. We recommend re-caulking to prevent excessive moisture and insect intrusion. This was noted on the left.

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The lintels over the openings (windows/doors) were found to be rusted. These elements support the brick veneer above the openings. We recommend having them (re)ainted to prevent deterioration.

INTERIOR WALLS

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

A hole/gap was noted in the garage drywall. This breached the structure's fire separation. We recommend having this patched.



Rear: Step crack



Left: Hole in wall at AC lines



Left: Hole at plumbing pipe



Left: Deteriorated mortar



Left: Caulk deteriorated at expansion joint



Rear: Rust on lintels



Bedroom 1: Patching



Garage: Hole in firewall separation

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, wood, wood laminate, and carpet.
 Comments:

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

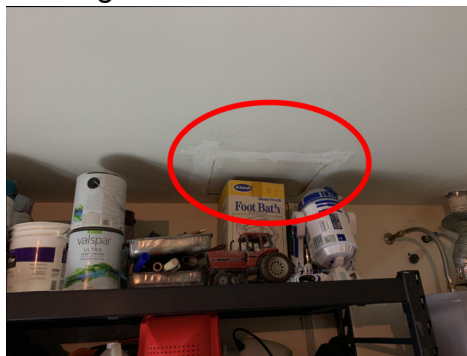
CEILINGS

Hairline cracks, which were by nature mainly cosmetic, were noted on the ceiling. We recommend having these caulked and painted.

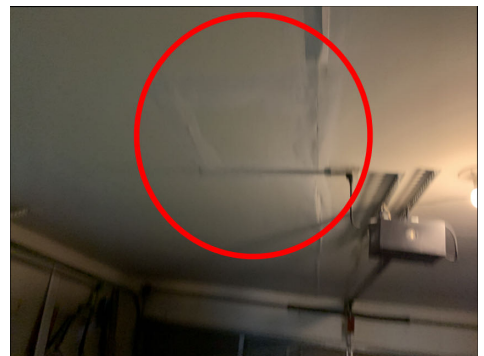
Evidence of patching was detected, which indicates previous work performed. We recommend monitoring.



Garage: Hairline crack



Garage: Patching



Garage: Patching

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior & Exterior)
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Comments:

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

GARAGE DOORS

A door in the house would not latch when shut. We recommend having the door and/or hardware adjusted. This was noted in the .

A door in the house was found to be rubbing on its frame. We recommend having this adjusted so that it operates as intended. This was observed at the garage man door.

The door between the garage and the interior of the house was not equipped with an auto-closer device. We recommend having one installed to prevent automobile fumes from entering the house.

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Garage Man Door: Would not latch



Garage man door: Rubbed on frame



Garage man door: Auto-close device recommended

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types: Aluminum, single-hung style, horizontal sliding, windows
 Comments:

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

The windows were in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

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

Damaged window screens were found. We recommend having these replaced to prevent insect intrusion. This was observed throughout the house.

A window was inoperative. We recommend having this repaired/improved to allow proper use as intended as an egress. This was observed in the front room.

A window had been blocked off. We recommend having this further evaluated after the window is cleared to determine its condition and operation.

A window in the house had a faulty latch. We recommend having this repaired to operate as designed. This was observed in the front room.

Deteriorated mortar was observed at a window ledge at the time of inspection.

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We recommend having this repointed to avoid moisture intrusion into the structure and help keep the bricks secure. This was observed on the left and rear



Front: Deteriorated caulk



Bathroom 2: Deteriorated caulk



Dining Room: Damaged screen



Front Room: Inoperative window / faulty latch



Living Room: Windows blocked



Bedroom 2: Window blocked



Left: Deteriorated mortar

X			X
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I. Stairways (Interior & Exterior)

Comments:

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

INTERIOR STAIRS

Spindles at the sloped handrail assembly at the stairway was loose which for safety reasons should be securely fastened by a professional, competent and

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qualified contractor.



Loose spindle

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys
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Locations: Fireplace was located in the living room
 Types: Fireplace was prefabricated
 Comments:

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

FIREPLACE

No gas log was installed in the fireplace at the time of inspection. We recommend having one added as needed.

CHIMNEY

The chimney metal crown was corroded. We recommend having this cleaned, treated and painted to prevent further deterioration.

The sealant at many of the flashings and protrusions was deteriorated. This condition is not uncommon as roofing cement and caulk can degrade quickly depending on the amount of sun exposure. Sealants should be inspected and maintained on an annual basis to prevent water intrusion.



No gas log



Damper locked open



Damper closed

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Crown deteriorated



Deteriorated sealant

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

Comments:

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

PORCH

The porch performed as designed at the time of inspection.

PATIO

The patio was upheaving. This presented a trip hazard. We recommend repair.



Patio: Upheaving

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

Materials: WOOD FENCE/GATE

Comments:

GATE

The wood gate would not open. We recommend consulting with a professional contractor to determine cost for repairs/replacement.

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Unable to operate the gate

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations: Electrical service panel was located on the front side of the house, Electrical service panel was located on the rear side of the house
 Materials & Amp Rating: FYI: The aluminum feeders were non identifiable, the service breaker was rated for 125 amps and the panel data plate was missing. The maximum service was the smallest rating of these three number which was undetermined.

Comments:

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

SERVICE PANEL

We recommend caulking the top and sides of the electrical main panel to prevent moisture intrusion.

The service equipment was not equipped with a surge protector. Today's standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. We recommend repair.

The service panel showed evidence of rusting. We recommend having this cleaned, treated and painted to prevent it from further deteriorating.

BRANCH CIRCUIT DIRECTORY

The Circuit Directory label identifying individual electrical circuits was partially missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. We recommend that a properly marked Circuit Directory label be installed by a licensed, professional, competent and qualified electrical contractor.

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MAIN BREAKER

Anti-oxident was missing on the main lugs. We recommend having anti-oxident paste added to prevent the aluminum feeders from corroding. Although neither the National Electrical Code nor the **panel manufacturer** require this, our State Licensing Board require us writing this up as a deficiency.

Oxidation was noted on the service feeders. We recommend having this corrected by a qualified licensed electrician.

BREAKERS

No Arc-Fault Circuit Interrupter (**AFCI**) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend considering updating the existing electrical to provide AFCI protection.

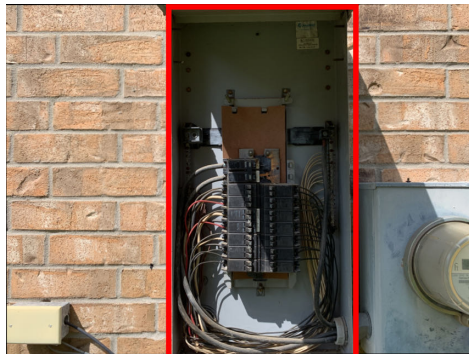
Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

EQUIPEMENT GROUNDING

An ungrounded conductor (hot) was improperly identified. We recommend having this permanently re-identified.



Rear: Service Panel



Service Panel with dead front removed



Screw missing and rust on dead front

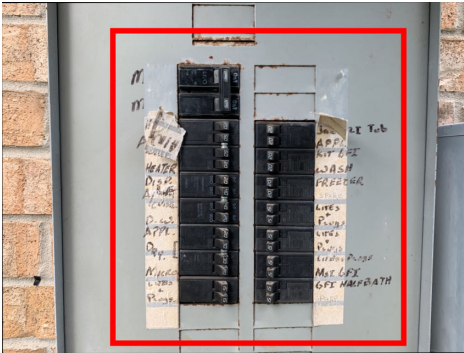
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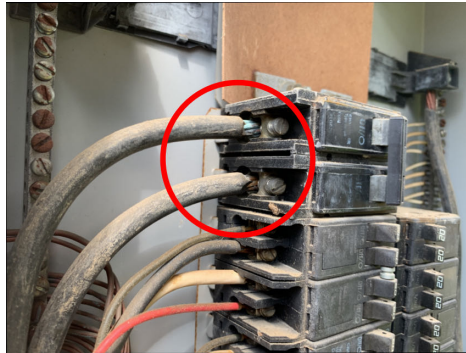
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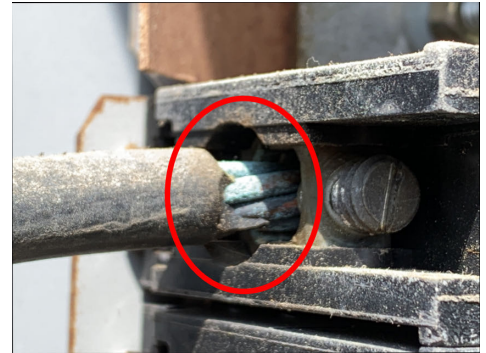
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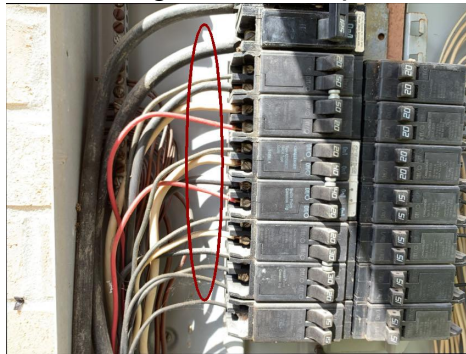
Labels partially missing



Missing antioxidant paste



Oxidation on aluminum feeder



Conductor improperly color labeled

X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring

Comments:

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

FIXTURES

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

An inoperative light fixture was noted in the house. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced. This was observed in the rear, kitchen, breakfast nook.

OUTLETS

Note: Not all receptacle outlets were tested as the house was occupied at the time of the inspection. Should any outlets be found to be deficient after the furniture is removed, we recommend having a licensed electrician evaluate and repair as needed.

Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One or more outlets in the home were improperly secured and moved when plugs were inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. We recommend having these improved. This was observed in the front room, breakfast nook 2nd floor hallway.



Around House: Caulk missing at fixture to wall connection



Rear: inoperative light fixture



Kitchen: inoperative light fixture



Exterior: Bubble cover recommended



Breakfast Nook: Loose outlet



Laundry room: power confirmed at dryer outlet

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

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

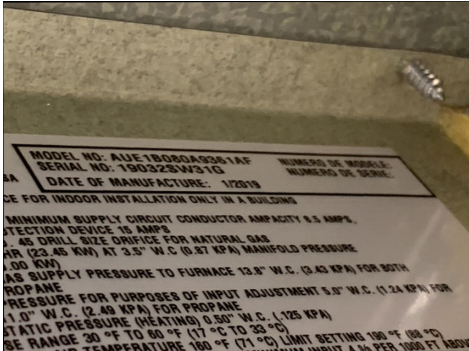
NOTE: We recommend all maintenance/repairs to the HVAC system be performed by a licensed, professional, competent and qualified HVAC technician.

FURNACE OPERATION

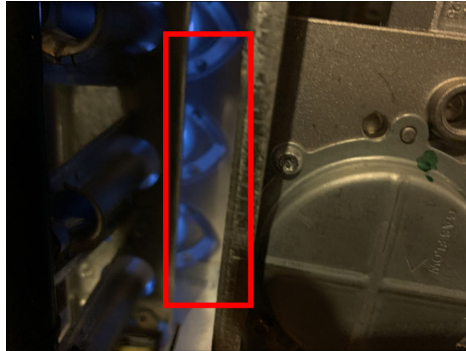
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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



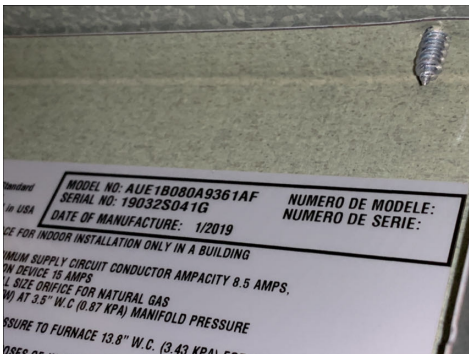
Furnace 1 model and serial numbers



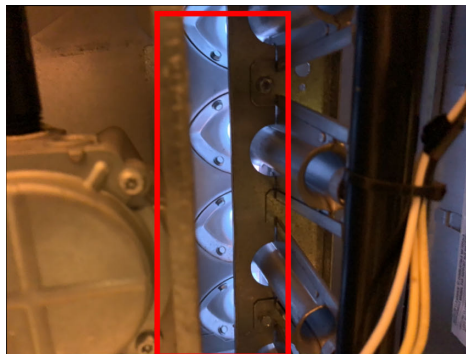
Furnace 1 fired up



1st floor hot air temperature



Furnace 2 model and serial numbers



Furnace 2 fired up



2nd floor hot air temperature

B. Cooling Equipment

Type of Systems: Central forced air, **split system**, The condensing coils were located in the left side yard, the evaporating coils were located in the attic.
 Comments:

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

TEMPERATURE DIFFERENTIAL

Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.° f. & 20.° f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

1st floor temperature differential was 13 degrees.

2nd floor temperature differential was 15 degrees.

I=Inspected

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D=Deficient

I	NI	NP	D
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EVAPORATOR UNIT

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

The temperature drop measured at the supply and return registers for the 1st floor unit was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.



Condenser unit 1 model and serial numbers 2018



1st floor: Return temperature



1st floor: vent temperature



Condenser unit 2 model and serial numbers 2018



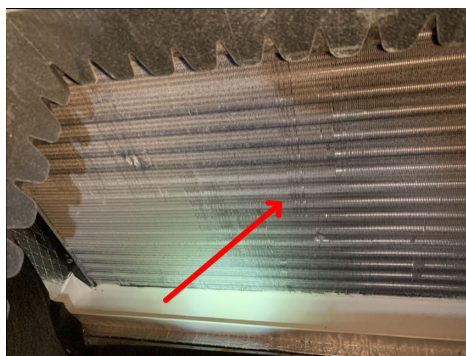
2nd floor: Return temperature



2nd floor: vent temperature



Evaporator unit model and serial numbers



Unit 1 Evaporator coils



Unit 1 Cap missing on primary condensate drain line cleanout

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Evaporator unit 2 model and serial numbers



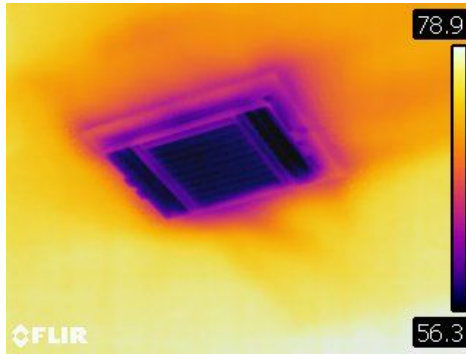
Unit 2 Evaporator coils



Unit 2 Cap missing on primary condensate drain line cleanout

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



Thermal image of cool air at vent

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

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter: Front of structure, Unable to locate (may be in the garage behind owners belongings)
 Location of Main Water Supply Valve: Right side
 Static Water Pressure Reading: 50 psi
 Type of Supply Piping Material: copper
 Comments:

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

DISTRIBUTION PIPE MATERIAL

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

I	NI	NP	D
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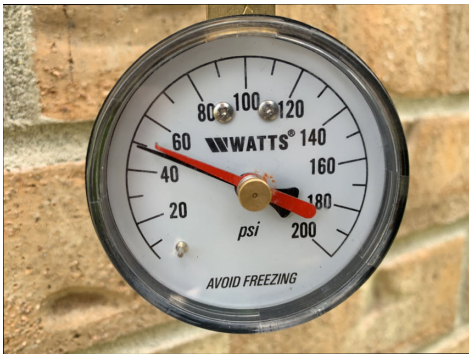
The water temperature was measured at 122 degrees. This is scalding. We recommend reducing the temperature at the water heater to maximum 120 degrees.

EXTERIOR

An exterior hose bib did not have a back flow preventer. **Anti-siphon** devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. We recommend making the upgrade.

BATHROOM LAVATORIES

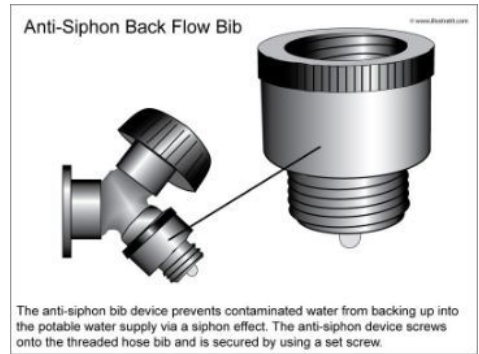
MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as designed. This was noted in the half bathroom, bathroom 1 tub and bathroom 2 (both lavatories).



Static Water Pressure 50 psi



Around house: Back flow preventer recommended



Back flow preventer



Hot water temperature: Scalding



Half Bathroom: Inoperable stopper

B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material: **PVC**

NOTE: We recommend all maintenance/repairs to the plumbing draining system

I=Inspected

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NP=Not Present

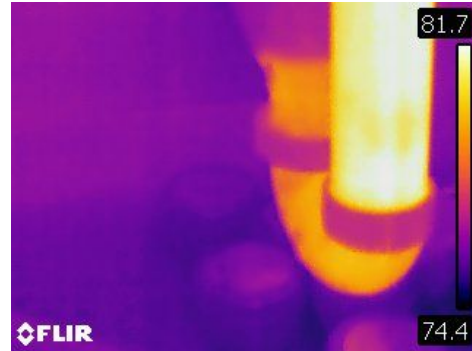
D=Deficient

I	NI	NP	D
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be performed by a licensed, professional, competent and qualified plumber.

MAIN CLEANOUT

The main cleanout was located on the rear



FYI: Main Cleanout located on the rear

Thermal image of hot water at drain

X			X
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C. Water Heating Equipment

Energy Source: Water heater was gas powered, located in the garage

Capacity: Unit was 40 gallons

Comments:

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

The water heater **sediment trap** was installed in such a way so as to be mostly ineffective in trapping sediment in the gas piping system. In this case, the sediment is likely to blow past the trap. The trap serves to capture sediment before it enters the appliance and its absence may clog a valve or cause an equipment malfunction. Traps at all gas appliances are required by today's commonly accepted construction standards; service by a licensed plumbing or mechanical contractor is recommended, but immediate service is not critical.

PRESSURE RELIEF VALVE

WARNING: REINSPECTION OF T&P RELIEF VALVE: Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor or authorized inspection agency, to insure that the product has not been affected by corrosive water conditions and to insure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

DRIP PAN

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Although the water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage to the structure, no drip pan was installed. We recommend a proper drip pan be installed to prevent possible water damage.

The fire stop at the water heater exhaust flue was found to be loose. We recommend having this properly secured at the ceiling penetration.



Model and Serial numbers



Pilot on



FYI: Test **IPR Valve** yearly



Improper drip leg installation



Missing drip pan



Loose fire stop

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

NOTE: We recommend all maintenance/repairs to the hydro-massage therapy equipment be performed by a licensed, professional, competent and qualified plumber.

The whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. There was **GFCI** protection present and it was functional. The items tested appeared to be in serviceable condition, at time of inspection. We recommend flushing the lines with an appropriate cleaner prior to use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Whirlpool on



Whirlpool access panel



Access panel sealed

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

right

Type of Gas Distribution Piping Material: Black Iron

Comments:



Right: Gas meter

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

Materials:

Comments:

V. APPLIANCES

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

Comments:

The dishwasher was operated through a normal cycle and was functioning as intended at the time of the inspection. The spray arms rotated and the water drained.

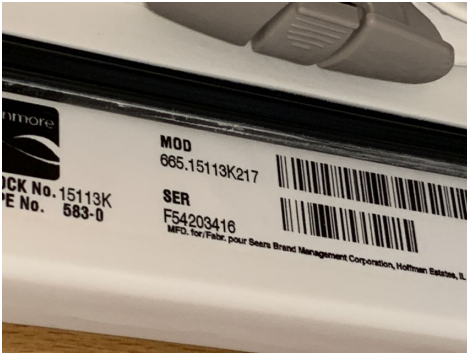
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Model and Serial numbers

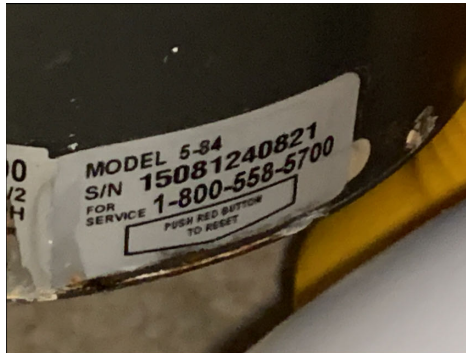


Cycle completed, spray arms rotated and water drained

B. Food Waste Disposers

Comments:

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



Model and Serial numbers

C. Range Hood and Exhaust Systems

Comments:

The range exhaust vent which was integrated with the microwave was functioning as designed under its normal operating mode, at the time of the inspection.



Range hood on

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

RANGE

Ovens heated within range. The ovens were turned on bake with the thermostats set on 350 degrees. The top unit heated within the acceptable 25 degree range with a temperature of 359 degrees. The bottom unit heated within the acceptable 25 degree range with a temperature of 365 degrees.

The cooktop functioned as intended under its normal operating mode at the time of inspection.



Range model and serial numbers



Top oven temperature when set on bake at 350 degrees



Lower oven temperature when set on bake at 350 degrees



All burners on high

E. Microwave Ovens

Comments:

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

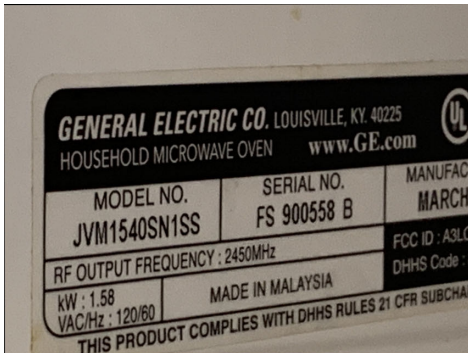
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Model and Serial numbers



Microwave on

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

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

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

Comments:

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

AUTOMATIC REVERSE

The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. We recommend correction by a qualified contractor.

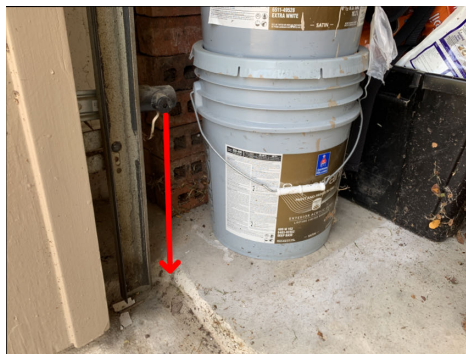


Photo eye sensor more than 6" off ground

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

GENERAL CONDITION

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.

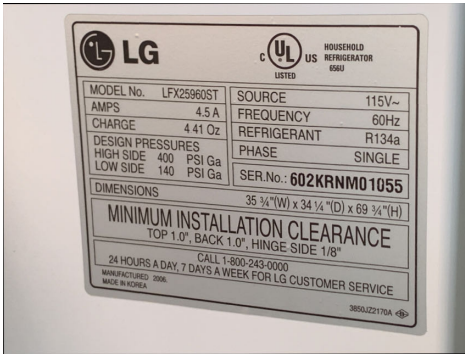
X	X		
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I. Other

Observations:

LAUNDRY MACHINES

Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.



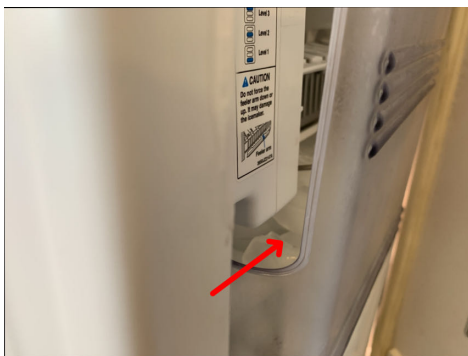
Refrigerator model and serial number



Refrigerator cool temperature



Freezer cool temperature



Ice in ice maker



Washer and dryer not inspected

Glossary

Term	Definition
AFCI	AFCIs (Arc Fault Circuit Interrupters) are newly developed electrical devices designed to protect against fires caused by arcing faults in the home's wiring. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.
Flashing	"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typically, flashing will be installed in areas such as roof and wall penetrations such as vent pipes, chimneys, skylights and transition areas where dissimilar roofing materials or different roof slopes meet. Flashing is also used at windows and decks.
GFCI	Ground Fault Circuit Interrupter(GFCI), is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps of current imbalance is detected. At the time of original construction GFCI's may not have been installed in all the locations where they are now required but their absence will be reported for your information.
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
anti-siphon	Anti-siphon devices help to prevent cross contamination from a hose into the public or private water supply system.

attic insulation	A house with poor insulation will have increased heating and cooling costs. During the heating season homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than resulting in increased heating costs. During the cooling season homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof-covering material radiates downward into the living space. Air sealing and attic access insulation is also an important factor in having a good insulation system installed.
panel manufacturer	FYI: Circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. The manufacturers label in the panel will state what type of breakers may be used in the panel. Breakers from one manufacturer used in the panel of another manufacturer may have not been UL certified for use in the equipment.
sediment trap	A sediment trap can help prolong the life of your gas appliance. What a sediment trap consists of is simply a tee in the gas pipe before the inlet of the control valve. This tee provides a place where the gas can make a sharp turn into the appliances and any particles of water or debris can collect. Preventing debris from getting into the pilot or main burner assembly will prolong the life of the appliance. Sediment traps are required by the Uniform Plumbing Code and are therefore incorporated into most, if not all, city building and safety codes.
slab foundation	This residence has a SLAB foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

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

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 23 Item: B	Cooling Equipment	The temperature drop measured at the supply and return registers for the 1st floor unit was lower than considered normal. This usually indicates that servicing is needed. A licensed, professional, competent and qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.