NationSpec Home Inspection

-Home - Commercial - Mold - Stucco - Termite

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

32314 Hamilton Crest Dr, Brookshire, TX 77423

Inspection prepared for: Lindsy Clark

Date of Inspection: 1/17/2022 Time: 1:30 PM

Age of Home: 2018 Size: 3503

Order ID: 3766

Inspector: Joe Bates

License: TREC 23360 / MAC 1685

2910 Commercial Center Blvd, Suite 103 Katy, TX 77494 **nationspec.com** **832.699.3025**

PROPERTY INSPECTION REPORT FORM

Lindsy Clark	1/17/2022
Name of Client	*Date of Inspection*
32314 Hamilton Crest Dr, Brookshire, TX 77423	
Address of Inspected Property	
Joe Bates	23360
Name of Inspector	*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.

RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minim um 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).

RESPONSIBILTY 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

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s):

Post tension slab foundation
Comments:

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

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

A.3. Recommend sealing all honeycombing or extrusions using an approved material with an epoxy bonding agent. These areas can corrode and create gaps inside the foundation wall where moisture and insects can potentially enter.

A.4. Corner Pop observed. This is not a structural issue. It is caused by the thermo-expansion of the brick and that expansion of the brick, cracks the corner of the foundation which is the weakest area. Recommend repairing this area with an approved material for this type of application (generally "epoxy based cement")

A.5. Exposed cable ends observed. The tendon end should be covered / sealed with an epoxy based cement. This will help prevent the tendon end from being exposed to moisture because capillary action will craw it into the slab between strands where it can eventually cause failure of the tendon.

A.6. For the purpose of this inspection the orientation is: front North, left East, rear South, right West

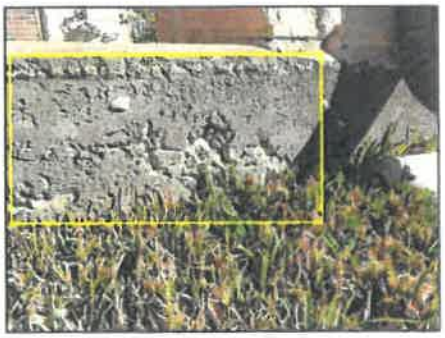
Right side, one or more exposed cable ends

Right rear, corner pop

Left side, honeycombing

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

I	NI	NP	D



Left side, detail

Ziplevel placed approximately center of house

Zeroed in

Door to garage N wall, 0.3

Half bath N wall, 0.5

Front door N wall, 0.3

Dining area N wall, 0.2

Dining area E wall, 0.3

Kitchen E wall, 0.0

Breakfast area E wall, 0.0

Breakfast area S wall, -0.1

Living room S wall, -0.5

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

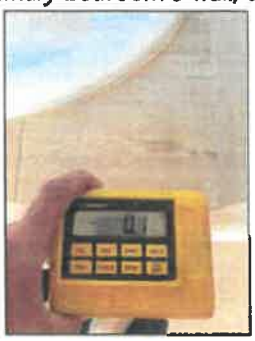
I	NI	NP	D

Living room S wall, -0.2

Primary bedroom S wall, 0.2

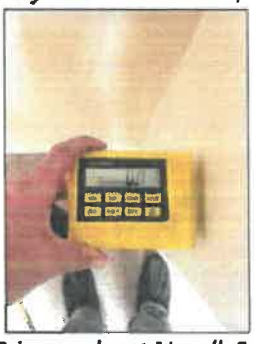
Primary bedroom S wall, 0.3

Primary bathroom W wall, 0.2



Primary bathroom W wall, -0.1

Primary closet W wall, 0.3



Primary closet N wall, 0.0

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

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B. Grading and Drainage

Comments:

B.1. Low soil observed at one or more sides of the structure and recommend additional backfill for proper drainage

B.2. Surface and french drains were not observed at the time of inspection and may need to be considered

B.3. Informational: IRC R401.3 Drainage: "Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm)." Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

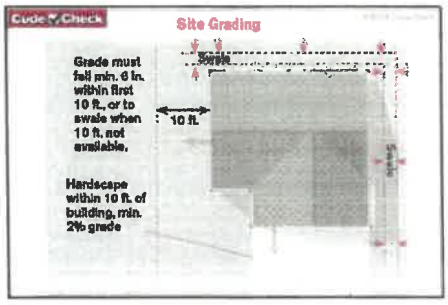
Right side, evidence of poor drainage via swale

Right side, detail low soil

Left side, drainage via swale may need improvements

Rear, swale observed

Rear, low point in swale



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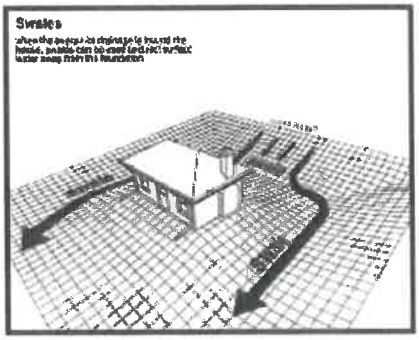


C. Roof Covering Materials

Type(s) of Roof Covering:

Architectural asphalt composition shingles noted
Viewed From:

Roof

Ladder

Ground
Comments:

C.1. Recommend removing debris from the roof covering and/or gutter system

C.2. Flashing repairs and/or sealant needed in one or more areas.

C.3. Galvanized steel gutters and downspouts were noted

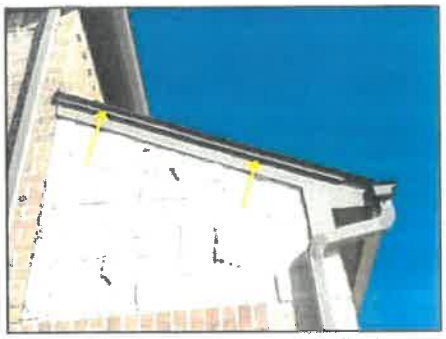
C.4. Mechanical damage observed in areas. See photos.

C.5. Missing drip edge. This could be considered an as built condition but is still deficient as of the IRC for 2012. Informational: IRC R905.2.8.5; A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches. Drip edges shall extend not less than 1/4 inch below the roof sheathing and extend up back onto the roof deck not less than 2 inches. Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches on center with fasteners (1, 2) as specified in Section R905.2.5 [roofing nails with minimum 12-gauge shank and 3/8-inch-diameter head]. Underlayment shall be installed over the drip edge along the eaves and under the drip edge along the rakes.

C.6. Upper gutter(s) drain onto the lower roof covering(s). Informational: Gutters that drain onto roof coverings can cause aggregate loss due to waterflow. One or more manufacturers don't warranty shingles at these locations.

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

I	NI	NP	D



Left side rake, no drip edge flashing observed

Some gutter downspouts termite onto roof covering, may cause granule loss

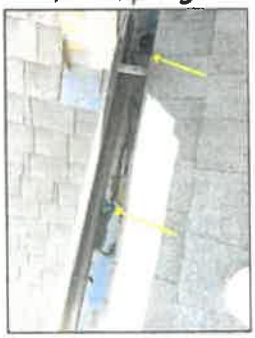
Rear, headwall flashing slightly lifted recommend having re-seated and sealed

Rear lower, overview

Rear rake, no drip edge flashing

Front, overview

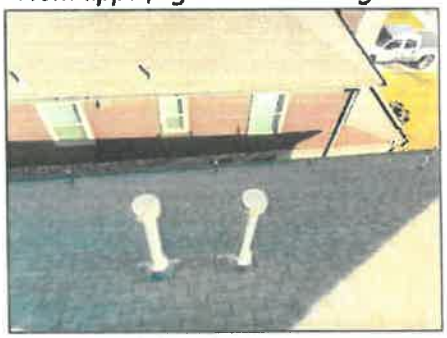
Front, overview



Front upper, light strand left in gutter

Front lower, overview

Front lower, overview / mechanical damage



Right side, overview

Right side, satellite mounting bolts are prone to leak and should be monitored/maintained with sealant

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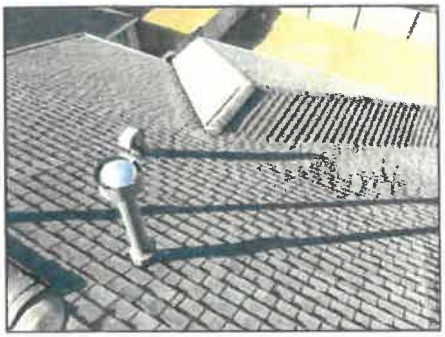
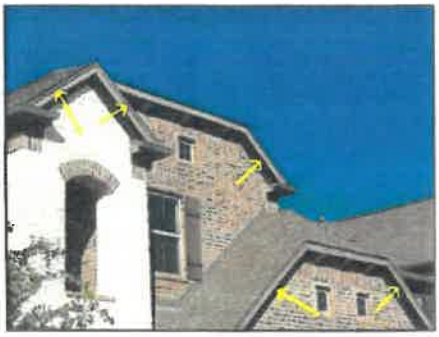
I	NI	NP	D

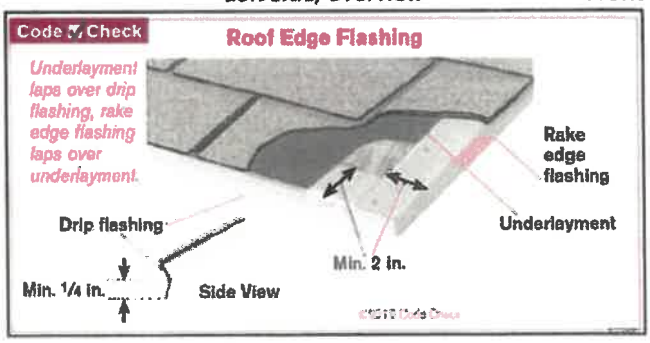


Rear, overview

Left side, overview



Front rakes, no drip edge flashing



☑ ☐ ☐ ☑ D. Roof Structure and Attics

Viewed From:

Attic

Roof

Ladder

Ground
Approximate Average Depth of Insulation:

Blown-in insulation was noted at [(10"-13")
Comments:

D.1. The fascia board trim was damaged at one ot more locations on the structure and should be repaired. See photo

D.2. The attic structure was observed to be conventionally framed with rafters, purlins and collar ties

D.3. The attic insulation is lower than typical in one or more areas and it is recommended that additional insulation be added to acheive the R-38 rating

D.4. Insulation at the attic access stairs is less than the attic. Informational: Access doors from conditioned spaces to unconditioned spaces (e.g., attics) shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Up to 25% of the total heat gain or loss can occur at the attic access stairs. IECC Section R402.2.2 & IRC Section N1102.2.4

D.5. Waves in roof decking were observed. Further evaluation and repair is recommended by a qualified contractor

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

I	NI	NP	D

Left side, fascia board trim is damaged and should be repaired

Rear, wave in roof decking

Rear, wave in roof decking

Detail

Attic ladder missing insulation

R38, minimum settled thickness of Blown-in insulation should be 13.25"

Random location measured at 11.25"

Random location measured at 13"

Random location measured at 10.25"

Conventionally framed

Attic

Detail

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

I	NI	NP	D

Missing insulation

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

I	NI	NP	D
☑	☐	☐	☑

E. Walls (Interior and Exterior)

Wall Materials:

Exterior brick veneer and/or structural walls noted

Exterior stone and grout walls noted

Exterior Hardiboard (fiber cement) siding noted

Drywall walls noted on interior

Comments:

E.1. Missing Z flashing above windows. Informational: IRC requires approved corrosion resistant flashing applied on the exterior wall envelope in such a manner as to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and be installed to prohibit water from re-entering the exterior wall envelope. Approved flashings shall be installed at the top of exterior doors and windows, the intersection of chimneys with frame or stucco walls, under the ends of masonry, wood or metal copings and sills, continuously above all projecting trim, at exterior porches, decks or stairs attached to the wall of wood frame construction and at wall and roof intersections.

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

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

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

E.5. The area on the exterior veneer at the HVAC condenser / coils / refrigerant lines should be properly sealed

E.6. NOTE: The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant

E.7. It was observed that one or more areas of the exterior surfaces was in need of repair and/or painting

E.8. There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than (3/16") in diameter on the lower course of the masonry wall and spaced no more than (33") apart to drain excess water from the interior of the wall voids.

E.9. Mortar improvements/brick pointing is required on the exterior masonry veneer. See photos.

E.10. There is evidence of painting and patching to the interior finish which could limit the Inspectors visual observations and ability to render an accurate opinion as to the performance of the structure

E.11. Interior wall stress / joint cracks were observed and the cause and/or remedy should be further evaluated and corrected as necessary

E.12. The brick ledges slope away from the dwelling less than 15°. Informational: Per Brick Industry Association. Correction of this detail is not possible without removal of the brick ledges. Flashing detail wasn't observed below the windows. Informational: IRC Figure R703.8

E.13. Outdoor grill structure was observed to have cracks and loose/missing tiles

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

I	NI	NP	D

E.14. Voids were observed at the cornice board / sidewall junctions. Informational: All exterior veneers should be properly sealed to provide a barrier against weather, insects, rodents and provide environmental control of the interior. Attachment of exterior veneers should be per existing building codes or manufacturer's written instructions.

E.15. Algae or fungal growtg observed on exterior cladding. Recommend having exterior of house pressure washed

E.16. Rodent droppings were observed in garage and further review by a licensed pest control technician is recommended

E.17. Some of the wall mounts in the primary closet were coming loose from the wall for the clothes hanger bar and should be repaired

E.18. The interior was scanned using an infrared thermal imaging device (Flir E8) and no anomalies were observed at the time of inspection

Right side, one or more cement boards observed to be loose or lifted and should be repaired

Right side, vent covers need to be repaired and/or re-secured

Right side, refrigerant line entry should be properly sealed (mortar or foam)

Right side, detail

Right side, no Z-flashing observed above windows

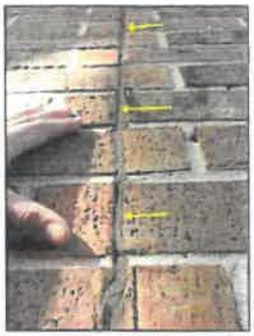
Right side, mechanical damage to cement board

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

I	NI	NP	D

Right side, brick window sill sloped 2-3°

Right side, window needs caulking improvements



Right side, caulk in expansion joint is cracking recommend improvements

Rear, window needs caulking improvements

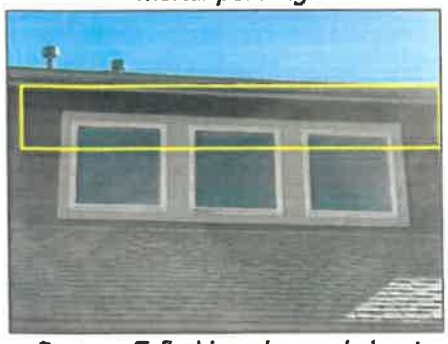
Rear, brick window sill sloped 5°

All hose bibs should be caulked

Rear, corners of brick window sill needs mortar pointing

Rear, detail

Rear, window needs caulking improvements



Rear, no Z-flashing observed about windows

Rear patio, windows need caulking improvements

Rear patio, detail

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

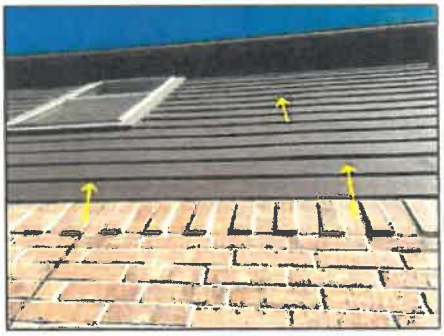
I	NI	NP	D

Outdoor grill structure, loose / missing tiles

Outdoor grill structure, crack in stucco

Left side, window needs caulking improvements

Left side, brick window sill sloped 7°



Left side, one or more cement boards observed to be loose or lifted and should be repaired

Front porch, missing weep holes

Front, window needs caulking improvements

Front column, missing weep holes

Front column, detail

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

I	NI	NP	D

Front porch, stone missing weep holes

Front column, needs mortar pointing

Front, void between cornice trim and stone

Front, window needs caulk and corner of sill needs mortar pointing

Front garage, trim is bowed needs repair and/or caulking improvements

Garage trim, recommend caulking improvements

Right side, needs mortar pointing

Rear upper, funagl growth observed on exterior of structure should be pressure washed

Detail

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

I	NI	NP	D

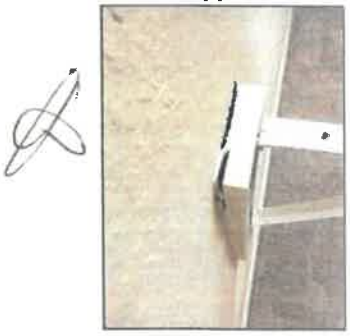
Garage, rodent droppings observed on floor

Garage, water stains observed / dry at the time of inspection

Detail, rack above to hang cleaning supplies

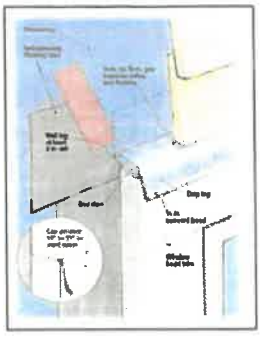
Garage, minor stress crack observed

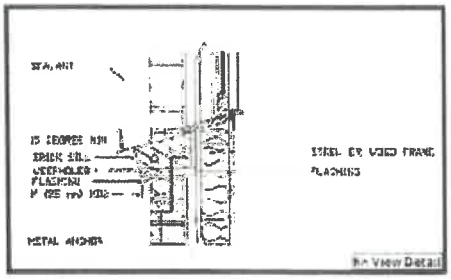
2nd floor left side bathroom, stress crack

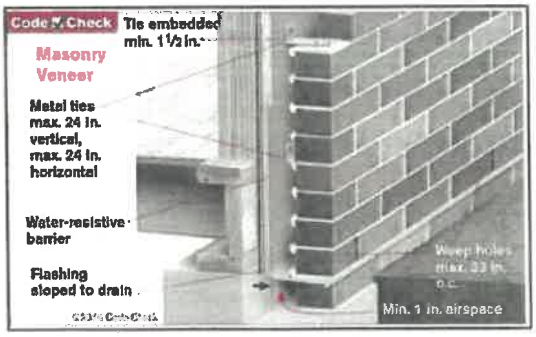


Primary closet, some of the wall mounts for the clothes hanger bar were coming loose from wall

No anomalies observed







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I	NI	NP	D

F. Ceilings and Floors

Ceiling and Floor Materials:

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

Floors had carpet covering in various locations

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

Comments:

F.1. The floor covering and/or grout was observed to be stained in one or more areas

Primary bathroom closet, stains observed in grout

Living room, stains in grout

G. Doors (Interior and Exterior)

Comments:

G.1. The garage entry door is not equipped with a self closing device

G.2. Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep

G.3. Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware

Door to garage, damaged bottom sweep and no self closing device

Front door, handle is damaged / missing set screw

Half bath, door bowed or not aligned with frame / need to apply pressure to latch

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

I	NI	NP	D

Primary bathroom, frame not plumb door binds on hinge side

J&J bath, door doesn't latch needs a strike plate adjustment

☑ ☐ ☐ ☑ **H. Windows**

Window Types:

Windows are vinyl clad

Windows are single hung type

Gas filled and/or low-emissivity type windows

Fixed style windows

Comments:

H.1. NOTE: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods.

H.2. All sensors appeared to have been removed from windows

H.3. One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary

Primary bathroom, evidence of lost seal

More than one window missing sensor

Game room, lost seal

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

Comments:

I.1. One or more spindles were observed to be loose and should be corrected

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

I	NI	NP	D


Loose spindle


Loose spindle


Stairs

☑ ☐ ☐ ☐ J. Fireplaces and Chimneys

Locations:

Fireplace is located in the living room
Types:

Fireplace is a natural gas operated chamber

Fireplace is a prefabricated zero clearance unit
Comments:

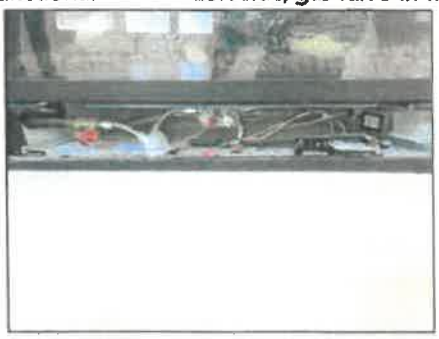
J.1. All components were found to be performing and in satisfactory condition at the time of the inspection


Right side, termination cap


Living room, gas fireplace is functional


Left side, gas valve in wall


Right side, on/off switch


Under unit, gas valve and battery backup box for igniter

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

I	NI	NP	D
☑	☐	☐	☑

K. Porches, Balconies, Decks, and Carports

Comments:

K.1. Cracks were observed in the driveway and sidewalk. Recommend fill and monitor

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

K.3. Some minor damage was observed to finished concrete surfaces and/or edges. Recommend repair

Garage

Garage, hairline cracking observed recommend monitor

Detail

Driveway

Driveway, minor damage to edge recommend repair

Driveway, crack recommend fill and monitor

Sidewalk

Sidewalk, crack recommend fill and monitor

Front walkway

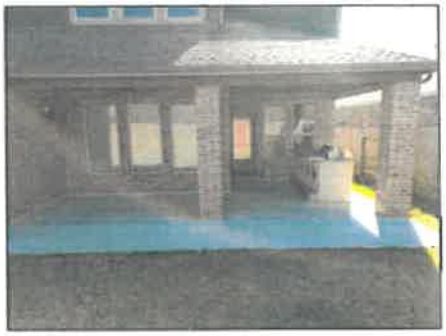
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D


Front porch


Front porch, hairline cracks recommend monitor


Front porch, detail


Rear covered patio and extension


Rear covered patio, hairline crack recommend monitor

☑ ☐ ☐ ☑ **L. Other**

Materials:

{6'} wood stockade fence noted

Stone wall / fence noted

Comments:

L.1. Gate post is damaged and should be corrected


Right side


Rear


Rear

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

I	NI	NP	D

Left side

Gate post is damaged and should be corrected

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Panel Locations:

The electrical panel is located in the garage
Materials and Amp Rating:

Aluminum conductors for main service lines

125 amp
Comments:

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

A.2. Service entrance wiring is underground

A.3. ARC fault breakers (AFCI) were observed at the service panel at the time of the inspection. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected

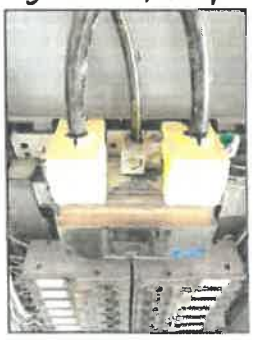
Right side, ground conductor, ground rod, clamp

Right side, meter / no intersystem bonding bridge

Right side, grounding conductor #2, ground rod, clamp

Garage, Square D panel: 125A, labeled, ARC fault breakers observed

Overview



Aluminum conductors for main service lines, anti-oxidant grease is present

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

I	NI	NP	D

Bonding bushing observed on knockout for main service line entry

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

I	NI	NP	D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper wiring
Comments:

B.1. Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover

B.2. Missing and/or non-functional exterior light fixtures at garage door

B.3. Missing and/or non-functional interior light fixtures

B.4. Exposed romex type wiring was noted and should be encased in steel pipe or PVC conduit raceway

B.5. All appliances should be on individual dedicated circuits

B.6. Informational: IRC 250.104 Bonding of Piping Systems and Exposed Structural Steel.
(A) Metal Water Piping. The metal water piping system shall be bonded as required in (A)(1), (A)(2), or (A)(3) of this section. The bonding jumper(s) shall be installed in accordance with 250.64(A), (B), and (E). The points of attachment of the bonding jumper(s) shall be accessible.
(1) General. Metal water piping system(s) installed in or attached to a building or structure shall be bonded to
(1)the service equipment enclosure,
(2)the grounded conductor at the service,
(3)the grounding electrode conductor where of sufficient size,
(4)or to the one or more grounding electrodes used.
The bonding jumper(s) shall be sized in accordance with Table 250.66 except as permitted in 250.104(A)(2) and (A)(3).

(B) Other Metal Piping. If installed in, or attached to, a building or structure, a metal piping system(s), including gas piping, that is likely to become energized shall be bonded to
(1)the service equipment enclosure;
(2)the grounded conductor at the service;
(3)the grounding electrode conductor, if of sufficient size;
(4)or to one or more grounding electrodes used.

B.7. Ground rod(s) observed to be sticking out of the ground excessively. A ground rod must be at least 8 feet buried in the ground. When made of iron or steel, the ground rod must be a minimum 5/8" diameter. Listed stainless steel or non-ferrous rods may be 1/2" in diameter.

B.8. White conductors not marked as hot in condenser disconnect boxes. Typically marked with electrical tape or sharpie marker

B.9. No intersystem bonding bridge observed at the time of inspection

B.10. Unknown switch function observed at one or more areas. Recommend consulting with seller proir to end of option

B.11. Rear patio radio was non-functional at the time of inspection

B.12. Loose and/or un-secured junction boxes observed and should be corrected by a qualified contractor

B.13. Licensed electrician is recommended to further review.

B.14. As of 2004 per the NEC. GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs.

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

I	NI	NP	D

Gas supply line is bonded/grounded

White conductors not marked as hot in condenser disconnect boxes

Ground rod(s) sticking out excessively

Right side, meter / no intersystem bonding bridge

Rear, unknown switch function

Rear patio, built-in radio appears to be non-functional

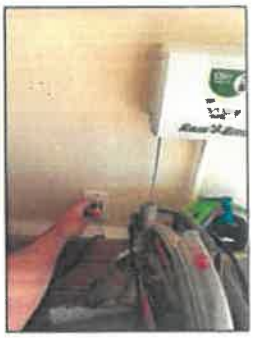
Exposed romex type wiring was noted and should be encased in steel pipe or PVC conduit raceway

Under current standards; exterior GFCI protected receptacles require a weatherproof bubble type cover

Rear patio, not GFCI protected

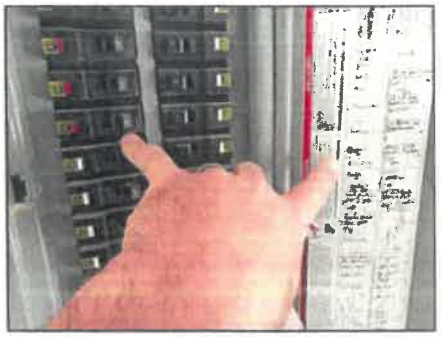
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Garage, mote than one receptacle not GFCI protected

Garage, detail



Garbage disposal and dishwasher are on the same circuit breaker (20A)

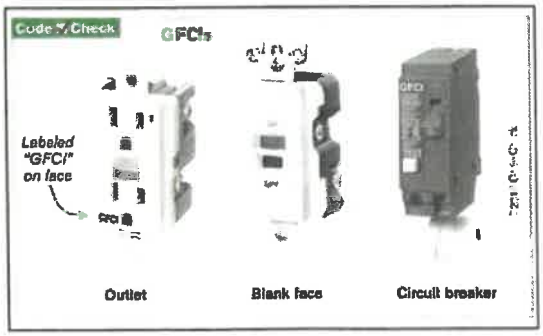
Hallway to laundry, recessed light fixture was non-functional

Front, light fixtures were non-functional

Kitchen, cabinet undermounted light fixture was non-functional

Living room, loose recpectacle should be corrected

Living room, junction box not secured to stud



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

I	NI	NP	D
☐	☑	☑	☐

C. Other

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

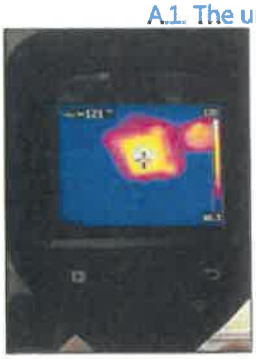
☑ ☐ ☐ ☐ A. Heating Equipment

Type of Systems:

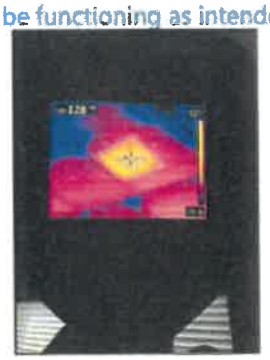
Gas fired forced hot air
Energy Sources:

The furnaces are gas powered
Comments:

A.1. The units appeared to be functioning as intended at the time of the inspection



1st floor heat is functional, 121°



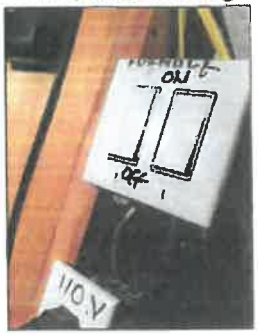
2nd floor heat is functional, 128°

Attic front unit, Carrier Furnace: gas valve, sediment trap, exhaust vent

Burner / heat exchanger

Data plate: manufactured 2018

Exhaust vent through roof penetration



Disconnects

Attic rear unit, Carrier Furnace: gas valve, sediment trap, exhaust vent

Burner / heat exchanger

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

I	NI	NP	D

Data plate: manufactured 2018

Exhaust vent through roof penetration

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems:

The home has two split systems

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

Comments:

B.1. The outside condenser units were noted as out-of-level and should be corrected

B.2. One or more rooms noted a lack of a cooling and/or heating source. Recommend further evaluation by a licensed HVAC contractor

B.3. Float switches were not present during the inspection. A float switch is essentaially an electronic water sensor for your HVAC system. What it does it gives your AC system the ability to detect if it has a clogged drain, and if the switch detects a clogged drain scenario, it immediately shuts the system off. Recommend installing float switches

B.4. Primary drain line to sink(s) drains appears to be glued pipe. Informational: Condensate drain lines shall have a device to allow the clearing of blockages and performance of maintenance without having to cut or pull apart the line. IMC Code (307.2.5) and IRC (M1411.3.3) DRAIN LINE MAINTENANCE.

B.5. Mastic was observed to be cracked or seperated on the attic units and mastic improvements are needed

Right side, two Carrier condensers

Both condensers are not level

Refrigerant line insulation

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

I	NI	NP	D

Disconnects

Front unit data plate: manufactured 2018, 2.5 ton, 16 seer energy rating, max 25A breaker, R-410A refrigerant

Rear unit data plate: manufactured 2018, 3 ton, 16 seer energy rating, max 30A breaker, R-410A refrigerant

Primary drain line to sink(s) drains appears to be glued pipe

Attic, front unit Carrier Evaporator: primary drain, p-trap, secondary drain

Data plate: manufactured 2018

Pan and drain line, no float switch

Cracks in mastic, improvements are needed

Detail

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

I	NI	NP	D

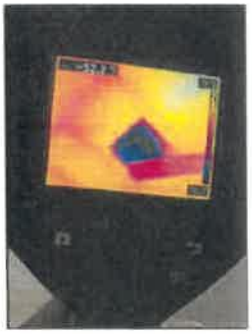
Attic, rear unit Carrier Evaporator: primary drain, p-trap, secondary drain

Data plate: manufactured 2018

Pan and drain line, no float switch

Cracks in mastic, improvements and needed

Return, 66



Primary bedroom, 52

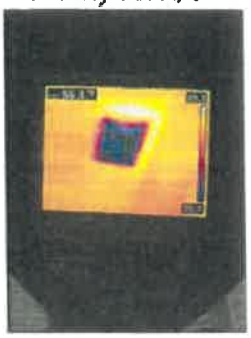
Primary bathroom, 54

Primary bathroom, 56

Primary closet, 53

Living room, 65

Living room, 65



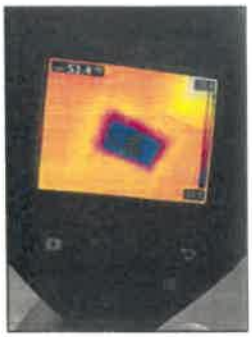
Breakfast area, 56

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

I	NI	NP	D

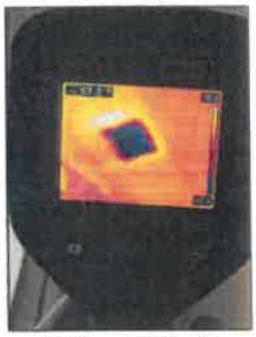
Kitchen, 60

Half bath, 59

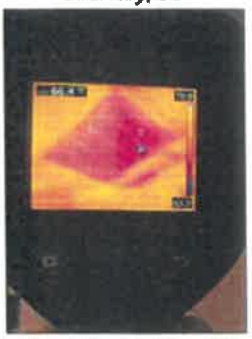


Laundry, 53

Foyer, 66

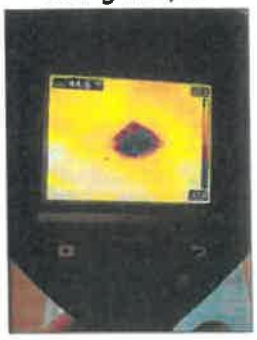


Dining area, 57



2nd floor return, 66

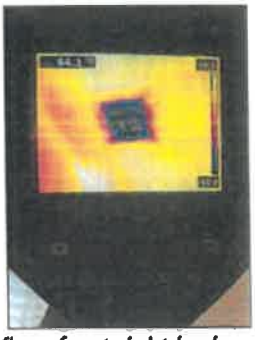
2nd floor return, 67



Game room, 44

2nd floor right middle bedroom, 42

J&J bath, 47



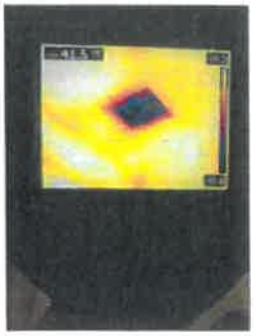
2nd floor front right bedroom, 44

2nd floor baxk lefr bedroom, 41

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

I	NI	NP	D

2nd floor left bathroom, 39



2nd floor front left bathroom, 41

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Comments:

C.1. Filters are located in the interior area ceilings

C.2. A measuring tool was observed to be pierced through duct and was left in place. Recommend removing and sealing the hole in duct

C.3. A humming noise was observed near second floor return while HVAC system was functioning

2nd floor, humming noise noted when HVAC was functioning

Ducts appear to be properly hung and seperated

Detail

Measuring tool pierced through duct was left in place. Recommend removing and sealing hole duct

☐ ☑ ☑ ☐ **D. Other**

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

Front near sidewalk
Location of Main Water Supply Valve:

Garage
Comments:

A.1. Type of Supply Piping Material: Pex

A.2. 60PSI. The static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system.

A.3. One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system

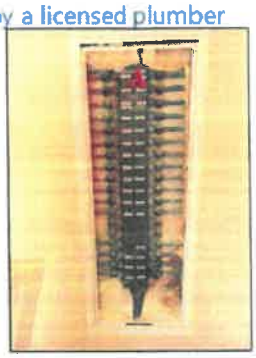
A.4. Cosmetic damage observed to primary bathroom shower head

A.5. Bathroom areas need grout and/or caulking improvements. See photos

A.6. Tub spouts were observed to be loose and should be repaired by a licensed plumber

Front near sidewalk, water meter

Garage, main water valve



Garage, Pex manabloc system

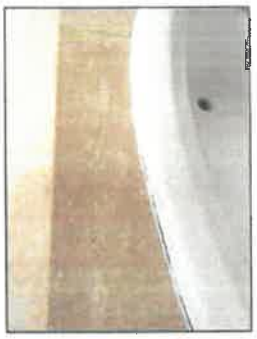
Right side, missing backflow preventer

Static water pressure 60PSI

Primary bathroom, cosmetic damage to shower head

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

I	NI	NP	D

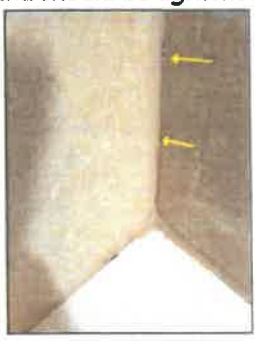


Primary bathroom, tub deck need caulking improvements

Primary bathroom, tub spout is loose and should be tightened

2nd floor bathrooms, tub spout are loose and should be corrected

J&J bath, needs grout and/or caulking improvements



2nd floor left side bathroom, needs grout and/or caulking improvements

2nd floor left side bathroom, some minor cracks around outside of tile wall

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

Comments:

B.1. Type of Drain Piping Material: PVC

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

B.3. Primary bathroom sink was observed to drain slowly. Should be further evaluated for obstruction in the drain line

B.4. Holes in the back of cabinets for plumbing lines should be fully sealed

Front left flowerbed, main waste cleanout

Primary bathroom, sink slow to drain

Holes in the back of cabinets for plumbing lines should be fully sealed

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

I	NI	NP	D

Detail

☑ ☐ ☐ ☐ C. Water Heating Equipment

Energy Source:

Water heaters use natural gas

Water heaters were located in the attic

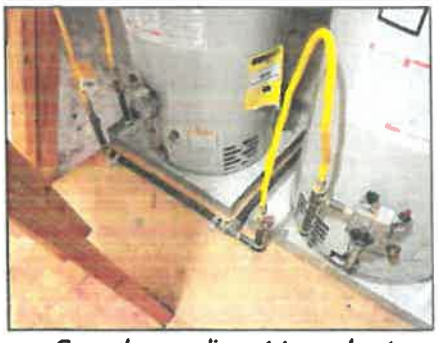
NOTE: You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.
Capacity:

Unit is 40 gallons x 2.
Comments:

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

Right side, termination point of drain lines

Attic, two Bradford White 40 gallon water heaters



Gas valves, sediment traps, heat controls

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

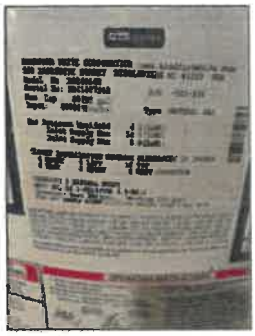
I	NI	NP	D

Cold water valves, supply lines, vent hoods, exhaust vents

TPR valves and drain lines

Pans and drain lines

Exhaust vents through roof penetrations



Front unit data plate: manufactured 2018

Rear unit data plate: manufactured 2018

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

☑ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter

Gas meter was located on the right side of the structure
Type of Gas Distribution Piping Material

Black steel
Comments:

E.1. Natural gas

Right side, gas meter

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

I	NI	NP	D	
☐	☑	☑	☐	F. Other

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

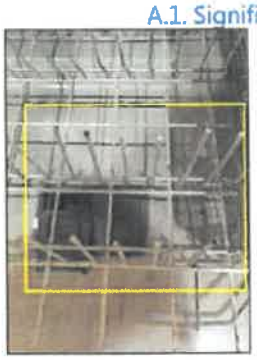
I	NI	NP	D

V. APPLIANCES

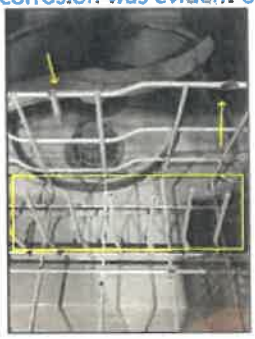
☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:

A.1. Significant rust and/or corrosion was evident on the racks inside the unit



Rusted observed on racks



Detail

Air-gap observed

GE dishwasher, functional

☑ ☐ ☐ ☑ **B. Food Waste Disposers**

Comments:

B.1. The unit was vibrating and/or abnormally noisy and should be checked for objects in the grinding assembly

Badger disposal, functional, noisy/vibrating

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

I	NI	NP	D

C. Range Hood and Exhaust Systems

Comments:

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

GE OTR microwave with built-in vent hood, functional

Exhaust vent

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Oven & cooktop: Natural gas

D.2. All heating elements were functional at the time of the inspection

GE oven preheating to 350° / cooktop was functional

Lower cabinet, gas valve in wall

358° within acceptable range, functional

E. Microwave Ovens

Comments:

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

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

I	NI	NP	D

GE OTR microwave, functional

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

G. Garage Door Operators

Door Type:

One (16') steel door

Comments:

G.1. The overhead garage door(s) were functional at the time of the inspection

Genie opener, functional / passed pressure test

H. Dryer Exhaust Systems

Comments:

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

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

I	NI	NP	D

Enclosed in wall cavity and dryer installed

☑ ☐ ☐ ☐ **I. Other**

Washer supply and drain lines

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

A.1. The sprinkler system appeared functional and was tested in the manual setting only

A.2. One or more of the sprinkler heads were either stuck and/or in need of adjustment

Right side, high loop / backflow preventer

Handles on valves are rusting, recommend wire brush and paint

Right side, rain sensor

Garage, Rain-Bird ESP-Me controller

7 zones

Zone 1

Zone 2

Zone 2, grass overgrowth sprinkler heads did not fully pop up

Zone 3

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

I	NI	NP	D

Zone 3

Zone 4

Zone 5

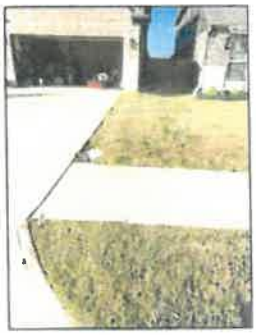
Zone 5

Zone 5

Srinkler heads spraying structure recommend adjustment

Zone 6

Zone 6



Zone 7

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

I	NI	NP	D

B. Other Built-in Appliances

Comments:

B.1. Grill fuel source was propane

B.2. Propane grill was not tested at the time of inspection due to no propane. Recommend cleaning burners

B.3. Outdoor mini refrigerator did not appear to be functioning at the time of inspection

Rear patio, Paradise Grilling Systems built-in grill

Propane powered, tanks are empty

Burners should be cleaned

Mini refrigerator, does not appear functional

Glossary

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

Report Summary

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

STRUCTURAL SYSTEMS		
Page 10 Item: D	Roof Structure and Attics	D.5. Waves in roof decking were observed. Further evaluation and repair is recommended by a qualified contractor
Page 20 Item: H	Windows	H.3. One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary.
ELECTRICAL SYSTEMS		
Page 27 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.13. Licensed electrician is recommended to further review. B.14. As of 2004 per the NEC. GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs.