



Inspection Report

Ashley and Charlie Weisser

Property Address:
2033 County Rd 6026
Dayton TX 77535



Sunbelt Inspections

**Chris Staudt TREC #20775 TPCL# 781701
11391 S. Kolbe Circle
Cypress, Texas. 77429**

PROPERTY INSPECTION REPORT FORM

Ashley and Charlie Weisser	7/15/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
2033 County Rd 6026, Dayton, TX 77535	
<i>Address of Inspected Property</i>	
Chris Staudt TREC #20775	TPCL# 781701
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 30 Years

Temperature:

Over 65

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Sq Ft: 1108

Year Built: 1967

Foundation: Slab on grade

Occupied: yes

Utilities On: no

Access options : Lock Box

Lockbox Code : 5542

Occupied : No

City Water : Well

City Sewer : N/A

Attending : Buyer

Special instructions : 8327

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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Pier and Beam

Comments:

The foundation was viewed from the exterior of the home looking through lattice material, and gaps. The underside of the home from this view had no obvious deficiencies. I was able to observe that some plumbing supply piping had been replaced under the house with Pex pipe. It does appear that the spacing in between beams is large. The foundation is not level, and many signs were available that show this. Excessive cracking in the interior drywall, doors that will not operate, cracked window panes, and separated trim was observed. The foundation of the home was measured with a digital ZipLevel. The measurement exceed the construction tolerance of 1.5" for every 20'. I recommend contacting a qualified foundation contractor to further evaluate and give estimates for repair.



A. Photo 1(Picture) Foundation pictures.



A. Photo 2(Picture) Foundation pictures.

B. Grading and Drainage

Comments:

The grading and drainage around the garage is deficient. Soil levels around the garage are causing wood

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rot around much of the base of the siding. With the slab being so close to the grade, water is coming in through base of the wall and entering the interior space. Fungal growth as well as moisture damage was observed on the base of the interior walls.

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B. Photo 1(Picture) The grading and drainage around the garage is deficient.

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B. Photo 2(Picture) The grading and drainage around the garage is deficient.

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B. Photo 3(Picture) The grading and drainage around the garage is deficient.

C. Roof Covering Materials

Type(s) of Roof Covering: 3-Tab Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, Wind Turbines

Comments:

(1) The roof covering is not new and shows signs of wear consistent with its age. The overall condition of the roof covering is not new and is in need of repair. This roof covering is probably around 10-12 years old. This type of 3-tab composition shingles typically lasts about 15 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

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C. Photo 1(Picture) Roof pictures



C. Photo 2(Picture) Roof pictures



C. Photo 3(Picture) Roof pictures

(2) Both of the roof jacks above the kitchen area need to be replaced. One of the roof jacks needs to have the piping extended

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C. Photo 4(Picture) Both of the roof jacks above the kitchen area need to be replaced.

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C. Photo 5(Picture) One of the roof jacks needs to have the piping extended

(3) Several missing and damage shingles were observed on the roof. Recommend correction.

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C. Photo 6(Picture) Several missing and damage shingles were observed on the roof.

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C. Photo 7(Picture) Several missing and damage shingles were observed on the roof.

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C. Photo 8(Picture) Several missing and damage shingles were observed on the roof.

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C. Photo 9(Picture) Several missing and damage shingles were observed on the roof.

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C. Photo 10(Picture) Several missing and damage shingles were observed on the roof.

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C. Photo 11(Picture) Several missing and damage shingles were observed on the roof.

D. Roof Structures and Attic

Roof Structure: 2 X 6 Rafters, Common board

Attic Viewed From: Inadequate walkways and service platforms

Attic Insulation: Batt, Fiberglass

Approximate Average Depth of Insulation: less than 6 inches

Comments:

The insulation in the attic is matted down and no longer insulating as intended. Insulation is also missing in places.

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D. Photo 1(Picture) The insulation in the attic is matted down and no longer insulating as intended.

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D. Photo 2(Picture) The insulation in the attic is matted down and no longer insulating as intended.

E. Walls (Interior and Exterior)

Comments:

(1) Separation in the trim around the windows was observed. This is due to settlement in the house. I recommend correction.

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E. Photo 1(Picture) Separation in the trim around the windows was observed.

(2) The underside of the soffit around the home has many locations, where the paint is peeling and needs to be repainted.

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E. Photo 2(Picture) paint is peeling

(3) The section of siding was replaced on the right side of the house. The wrong size siding was installed which is now causing large gaps.

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E. Photo 3(Picture) The wrong size siding was installed which is now causing large gaps.

(4) The fascia board behind the gutters on the garage is showing wood rot around most of the garage. The gutters are also in poor condition and appear to be leaking at the seams of the gutter.



E. Photo 4(Picture) The fascia board behind the gutters on the garage is showing wood rot around most of the garage.

(5) The poor drainage around the outside of the garage has caused moisture damage to the interior walls.

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E. Photo 5(Picture) The poor drainage around the outside of the garage has caused moisture damage to the interior walls.

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E. Photo 6(Picture) The poor drainage around the outside of the garage has caused moisture damage to the interior walls.

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E. Photo 7(Picture) The poor drainage around the outside of the garage has caused moisture damage to the interior walls.

(6) Wood rot was observed at the wall under the back door to the home.



E. Photo 8(Picture) Wood rot was observed at the wall under the back door to the home.

(7) The drywall on the inside of the home has many structural cracks throughout. Some of these cracks have been previously repaired and returned.

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E. Photo 9(Picture) The drywall on the inside of the home has many structural cracks throughout.

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E. Photo 10(Picture) The drywall on the inside of the home has many structural cracks throughout.

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E. Photo 11(Picture) The drywall on the inside of the home has many structural cracks throughout.

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E. Photo 12(Picture) The drywall on the inside of the home has many structural cracks throughout.

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E. Photo 13(Picture) The drywall on the inside of the home has many structural cracks throughout.

(8) Stain was observed at the bottom of the wall in the corner of the left rear bedroom. I am unable to determine the cause of the stain and it tested dry during the inspection.

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E. Photo 14(Picture) Stain was observed at the bottom of the wall in the corner of the left rear bedroom.

F. Ceilings and Floors

Comments:

Water stains were observed to the ceiling in the front middle bedroom of the house. Hey staying was also visible to the ceiling in the hallway.

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F. Photo 1(Picture) Water stains were observed to the ceiling in the front middle bedroom of the house.

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F. Photo 2(Picture) Water stains were observed to the ceiling in the front middle bedroom of the house.

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F. Photo 3(Picture) Water stains were observed to the ceiling in the front middle bedroom of the house.

G. Doors (Interior and Exterior)

Comments:

- (1) The front door is dragging at the top of the frame. It is very difficult to open and close the store. Recommend correction.
- (2) I was unable to release the deadbolt at the back door of the house. Door did not open.
- (3) The left front bedroom door will not close because it is hitting the frame.

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

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G. Photo 1(Picture) The left front bedroom door will not close because it is hitting the frame.

H. Windows

Comments:

(1) A window at the front of the home has a broken pane of glass. Recommend correction.

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H. Photo 1(Picture) A window at the front of the home has a broken pane of glass.

(2) A window at the rear of the home has a broken pane of glass. Recommend correction.

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H. Photo 2(Picture) A window at the rear of the home has a broken pane of glass.

I. Stairways (Interior and Exterior)

Comments:

If more than three stairs are going into the home a hand rail is required.

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I. Photo 1(Picture) If more than three stairs are going into the home a hand rail is required.

K. Porches, Balconies, Decks and Carports

[Comments:](#)

Paint is missing and peeling away under the front porch. Recommend correction.

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K. Photo 1(Picture) Paint is missing and peeling away under the front porch.

L. Other

Comments:

Termite shields are missing on top of some of the blocks under the house. Recommend correction.



L. Photo 1(Picture) Termite shields are missing on top of some of the blocks under the house.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service, 220 volts

Panel Capacity: 200 AMP

Electric Panel Manufacturer: CHALLENGER, SQUARE D

Panel Type: Circuit breakers

Comments:

- (1) Open breaker knockouts need filler plates installed. Recommend correction.
- (2) Some breakers, are triple tapped. This is a safety issue that should be request repaired



A. Photo 1(Picture) Some breakers, are triple tapped.

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(3) The main lugs and bus bar inside the electric panel are showing corrosion. I recommend having a licensed electrician further evaluate the panel and wiring.



A. Photo 2(Picture) The main lugs and bus bar inside the electric panel are showing corrosion.

(4) The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

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

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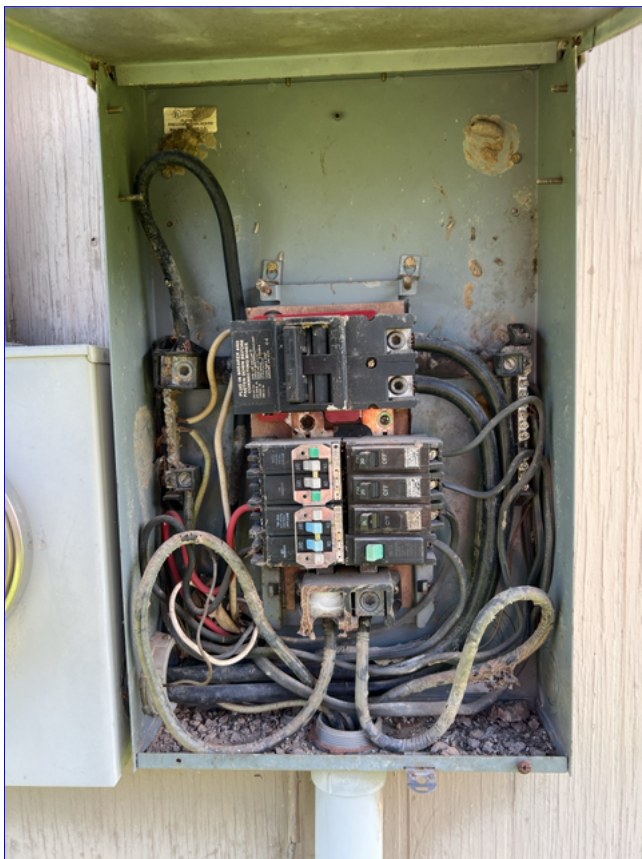


A. Photo 3(Picture) The main electrical service panel

(5) The main electrical panel was located at the backside of the garage. The panel is missing a dead front cover which is a safety hazard and also supplies us with the labels that identify different breakers. The inside of the panel is corroded and has lots of debris from the elements. Recommend having this panel all cleaned up by a licensed electrical contractor.

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A. Photo 4(Picture) The panel is missing a dead front cover which is a safety hazard

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

- (1) The breaker(s) serving A/C compressor unit(s) appear(s) oversized. A (60) amp breaker is serving an A/C condenser unit rated for a maximum of 40 amps. I recommend that the breaker be downsized to meet the A/C manufacturer's specifications.
- (2) Ground Fault Circuit Interrupters (GFCI's), were not observed to be installed in all required wet locations. GFCI's are intended to protect persons from accidental electrocution in locations susceptible to moisture. I recommend that you upgrade all applicable locations to GFCI protection for personal safety reasons.
- (3) The 220 volt outlet at the dryer location, is three prong. Most modern electric dryers use a four prong outlet.

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B. Photo 1(Picture) The 220 volt outlet at the dryer location, is three prong.

(4) A missing electrical outlet was observed in the garage.

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B. Photo 2(Picture) A missing electrical outlet was observed in the garage.

(5) Smoke detectors are required in each bedroom and in the hallway. Smoke detectors were missing from the bedrooms. Recommend replacement.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Heat System Brand: TRANE

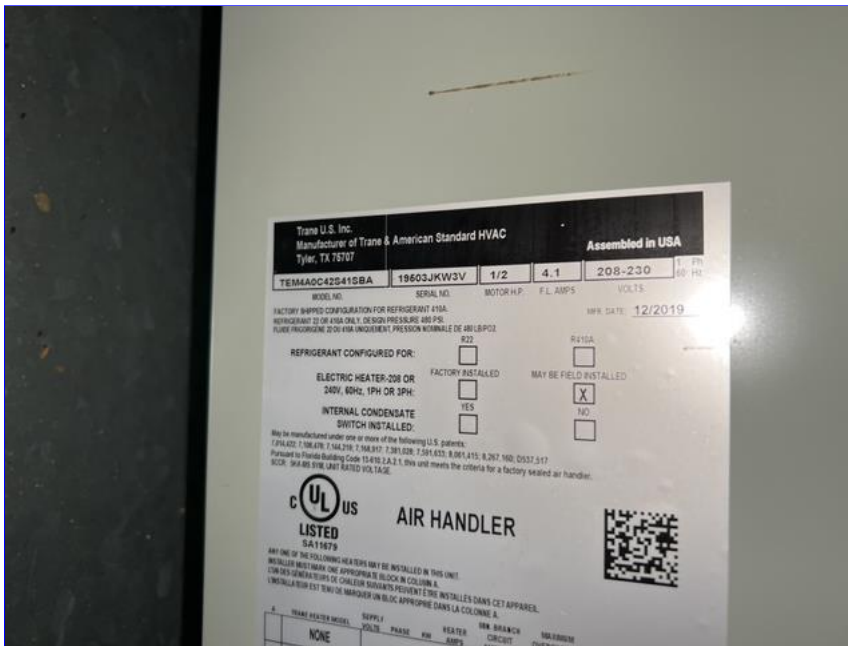
Type of Systems: Forced Air

Energy Source: Electric

Number of Heat Systems (excluding wood): One

Comments:

Furnace service tag. The furnace was manufactured in 2019. The furnace operated as intended.



A. Photo 1(Picture) Furnace service tag.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: NORDYNE

A/C Tonnage: 3.5 Ton

A/C Amperage: 40 AMPS

Comments:

(1) Air Conditioning service tag(s). The manufacturing tag indicates the unit was manufactured in 2006. The return for the air conditioning system is located in the hallway closet. The hallway door has been cut out and filters have been installed. The interior space of this closet is showing moisture staining. The issue with this installation is that the door is not sealed and air and dirt can go past the filters and into the unit. I recommend removal of this return and having a licensed HVAC technician find a new place for it.

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B. Photo 1(Picture) Air Conditioning service tag(s).

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B. Photo 2(Picture) The hallway door has been cut out and filters have been installed.

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B. Photo 3(Picture) The interior space of this closet is showing moisture staining.

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

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B. Photo 4(Picture) The interior space of this closet is showing moisture staining.

(2) The condenser(s) (outside A/C unit) is/are very old and may or may not last a few more years. I have seen units fail shortly after a home inspection, especially during the seasonal change from mild to hot weather. I cannot determine how long your A/C unit(s) will last before replacement becomes necessary.
(3) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 73 degrees

Supply Air Temperature: 57 degrees

Difference: 16 degrees

The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that the system is currently cooling normally.

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

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C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

The ductwork in the home appears to have been replaced when the furnace was replaced. It only looks a couple years old.



C. Photo 1(Picture) The ductwork in the home appears to have been replaced when the furnace was replaced.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Well

Location of water meter: None

Plumbing Water Supply (into home): Galvanized

Plumbing Water Distribution (inside home): PEX, Galvanized

Location of main water supply valve: Rear of house

Static water pressure reading: Unknown

Comments:

Due to the deficiencies at the water well water, supply to the home was not available. I was unable to inspect the shower toilet bathroom sinks or kitchen sink. Also did not inspect the outside hose bibs and fixtures at the washing machine.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

While no water could be ran down the drains of the home no signs of leaks were observed. I did observed where the wall behind the bathroom sink was damaged during repair.

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B. Photo 1(Picture) I did observe where the wall behind the bathroom sink was damaged during repair.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 38 Gallon

Water Heater Manufacturer: GE

Water Heater Location: Closet

Comments:

(1) Water heater service tag. The water heater is located in the closet in the bathroom. The water heater was manufactured in 2013. The water heater was not tested because the home has hot water.

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

I NI NP D



C. Photo 1(Picture) Water heater service tag.

(2) The T&P (Temperature and Pressure) relief valve on water heater, needs a 3/4" pipe extended to within 6 inches of the floor for safety. (PVC is not approved for hot water use).

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C. Photo 2(Picture) The T&P (Temperature and Pressure) relief valve on water heater

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: VENTED, BROAN

Comments:

The vent piping for the range hood is terminating in the attic space. They should terminate outside of the home through the roof.

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

I NI NP D



C. Photo 1(Picture) The vent piping for the range hood is terminating in the attic space.

D. Ranges, Cooktops and Ovens

Range/Oven: WHIRLPOOL

Range/Cooktop/Oven Connections: Gas Only

Comments:

The range and oven we're not inspected during the inspection. The home did not have propane to test the unit.

H. Dryer Exhaust Systems

Dryer Vent: Flexible Metal

Dryer Connections: 220 Volt AC Only

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

VIII. OPTIONAL SYSTEMS

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

[Comments:](#)

The water well is missing fittings at the top of the tank. This is causing water to shoot out of the top of the tank. I was unable to build pressure in test water at the house. I also observed rust on the outside of the tank and at the pressure gauge. I recommend contacting a qualified well company to further inspect this tank and give estimates for repairs or replacement. I was able to pull a water sample from the well and will be taking that to the lab for testing.

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

I NI NP D



A. Photo 1(Picture) The water well is missing fittings at the top of the tank.

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

I NI NP D



A. Photo 2(Picture) I also observed rust on the outside of the tank and at the pressure gauge.

B. Private Sewage Disposal (Septic) System

[Comments:](#)