



17225 Termini-San Luis Pass Rd  
Galveston, TX 77554  
Biju Oommen

08/28/2020

## PROPERTY INSPECTION REPORT

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**Prepared For:** Biju Oommen  
(Name of Client)

**Concerning:** 17225 Termini-San Luis Pass Rd, Galveston, TX 77554  
(Address or Other Identification of Inspected Property)

**By:** Scott Osborne, Lic #20555 08/28/2020  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### 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](http://www.trec.texas.gov).

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

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

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

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

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Occupied                       Vacant

PRESENT AT INSPECTION: **Buyer / Buyer's Agent**

**Weather Condition at Time of Inspection**

Clear                       Overcast/Hazy                       Cloudy                       Rainy                       Ice/Snow

Outside Temperature: Arrival 86 °

Departure: 91 °

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): **Pier & Beam**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer familiar with the soils and construction methods of the region in order to determine if permanent repairs are required.

**Note:** The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. **This inspection does not predict or guarantee future performance.**

**Note:** Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

**Note:** Where face of the foundation is covered / obstructed, the foundation cannot be inspected.

**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Additional Notes:

### B. Grading and Drainage

Comments:

**Note: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.**

### C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **From Ground/Binoculars**

Comments:

Condition: **Unable to locate substantial damage to the roof**

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

**NOTE:** The under-layment cannot be inspected if shingles are properly secured to the roof.

**NOTE:** The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of

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a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

**NOTE: The building was too high to walk the roof safely. There was a limited view from the ground. I recommend having a certified roofing contractor provide a complete evaluation of the condition of the roof.**

**There is daylight coming through the attic where the vent pipes penetrate the roof / attic. This is indicative that the roof jacks are not fully weather sealed and may be a water penetration point.**



**I recommend the roof be evaluated by a qualified roofing contractor. Any exposed openings are potential moisture or pest penetration points and should be sealed.**

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**D. Roof Structures and Attics**

*Viewed From:* **Walked deck or safe area**

*Approximate Average Depth of Insulation:* 12-14 inches (where visible)

*Approximate Average Thickness of Vertical Insulation:* 4-6 inches (where visible)

*Comments:*

Attic

Attic Insulation: **Batt**

Roof

Ventilation Observed: **N/A**      Condition: **N/A**

- Water leaks noted     Previous repairs noted     Vermin activity noted

**Note:** Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

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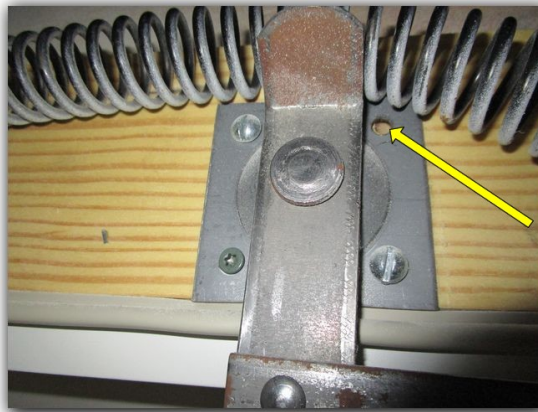
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**NOTE:** I recommend protecting the bottom of the attic ladder in order to help protect the floors.



There are missing fasteners in the brackets at the top of the attic ladder where the ladder attaches to the framing at the right bracket.



The right bracket for the ladder spring is missing a fastener and is not installed properly.



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There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard, at the HVAC equipment that serves the lower living area.



There are no "H" clips between the roof decking.



There are loose / missing bolts on the attic access ladder. I recommend tightening all bolts periodically.

**NOTE:** There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

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**E. Walls (Interior and Exterior)**

*Comments:*

Prevalent exterior siding: **Siding**

**Note:** If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

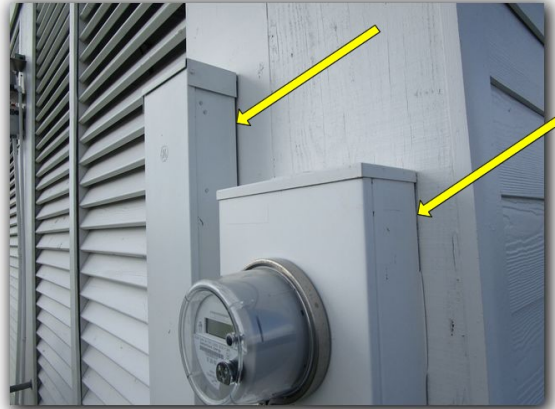
**All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.**



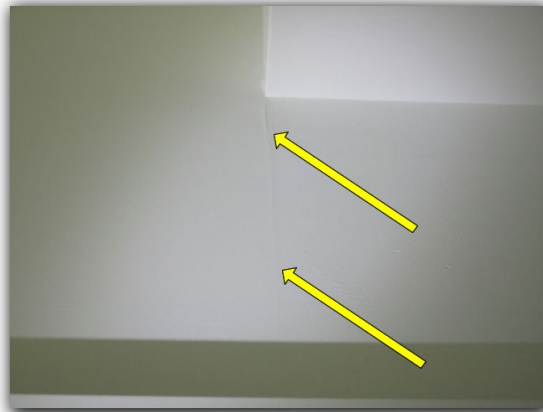
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The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.  
The electric meter and service panels are not properly weather sealed on the exterior wall.



There is a hairline crack on the wall in the upstairs hall above the hall closet door.



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**F. Ceilings and Floors**

*Comments:*

**Note:** If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

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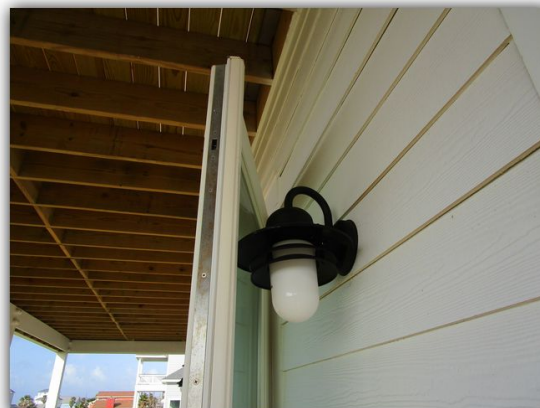
There is moisture damage to the ceiling area in the open space below the home (the parking area, open area, and where the stairs are located). There was a water overflow in the downstairs private bathroom in this area. See the Plumbing section for more information. NOTE: I recommend further evaluation of the areas of the ceiling that have moisture stains as there may be hidden damage or microbial growth that is not visible at the time of the inspection.



**G. Doors (Interior and Exterior)**

*Comments:*

The front entry door opens outward and is subject to the wind catching the door and forcing it open rapidly. There is a light fixture behind the door that may be damaged in this type of event. I recommend consulting with a qualified contractor or the builder to determine the best solution to help protect the door from swinging open unexpectedly and the light fixture behind the door.



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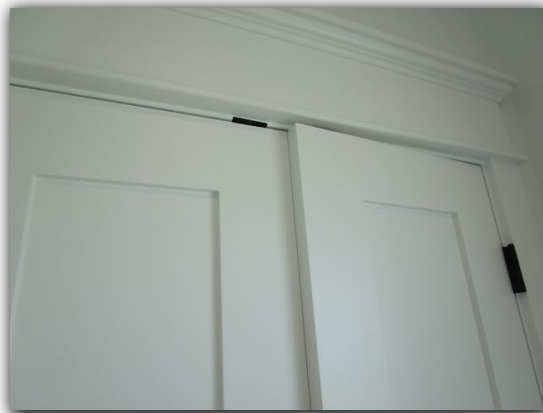
There are doors that do not latch properly at more than one location around the home, including the upstairs hall closet doors.



The pocket door at the "game room" (the door leading to the hallway) rubs against the floor when opening / closing.



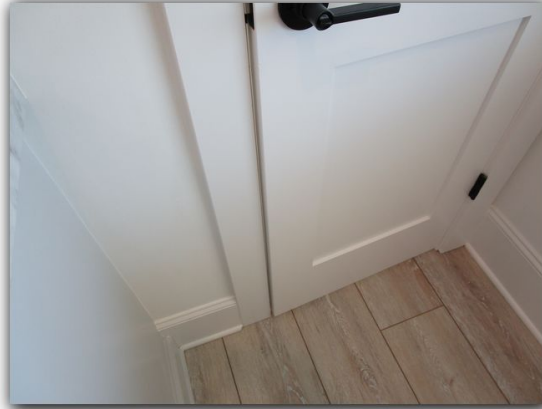
The rear right bedroom closet doors are not square in the frame and rub in the middle when opened / closed.



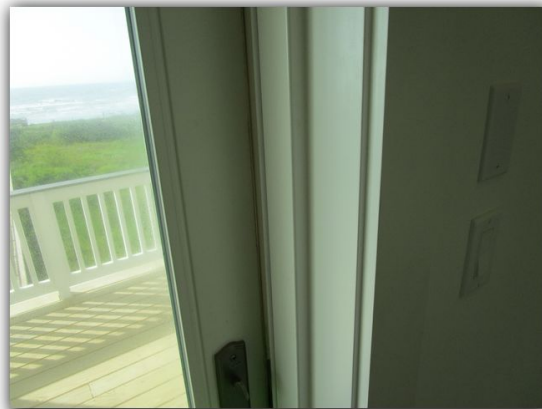
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The rear right private bathroom door is not square in the frame and rubs in the jamb.



The rear right bedroom balcony (exterior door) is not square in the frame and rubs in the jamb.



The rear balcony doors open outward and are subject to the wind catching the doors and forcing them to open rapidly. There are windows behind the doors that may be damaged in this type of event. I recommend consulting with a qualified contractor or the builder to determine the best solution to help protect the door from swinging open unexpectedly and the windows behind the doors.

There is a dent at the bottom of the garage door (the left door when standing at the front of the home).

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The front entry door is not square in the frame. The slide bolts are missing at the left door, and the door is very hard to lock.



NOTE: The doors may require adjustment by a qualified door contractor.

**H. Windows**

Comments: Double Pane

**Notes:**

The springs have popped in the window frames inside the master bathroom closet window. This window will not remain in the open position, and may require adjustment by a qualified contractor.

**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

Comments:

Type: **Metal**

Fuel Source: **Non-Wood burning**

Damper: **Acceptable**

Chimney: **Fire-stop Inaccessible**

NOTE: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only.

NOTE: On a direct vent fireplace, the vent could not be inspected.

The gas was shut off to the fireplace at the time of the inspection. I turned the gas on to test the unit and tried to relight the pilot light. The pilot light would not relight. I recommend having the unit serviced prior to use. I turned the gas supply off prior to leaving the home.

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The fireplace is required to have a non combustibile hearth extension that is separate and distinct from the surrounding flooring. The area in front of the fireplace does not meet this requirement.



**K. Porches, Balconies, Decks, and Carports**

Comments:

**Note: Structural load capabilities were not inspected  
There are no joist hangers on the joists for the rear balconies.**



**NOTE: The flashing is not visible at the edges of the rear balconies.**

**L. Other**

Comments:  
Additional Comments:

Notes: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

**Main panel location: Exterior Wall      Sub panel location: Pantry**

**Brand: General Electric (Main) Eaton (Sub)**

**Size: 200 amps**



**Type of wiring: Copper**

**ARC Fault**

ARC outlet locations(s):	Master	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	2nd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	3rd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	4th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	5th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Comn	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Grounding Electrode present: **Yes**

Due to defects observed, recommend service and complete system check by licensed electrician.

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

**Note:** Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.

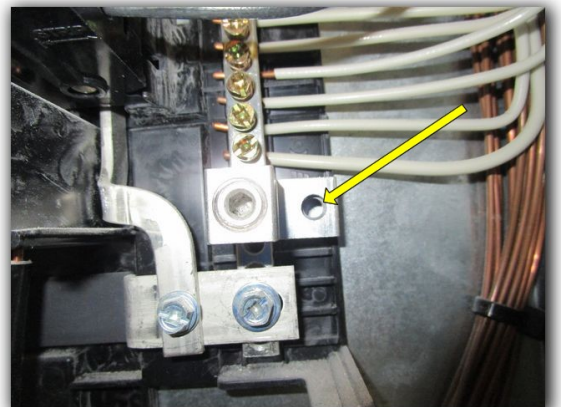
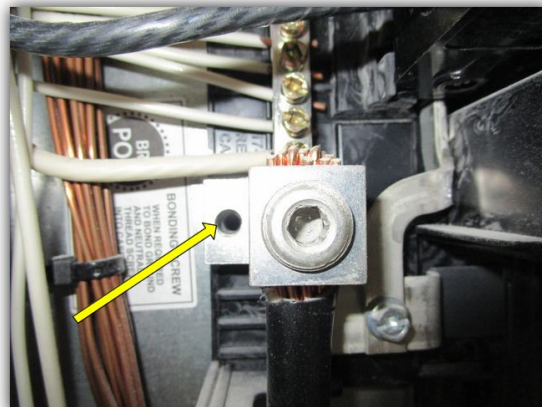
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The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.



There is no bonding screw in the sub panel in the pantry.



I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

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

Type of Wiring: **Copper**

Comments:

Receptacle Type:       2 prong       3 prong       Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s)	Bathroom:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Kitchen:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Wet Bar:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Garage:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
	Exterior:	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

**Notes:**

**NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.**



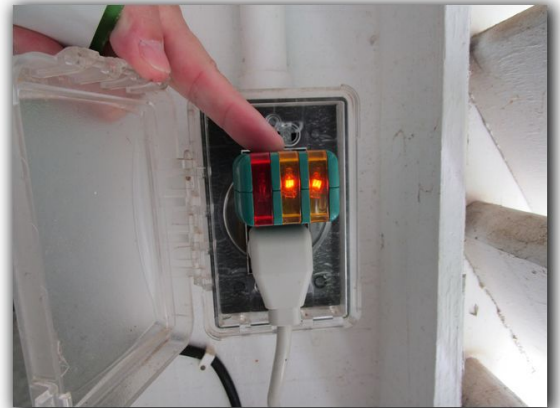
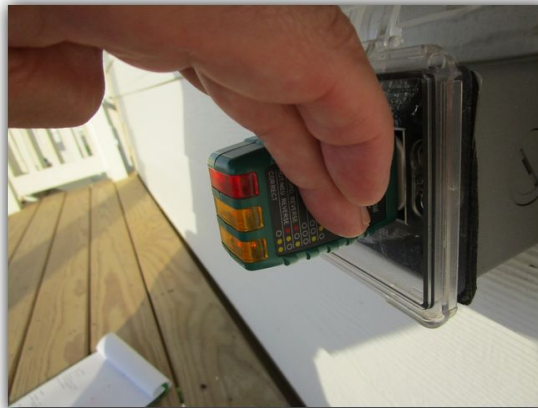
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**NOTE:** Not all outlets may be accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

**NOTE:** There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior in the open space below the home, kitchen, master bathroom, downstairs private bathroom, rear right private bathroom, hall bathroom, powder bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the exterior outlets.



There are missing outlet covers in the main living area at multiple locations, with loose outlets in this area.



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There are loose switches and missing switch plate covers throughout the main living area.



There is rust on the fasteners on the exterior outlets and light switches (at the covers / fasteners).



There are outlets in the garage area that are not properly weather sealed / covered.



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The lights in the garage area and below the home in the open space are not working properly.  
The fan and light combo units is not working in the front right bedroom and downstairs guest room, and the lights for the units are not working in the master bedroom and rear right bedroom.  
The attic light flickered during the inspection.  
I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of System: **Forced Air**

Energy Source: **Propane Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

#### Unit 1

Filter Type: **Media Filter**

Condition: **Dirty**

#### Notes:

**NOTE:** As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

The gas supply was shut off to the unit at the time of the inspection. I did not turn on the gas as I do not know why it was shut off. I recommend having the builder or a licensed HVAC contractor restore the gas supply and test the unit.



I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

#### Unit 2

Filter Type: **Media Filter**

Condition: **Dirty**

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**Notes:**

**NOTE:** As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

The gas supply was shut off to the unit at the time of the inspection. I did not turn on the gas as I do not know why it was shut off. I recommend having the builder or a licensed HVAC contractor restore the gas supply and test the unit.



I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

Due to defects observed, recommend service by qualified H.V.A.C Service Company. Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

**B. Cooling Equipment**

Type of System: **Central - Air Conditioner**

Comments:

Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

**Unit 1**      Supply Temp: 68 degrees    Return Temp: 83 degrees      Difference: 15 degrees

Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:

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

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I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

NOTE: There was a sign present in the home prohibiting changing the thermostat setting. I was given permission from the builder to change the setting to test the system.



The condenser unit took a long time to turn on. When on, the condenser unit motor made a vibrating noise.

Variance:



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**The unit is not cooling adequately.  
I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.**

**Unit 2**      Supply Temp: 63 degrees    Return Temp: 77 degrees    Difference: 14 degrees  
Note: High/low differential (Temperature differential should fall between 15 F & 20 F)

Additional Notes:



**I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.  
NOTE: There was a sign present in the home prohibiting changing the thermostat setting. I was given permission from the builder to change the setting to test the system.**



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The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system. The system is not cooling adequately.



I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.

Due to defects observed, recommend service by qualified H.V.A.C. Service Company. Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE. The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

C. Duct Systems, Chases, and Vents

Comments:

There are A/C ducts in the attic in direct contact with one another. The ducts are not separated by a non cellulose material. The contact can cause condensation which can then drip into the attic space.



The return air filters are dirty. I recommend changing the filters routinely.

IV. PLUMBING SYSTEMS

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

I	NI	NP	D
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- A. Plumbing Supply, Distribution Systems and Fixtures**  
*Location of water meter: At the Curb Near the Street*



*Location of main water supply valve: Inside the garage*



*Static water pressure reading: 58 psi*

*Comments:*

Type: **PEX**

Kitchen Sink:

Downstairs Private Bathroom:

**All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head in the downstairs private bathroom. Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.**



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

I NI NP D

The tub, sink, and toilet drains are clogged. The tub overflowed into the bathroom / bedroom floor. The floor was dried and cleaned. Water drained into the sub floor and onto the open space below the home in the open area, creating stains on the "ceiling" spaces.



I recommend having a licensed plumber review and repair the deficiencies.

Master Bathroom:

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the master bathroom.

The left sink drains slowly.

Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

The tub faucet / control is loose on the floor.

I recommend having a licensed plumber review and repair the deficiencies.

Bath 3: ( Hall Bathroom: )

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the hall bathroom.

Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

Bath 4: (Rear Right Private Bathroom: )

All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the rear right private bathroom.

Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.

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

I	NI	NP	D
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Bath 5: (Powder Bathroom: )

**There is a leak at the sink faucet (at the end of the faucet).**



**I recommend having a licensed plumber review and repair the deficiencies.**

Outside Faucets:

**The outdoor shower control / handle (the fixture) is loose, and there is rust / corrosion on the fixtures.**



**NOTE: I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber. I recommend having a licensed plumber review and repair the deficiencies.**

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

I	NI	NP	D
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Laundry Room:

**There is a gas supply line that is not properly capped.**



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**B. Drains, Wastes, and Vents**

*Comments:*

**The main sewer drain was clogged during the inspection. I recommend having the entire drain system cleaned / cleared by a qualified contractor.**

**There was a leak at the drain cap in the garage area as well as along the drain above the garage / open area below the home.**



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- 
- 
- 

**C. Water Heating Equipment**

*Energy Source:* **Propane Gas**

*Capacity:* Tankless

*Comments:*

(Refer to OP-I form)

Unit 1:

Location: Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

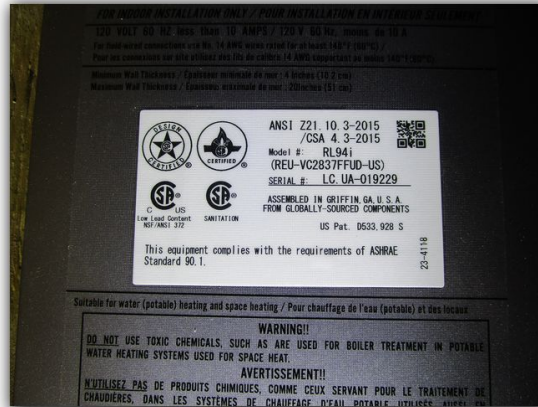
I NI NP D

Garage Unit:

Physically protected: **N/A**

18" clearance: **N/A**

Additional Notes:



**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance. The vent pipe is not properly strapped at the roof penetration.**



Unit 2:

Location: Attic

Garage Unit:

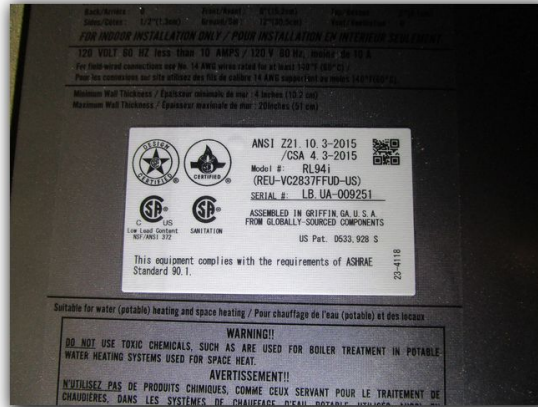
Physically protected: **N/A**

18" clearance: **N/A**

Additional Notes:

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

I NI NP D



**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance. The vent pipe is not properly strapped at the roof penetration.**



     **D. Hydro-Massage Therapy Equipment**  
*Comments:*

     **E. Other**  
*Comments:*

**V. APPLIANCES**

     **A. Dishwashers**  
*Comments:*

**NOTE: I halted the test of the unit due to the clogged drain line.**

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

I   NI   NP   D

     **B. Food Waste Disposers**  
*Comments:*

     **C. Range Hood and Exhaust Systems**  
*Comments:*

**NOTE: The exhaust vent pipe is not visible.**

     **D. Ranges, Cooktops, and Ovens**  
*Comments:*

Range Source: **Gas**  
Oven Source: **N/A**  
Cooktop Source: **N/A**

Thermostat set at 350°F      Achieved: Oven °F      Oven 2 °F

Additional Notes:

**The unit did not properly engage, and did not move past the "PRE" stage. I recommend having the oven reviewed by a qualified contractor.**



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

I	NI	NP	D
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**NOTE: The gas supply valve for the cook top is located in the lower kitchen cabinet to the right of the unit.**



**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.**

**NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.**

**I. Other**

*Comments:*

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

I   NI   NP   D

The wine refrigerator was not inspected. However, during the inspection, I observed damage to the door of the unit.



## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

**NOTE:** The sprinkler system was not inspected for underground leaks or coverage. There was power to the control unit, but the display would not turn on. The selector switch was not able to be turned / manipulated. I was not able to test the irrigation system.



I recommend having the system reviewed by a qualified irrigation specialist.

### B. Swimming Pools, Spas, Hot Tubs, and Equipment

*Type of Construction:* N/A

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Outbuildings**

*Comments:*

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

*Type of Pump: N/A*

*Type of Storage Equipment: N/A*

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System: N/A*

*Location of Drain Field:*

*Comments:*

## Summary

### ROOF COVERING MATERIALS

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**NOTE:** The building was too high to walk the roof safely. There was a limited view from the ground. I recommend having a certified roofing contractor provide a complete evaluation of the condition of the roof.

There is daylight coming through the attic where the vent pipes penetrate the roof / attic. This is indicative that the roof jacks are not fully weather sealed and may be a water penetration point.

I recommend the roof be evaluated by a qualified roofing contractor. Any exposed openings are potential moisture or pest penetration points and should be sealed.

### ROOF STRUCTURES AND ATTICS

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**NOTE:** I recommend protecting the bottom of the attic ladder in order to help protect the floors.

There are missing fasteners in the brackets at the top of the attic ladder where the ladder attaches to the framing at the right bracket.

The right bracket for the ladder spring is missing a fastener and is not installed properly.

There is a required minimum 24" wide, unobstructed walkway to all attic equipment. The walkway is obstructed / inadequate, creating a potential trip hazard, at the HVAC equipment that serves the lower living area.

There are no "H" clips between the roof decking.

There are loose / missing bolts on the attic access ladder. I recommend tightening all bolts periodically.

**NOTE:** There is limited access to the attic space beyond the opening, walkway and equipment. Not all of the attic space was accessible or visible for inspection.

### WALLS (INTERIOR AND EXTERIOR)

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All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

The exterior light fixtures are not properly sealed or secured to the wall. This is a potential moisture penetration point.

The electric meter and service panels are not properly weather sealed on the exterior wall.

There is a hairline crack on the wall in the upstairs hall above the hall closet door.

### CEILINGS AND FLOORS

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There is moisture damage to the ceiling area in the open space below the home (the parking area, open area, and where the stairs are located). There was a water overflow in the downstairs private bathroom in this area. See the Plumbing section for more information. **NOTE:** I recommend further evaluation of the areas of the ceiling that have moisture stains as there may be hidden damage or microbial growth that is not visible at the time of the inspection.

## DOORS (INTERIOR AND EXTERIOR)

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The front entry door opens outward and is subject to the wind catching the door and forcing it open rapidly. There is a light fixture behind the door that may be damaged in this type of event. I recommend consulting with a qualified contractor or the builder to determine the best solution to help protect the door from swinging open unexpectedly and the light fixture behind the door.

There are doors that do not latch properly at more than one location around the home, including the upstairs hall closet doors.

The pocket door at the "game room" (the door leading to the hallway) rubs against the floor when opening / closing.

The rear right bedroom closet doors are not square in the frame and rub in the middle when opened / closed.

The rear right private bathroom door is not square in the frame and rubs in the jamb.

The rear right bedroom balcony (exterior door) is not square in the frame and rubs in the jamb.

The rear balcony doors open outward and are subject to the wind catching the doors and forcing them to open rapidly. There are windows behind the doors that may be damaged in this type of event. I recommend consulting with a qualified contractor or the builder to determine the best solution to help protect the door from swinging open unexpectedly and the windows behind the doors.

There is a dent at the bottom of the garage door (the left door when standing at the front of the home).

The front entry door is not square in the frame. The slide bolts are missing at the left door, and the door is very hard to lock.

NOTE: The doors may require adjustment by a qualified door contractor.

## WINDOWS

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The springs have popped in the window frames inside the master bathroom closet window. This window will not remain in the open position, and may require adjustment by a qualified contractor.

## FIREPLACES AND CHIMNEYS

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The gas was shut off to the fireplace at the time of the inspection. I turned the gas on to test the unit and tried to relight the pilot light. The pilot light would not relight. I recommend having the unit serviced prior to use. I turned the gas supply off prior to leaving the home.

The fireplace is required to have a non combustibile hearth extension that is separate and distinct from the surrounding flooring. The area in front of the fireplace does not meet this requirement.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

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There are no joist hangars on the joists for the rear balconies.

NOTE: The flashing is not visible at the edges of the rear balconies.

## SERVICE ENTRANCE AND PANELS

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The wrong clamp has been used to secure the ground wire to the ground rod. The clamp should be an acorn style clamp.

There is no bonding screw in the sub panel in the pantry.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

**NOTE:** I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

**NOTE:** Not all outlets may be accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

**NOTE:** There are receptacles that are GFCI protected in the home. The follow is a list of the GFCI reset locations: exterior in the open space below the home, kitchen, master bathroom, downstairs private bathroom, rear right private bathroom, hall bathroom, powder bathroom.

There are outlets that are not GFCI protected, as is currently required, including in the exterior outlets. There are missing outlet covers in the main living area at multiple locations, with loose outlets in this area.

There are loose switches and missing switch plate covers throughout the main living area.

There is rust on the fasteners on the exterior outlets and light switches (at the covers / fasteners).

There are outlets in the garage area that are not properly weather sealed / covered.

The lights in the garage area and below the home in the open space are not working properly.

The fan and light combo units is not working in the front right bedroom and downstairs guest room, and the lights for the units are not working in the master bedroom and rear right bedroom.

The attic light flickered during the inspection.

I recommend a complete review by a licensed electrician to review and repair any and all deficiencies.

## HEATING EQUIPMENT

### **Unit 1**

**NOTE:** As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

The gas supply was shut off to the unit at the time of the inspection. I did not turn on the gas as I do not know why it was shut off. I recommend having the builder or a licensed HVAC contractor restore the gas supply and test the unit.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

### **Unit 2**

**NOTE:** As a preventive / maintenance measure, I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season.

The gas supply was shut off to the unit at the time of the inspection. I did not turn on the gas as I do not know why it was shut off. I recommend having the builder or a licensed HVAC contractor restore the gas supply and test the unit.

I recommend a complete review of the entire HVAC system by a qualified HVAC technician.

## COOLING EQUIPMENT

### **Unit 1**

I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

**NOTE:** There was a sign present in the home prohibiting changing the thermostat setting. I was given permission from the builder to change the setting to test the system.

The condenser unit took a long time to turn on. When on, the condenser unit motor made a vibrating noise.

**The unit is not cooling adequately.**

**I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.**

**Unit 2**

**I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.**

**NOTE: There was a sign present in the home prohibiting changing the thermostat setting. I was given permission from the builder to change the setting to test the system.**

**The temperature differential between the supply and return registers should be at least 15 degrees. The unit did not produce a temperature differential that meets this minimum requirement. This could be symptomatic of other issues inside the system. The system is not cooling adequately.**

**I recommend a complete review of the entire HVAC system by a qualified HVAC technician prior to closing.**

## DUCT SYSTEMS, CHASES, AND VENTS

**There are A/C ducts in the attic in direct contact with one another. The ducts are not separated by a non cellulose material. The contact can cause condensation which can then drip into the attic space. The return air filters are dirty. I recommend changing the filters routinely.**

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Downstairs Private Bathroom:

**All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the control knob, the tub faucet, and shower head in the downstairs private bathroom.**

**Tub plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.**

**The tub, sink, and toilet drains are clogged. The tub overflowed into the bathroom / bedroom floor. The floor was dried and cleaned. Water drained into the sub floor and onto the open space below the home in the open area, creating stains on the "ceiling" spaces.**

**I recommend having a licensed plumber review and repair the deficiencies.**

Master Bathroom:

**All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the master bathroom.**

**The left sink drains slowly.**

**Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.**

**The tub faucet / control is loose on the floor.**

**I recommend having a licensed plumber review and repair the deficiencies.**

Bath 3: ( Hall Bathroom: )

**All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the hall bathroom.**

**Tub / shower plumbing connections are required to be readily accessible. There is no immediate access opening installed. The water supply and drain connections could not be inspected in this area.**

Bath 4: (Rear Right Private Bathroom: )

**All bathtub wall penetrations and corners should be silicone sealed to help prevent water penetration into the wall cavity. The silicone is missing / deteriorated at the shower head in the rear right private bathroom.**

**Tub / shower plumbing connections are required to be readily accessible. There is no immediate access**

**opening installed. The water supply and drain connections could not be inspected in this area.**

Bath 5: (Powder Bathroom: )

**There is a leak at the sink faucet (at the end of the faucet).**

**I recommend having a licensed plumber review and repair the deficiencies.**

Outside Faucets:

**The outdoor shower control / handle (the fixture) is loose, and there is rust / corrosion on the fixtures.**

**NOTE: I recommend a complete review of the plumbing system, including scoping the underground lines for any damage, leaks or other deficiencies by a licensed plumber.**

**I recommend having a licensed plumber review and repair the deficiencies.**

Laundry Room:

**There is a gas supply line that is not properly capped.**

## DRAINS, WASTES, AND VENTS

---

**The main sewer drain was clogged during the inspection. I recommend having the entire drain system cleaned / cleared by a qualified contractor.**

**There was a leak at the drain cap in the garage area as well as along the drain above the garage / open area below the home.**

## WATER HEATING EQUIPMENT

---

Unit 1:

**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.**

**The vent pipe is not properly strapped at the roof penetration.**

Unit 2:

**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.**

**The vent pipe is not properly strapped at the roof penetration.**

## DISHWASHERS

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**NOTE: I halted the test of the unit due to the clogged drain line.**

## RANGE HOOD AND EXHAUST SYSTEMS

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**NOTE: The exhaust vent pipe is not visible.**

## RANGES, COOKTOPS, AND OVENS

---

**The unit did not properly engage, and did not move past the "PRE" stage. I recommend having the oven reviewed by a qualified contractor.**

**NOTE: The gas supply valve for the cook top is located in the lower kitchen cabinet to the right of the unit.**

## DRYER EXHAUST SYSTEMS

---

**NOTE: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.**

**NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.**

## OTHER

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**The wine refrigerator was not inspected. However, during the inspection, I observed damage to the door of the unit.**

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

---

**NOTE: The sprinkler system was not inspected for underground leaks or coverage.**

**There was power to the control unit, but the display would not turn on. The selector switch was not able to be turned / manipulated. I was not able to test the irrigation system.**

**I recommend having the system reviewed by a qualified irrigation specialist.**

## Important Limitations and Disclaimers

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

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

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

CLIENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

INSPECTED BY: Scott Osborne LICENSE #: 20555