RedFish Inspections
Property Inspection Report

11419 Pampass Pass, Houston, TX 77095
Inspection prepared for: Peni Sanjoto
Real Estate Agent: Joseph Daly - Martha Turner Sotheby's International Realty

Date of Inspection: 2/27/2023 Time: 8:15 AM - 12:15 PM
Age of Home: 21 years old Size: 2971 sqft
Weather: Cloudy

Inspector: James Sprouse
#22537
1002 Gemini Ave, Suite 200, Houston, TX 77058
Phone: 713-568-8184
Email: scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT FORM

Peni Sanjoto	2/27/2023
Name of Client	*Date of Inspection*
11419 Pampass Pass, Houston, TX 77095	
Address of Inspected Property	
James Sprouse	#22537
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 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).

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

Type of inspection: Buyer's Inspection
Approximate age: 21 years old
Building Style: 1 Story, Single Family Residence

General Appearance: Good
Street Entrance Faces: East
State of occupancy: Vacant

Weather Condition: Cloudy
Ground Cover:Dry
Temperature: 71F

This property was a 21 years old structure. As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

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

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

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

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

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

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s): Slab Foundation
Comments:

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

FOUNDATION LEVEL

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

FOUNDATION PERFORMANCE

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

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

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I	NI	NP	D

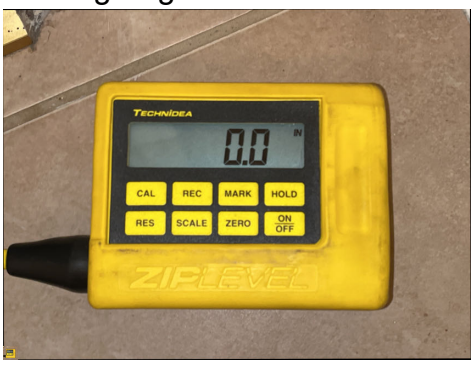
areas.

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

Hairline cracks were noted on the foundation. Cracking in post tensioned slabs prior to tensioning the strands/tendons is very common and this situation has a specific name called “Restrained to Shortening” or RTS cracks. As concrete shrinks during the drying process it would not crack if it were supported by a perfectly smooth frictionless surface, but in reality this is not the case. The ground surface the slab is poured on will restrain the concrete from sliding, which develops stresses in the concrete causing cracks to develop, i.e. RTS cracking. If reinforcing steel or wire mesh were added near the surface (1.5” to 2” below the top) it would strengthen the concrete and help resist the dry shrinkage forces that develop, however most post tensioned residential slabs typically do not have any reinforcement other than the post tension cables, which are not designed for dry shrinkage. The good news is these RTS cracks are typically harmless and may partially close up if not too much debris has fallen in these cracks before the cables are tensioned. These cracks were located in the garage.

Garage: RTS hairline crack

Left: Corner crack



Front door

Garage door

Bedroom 1

Bedroom 2 closet

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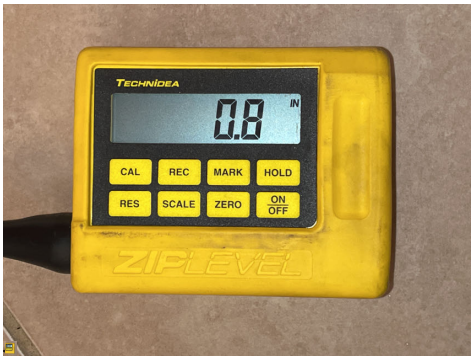
I	NI	NP	D

Bedroom 2

Back door



Breakfast nook

Bathroom 3

X			X	B. Grading and Drainage

Comments:

FOLIAGE

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

SOIL

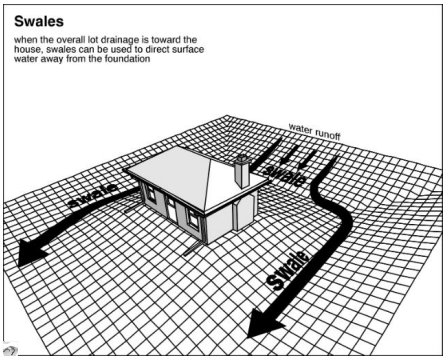
The grading around the structure should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet. In some cases, the installation of an underground drain may be a more efficient or cost effective solution.

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

I	NI	NP	D

Front: Tree roots adjacent to foundation

Around house: Insufficient grading/drainage



Proper drainage design

X			X	C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles
Viewed From: Walked the roof
Comments:

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

GUTTERS / DOWNSPOUTS

The gutters had debris/leafs accumulation. We recommend cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

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

One or more downspouts terminated above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. We recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.

Damaged/corroded gutters were noted. We recommend having these repaired to prevent leakage.

SLOPED ROOFING

Damaged, torn and/or missing shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion.

Prior repairs to the roofing were evident. This would suggest that problems have

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

I	NI	NP	D

been experienced in the past. We recommend asking the sellers about any previous roof leaks and monitoring these areas.

Damage was noted on portions of the roof covering that was consistent with patterns caused by inclement weather. We recommend having the roof covering further evaluated by a qualified roofing contractor who can determine the cause of this damage, and consulting the sellers about any existing roof insurance or warranties that may provide financial assistance for repair of any confirmed weather damaged materials.

The degree of granule loss/deterioration on the shingles indicated the roofing material was nearing the end of its life cycle. Replacement will become necessary in the near future. It would be wise to budget for the replacement.

FLASHINGS

Exposed nail heads were noted at the roof protrusions and/or ridge shingles. Nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas.

Attachments had been improperly installed with fasteners drilled directly through the shingles and roof deck. Maintaining a proper sealed at these fasteners will be critical to avoid water intrusion. If the attachment has no current purpose, we recommend having it removed and the resulting holes sealed.

Loose or uplifted flashing was noted on the roof. We recommend having this secured to avoid water intrusion. This was observed on the front.

Damaged lead flashings were observed multiple plumbing vents where a gap was noted between the flashing and the vent. This could allow for water intrusion into the attic space. We recommend repair.

Front

Left

Downspout extension missing, discharge near structure

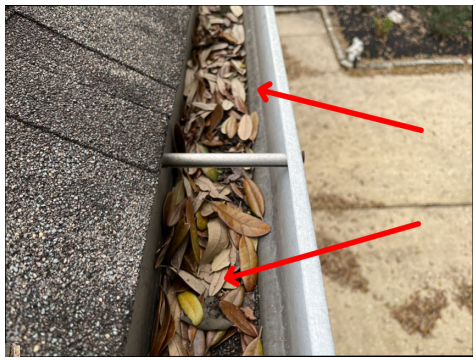
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Rear

Right

Downspout extension missing, discharge on roof



Debris in gutters

Left: Damaged/rusted gutter joint

Various areas: Apparent weather damage

Front left: Damaged shingle

Left front: Damaged ridge shingles

Top ridge: Granule loss/deterioration

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

I	NI	NP	D

Evidence of prior repair

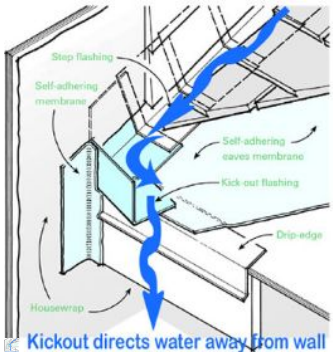
Area of prior repair viewed from attic

Exposed nail heads

Front: Uplifted flashing

Satellite attachment

Missing kickout flashing



Proper kickout flashing installation

Damaged lead flashings

X			X	D. Roof Structure and Attics

Viewed From: Entered and walked all accessible attic space
Approximate Average Depth of Insulation: 0 to 13 inches
Comments:

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

ROOF STRUCTURE

Note: Portions of the roof structure had no accessible attic space. We were unable to perform a visual inspection of those areas.

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

I	NI	NP	D

Improper fasteners (nails/screws) were use to secure the attic pull down stairs to the structure. 16d penny nails or 1/4" x 3" lag screws should be used. We recommend repair.

Daylight was visible from the attic space at one or more roof protrusions. We recommend having these areas sealed to prevent water intrusion.

ATTIC INSULATION / VENTILATION

The pull-down stair to the attic was not properly insulated. We recommend adding insulation for improved energy efficiency.

There was evidence of past vermin activity. A pest control specialist should be consulted in this regard.
Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

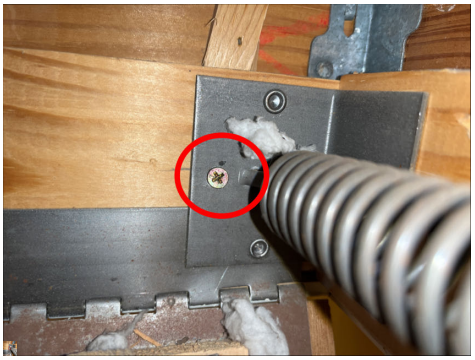

Front


Left


Rear


Right


Garage


Improper fasteners used on attic stairs

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

I	NI	NP	D

Daylight at roof protrusions

Pull-down stairs lacked sufficient insulation

Evidence of pest activity

X			X	E. Walls (Interior and Exterior)

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

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

EXTERIOR WALLS

The exterior caulking in multiple areas around the house at various siding transitions, expansion joints, wall protrusions, doors, windows and other areas, was deteriorated or insufficient. Exterior caulking is the first energy efficient measure to install. This helps minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measure in modern construction practice. Good caulking and sealing will reduce dust, dirt, and prevent damage to structural elements. We recommend updating regularly.

Weep holes (openings in the mortar joints to allow moisture to seep out) were missing at the structure's brick/stone veneer over the windows/doors. Weep holes should be placed every 33 inches on center at the base of the wall as well as over the windows and doors where the brick veneer is support by lintels. No indication of moisture damage was noted on the inside structure. It might do more harm than good to try and create these as this point in time. We recommend monitoring the areas.

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

Wood decay was observed on the exterior siding. We recommend repairs/replacement to all decayed wood to prevent further deterioration and creating conducive conditions for wood destroying insect activity. This was noted on the front.

INTERIOR WALLS

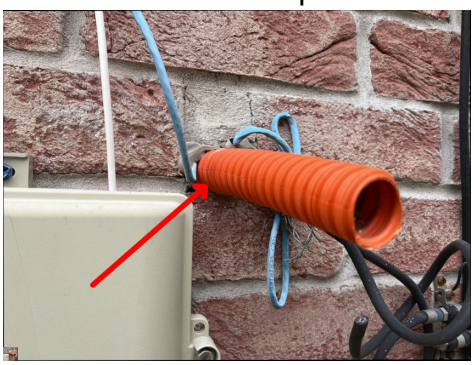
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Note: Discoloration on the interior wall finishes appeared to be the result of poor/incomplete painting. No indication of water, or other damage was visible in these areas. We recommend having the affected walls repainted for improved aesthetic value.

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

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



Around house: Deteriorated/insufficient caulk at wall protrusions

Left: Deteriorated caulk at expansion joint

Around house: Rust on lintels

Front: Missing weep holes

Front dormer: Wood decay at trim

Foyer: Incomplete painting

Garage: Hole in fire wall

Foyer: Patchwork

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

I	NI	NP	D
X			X

F. Ceilings and Floors

Ceiling & Floor Materials: Ceilings were made of textured drywall, floors were made of tile, carpet, and vinyl.
Comments:

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

CEILINGS

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

Nailpops, which are by nature cosmetic, were noted. We recommend these be re-secured, caulked and painted.

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

FLOORS

Cracked floor tile was noted in the house. The tile sounded solid when knocked on. We recommend monitoring and replacing if the condition gets worse. This was noted in the entry hall.

Bedroom 2: Hairline crack

Garage: Patchwork

Entry hall: Cracked tile

I	NI	NP	D
X			X

G. Doors (Interior & Exterior)

Comments:

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

A door in the house would not latch when shut. We recommend having the door and/or hardware adjusted. This was noted in bathroom 3, and at the garage man door.

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

I	NI	NP	D

Garage: Would not latch

X			X	H. Windows

Window Types: Aluminum, single-hung style, horizontal sliding, picture, double pane, windows
Comments:

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

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

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

Damaged window screens were found. We recommend having these replaced to prevent insect intrusion.

Damaged/loose weather stripping was noted at multiple windows. We recommend having these repaired to reduce air infiltration and help keep the pane secure.

A window pane was cracked/damaged. We recommend having this repaired/replaced. This was observed in bedroom 2.

Window hardware was loose or missing. We recommend having this repaired/replaced. This was observed in the living room, and breakfast nook.

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

I	NI	NP	D

A window had lost its seal/experienced low-E failure. This had resulted in condensation/discoloration developing between the panes of glass, and can cause the glass to lose some of it's insulating properties. We recommend having the glass repaired or replaced. This was observed in bedroom 2.

Around house: Deteriorated/missing caulk

Left: Damaged weatherstripping

Front: Damaged weatherstripping

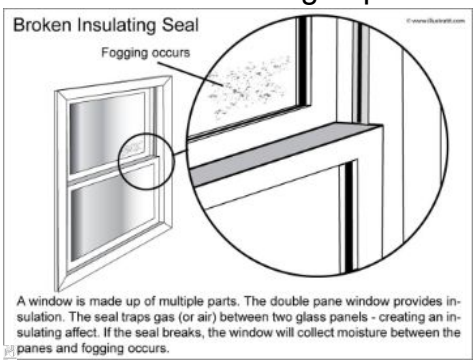
Front: Damaged screen

Bedroom 2: Damaged pane

Bedroom 2: Damaged pane

Living room: Loose spring

Bedroom 2: Lost seal



Lost seal

		X		I. Stairways (Interior & Exterior)

Comments:

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

I	NI	NP	D	
X			X	J. Fireplaces and Chimneys

Locations: Fireplace was located in the living room
Types: Fireplace was prefabricated
Comments:

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

FIREPLACE

The fireplace operated as intended at the time of the inspection.

The fireplace had some fog on its inside glass panel, which I recommend cleaning. It is necessary to clean the glass periodically. During initial start-up, condensation, which is normal, forms on the inside of the glass and causes lint, dust and other airborne particles to cling to the glass surface. Also, initial paint curing may deposit a slight film on the glass. All glass should be cleaned after the first 4 to 6 hours of initial burning to remove deposits before they become baked on through further use. After the initial cleaning, glass should be cleaned two or three times during the heating season. For more information, you can go to http://www.americanheritagefireplace.com/faqs.html

Fog on glass

FYI: Fireplace gas valve

Fireplace fired up

I	NI	NP	D	
X				K. Porches, Balconies, Decks, and Carports

Comments:

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

PORCH

Hairline cracks were observed in the porch slab. These are not uncommon, where under 1/4 inch wide and should be monitored.

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

I	NI	NP	D

Porch slab: hairline crack

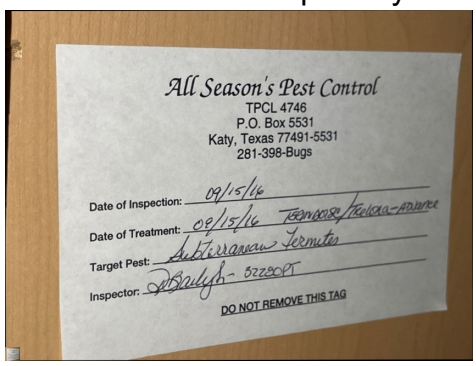
X			X	L. Other

Materials:
Comments:

PESTS

Evidence of previous wood destroying insect treatment was observed in the form of treatment notice sticker, bait stations. We recommend asking the sellers when the house was last treated as warranties might be transferable.

Ant nests were observed, we recommend treatment against any type of insect especially when close to structure. These were noted on the left.



Kitchen sink: Evidence of prior termite treatment

Bait stations: Evidence of previous termite treatment

Left: Ant nest

II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels

Panel Locations: Electrical service panel was located in the garage
Materials & Amp Rating: FYI: The aluminum feeders were 2/0 AWG rated for 150 amps, the service breaker was rated for 150 amps and the panel data plate was inaccessible. The maximum service was the smallest rating of these three number which was undetermined.

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

I	NI	NP	D

Comments:

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

SERVICE PANEL

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

Cable clamps (sometimes referred to as bushings or grommets) were missing. They are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. We recommend having this repaired.

Multiple wires were "bundled" through the same opening in the electrical panel. This condition can contribute to overheating of conductors and is a potential fire hazard. Today's standards typically do not allow more than 2 wires to enter the panel through the same opening. We recommend having this condition repaired/improved.

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

The home had no form of emergency disconnect on the exterior of the structure. Today's standards require a means of terminating the electrical power be available for first responders on the outside of the structure near the service entrance so the power may be turned off before entering the home. We recommend having this improved.

Insufficient Arc-Fault Circuit Interrupter (AFCI) protection was installed. Building codes with which new homes must comply require the installation of AFCI protection of all 15 and 20 amp circuits providing power to outlets/lighting in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and similar rooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend you consider updating the existing electrical to provide adequate AFCI protection.
Arc-fault protection can be provided using AFCI circuit breakers installed at the electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

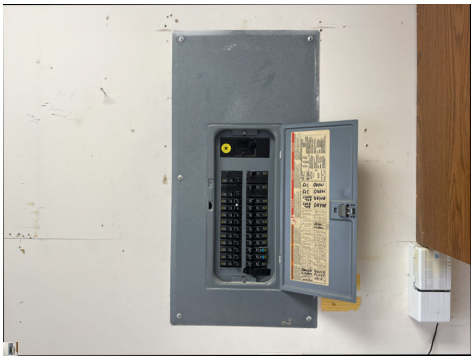
An ungrounded conductor (hot) was improperly identified. We recommend

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

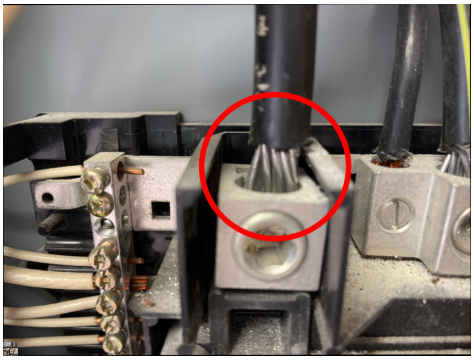
I	NI	NP	D

having this permanently re-identified.

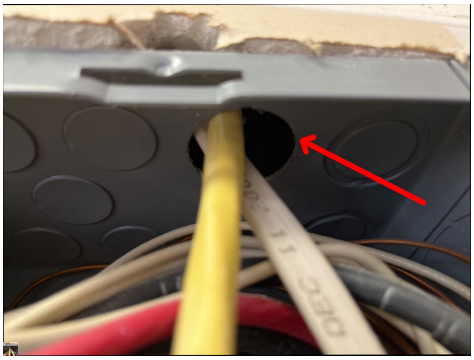
Two wires were connected to a breaker designed for only one wire. This is known as a “double-tap" and is a defective condition. We recommend repair.



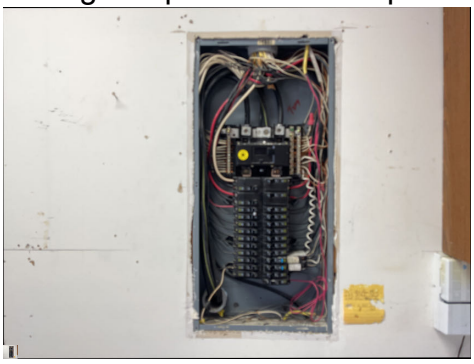
Garage: Square D service panel



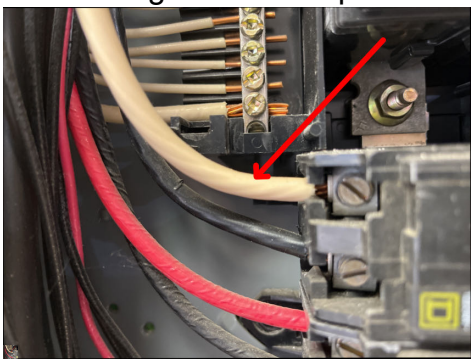
Missing antioxidant paste



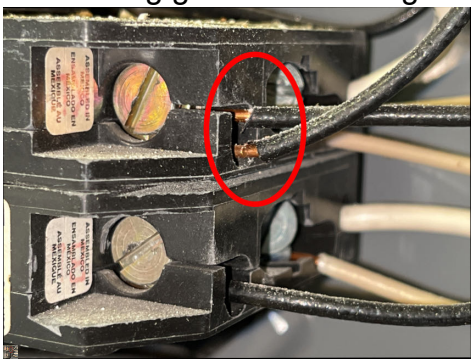
Missing grommet/bushing



Garage: Service panel with deadfront removed



Improperly color coded conductor



Double tapped breaker

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

Type of Wiring: Copper wiring
Comments:

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

FIXTURES

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

OUTLETS

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

A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets

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

I	NI	NP	D

be installed at all 120 and 240 volt circuits at the kitchen counters/islands, laundry rooms, in basements, crawlspaces, garages, the home exterior as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the laundry room, and living room behind the kitchen sink.

Around House: Caulk missing at fixture to wall connection

Laundry room: power confirmed at dryer outlet

Exterior: Bubble cover recommended

Dryer outlet: Not GFCI protected

Living room: Outlet not GFCI protected

		X		C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X				A. Heating Equipment

Type of Systems: Central forced air, the furnace was located in the attic
Energy Sources: SINGLE, The furnace was gas powered
Comments:

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

FURNACE OPERATION

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

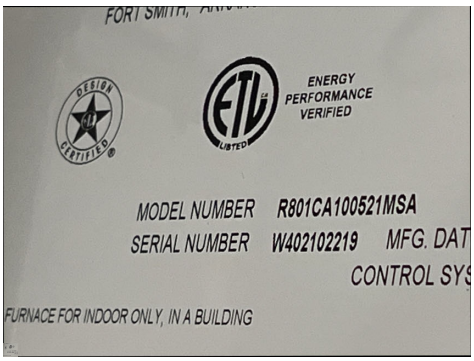
I	NI	NP	D

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

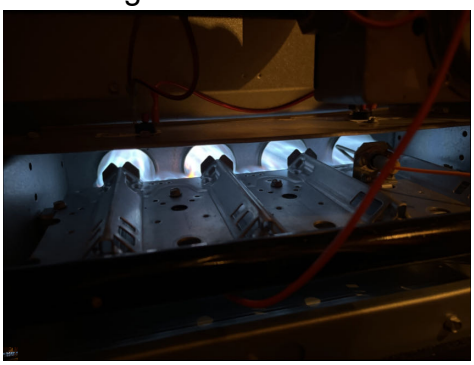
FILTERS

The air filter at the primary return was dirty and should be changed. Conventional filters should be checked every months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

No air filters were installed at the various supplemental air return vents at the time of the inspection. A filter should be installed at all air returns to improve indoor air quality. Failure to add a filter may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



Furnace model and serial numbers


Furnace fired up


Hot air temperature

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

I	NI	NP	D

Dirty air filter

Missing filter at supplemental air returns

X			X	B. Cooling Equipment

Type of Systems: Central forced air, split system, The condensing coil was located on the left side of the house, the evaporating coil was located in the attic.
Comments:

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

TEMPERATURE DIFFERENTIAL

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

The temperature differential was 15 degrees.

CONDENSER UNIT

The refrigerant line insulation was old and deteriorated. We recommend having this replaced for added efficiency and to prevent condensation from forming on the cold line and dripping on the attic insulation.

EVAPORATOR UNIT

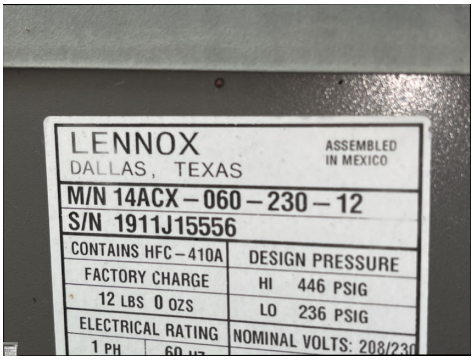
The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. We recommend having the HVAC system serviced on at least a biannual basis.

Debris was noted in the evaporating coils safety pan. We recommend all debris be removed to prevent drain lines from clogging.

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approximately 12 years old. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

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

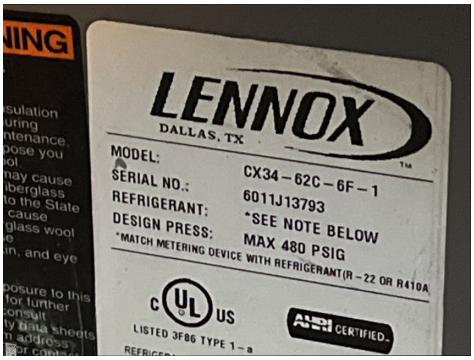
I	NI	NP	D



Condenser unit model and serial numbers

Return temperature

Vent temperature



Evaporator unit model and serial numbers

Old and deteriorated refrigerant line insulation

Attic: Evaporating coils sealed/unable to view coils

Debris in safety pan

X			X	C. Duct Systems, Chases, and Vents

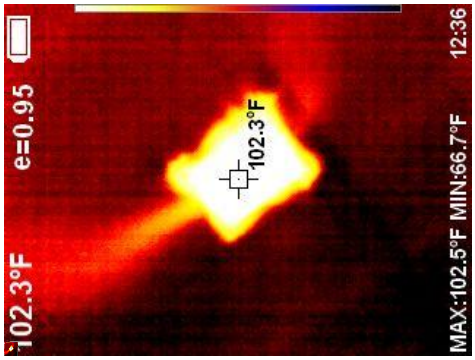
Comments:

Air ducts were placed on the attic floor. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside the ductwork. We recommend having the strapped and elevated.

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

I	NI	NP	D

Duct on attic floor



FYI: Thermal image of hot air at vent

		X		D. Other

Comments:

IV. PLUMBING SYSTEMS

X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front of structure
Location of Main Water Supply Valve: Right side
Static Water Pressure Reading: 50 psi
Type of Supply Piping Material: CPVC
Comments:

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

DISTRIBUTION PIPE MATERIAL

The water supply pressure was adequate, as it was below the maximum acceptable limit of 80 pounds per square inch (PSI) at the time of the inspection.

EXTERIOR

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

FAUCETS

A blocked aerator was noted at a faucet. We recommend cleaning to allow for proper flow. This was observed at the bathroom 2 tub.

BATHROOM LAVATORIES

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

I	NI	NP	D

MAINTENANCE: A stopper was not functional at a bathroom lavatory/tub. We recommend having stoppers adjusted or repaired to retain water as designed. This was noted in bathroom 1, bathroom 2 both lavatories, bathroom 3 both lavatories, and bathroom 3 tub.

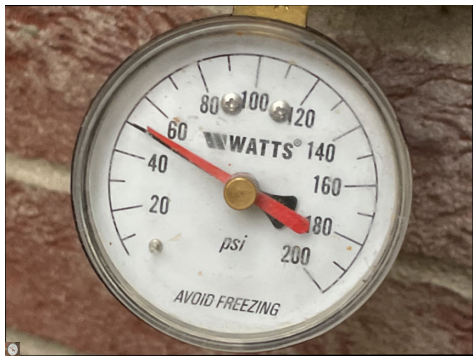
BATHTUBS/SHOWERS

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked. We observed this in bathroom 2, and 3.

TOILETS

A loose toilet was noted. If the subfloor is wood there is the possibility for water damage. We recommend having the necessary repairs made. This was observed in bathroom 2.

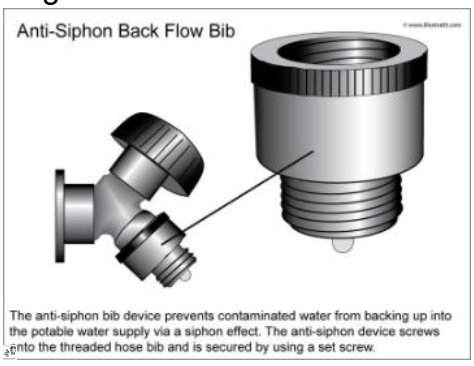


Static Water Pressure


Right: Main Water Shutoff valve


Hot water temperature


Rear right: Back flow preventer recommended



Back flow preventer


Bathroom 1: Drain stop did not retain water

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

I	NI	NP	D

Bathroom 2: Caulk needed at escutcheon plate

Bathroom 2: Deteriorated caulk

Bathroom 2: Blocked/dirty aerator

Bathroom 2: Loose toilet

X			X	B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material: PVC

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

MAIN CLEANOUT

The main cleanout was located on the front left.

BATHROOMS

There was no hatch provided for access to bathtub plumbing or the available access was sealed. A hatch should be provided to allow for inspection, service and repair of tub.

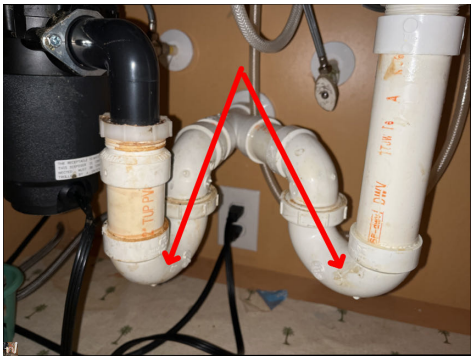
KITCHEN

There was a double trap which can cause clogging under the kitchen sink. We recommend having this corrected.

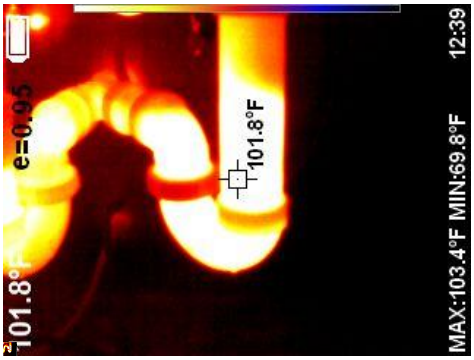
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

FYI: Main Cleanout located on the front left



Kitchen: Double trap



FYI: Thermal image of hot water at drain

X			X	C. Water Heating Equipment

Energy Source: Water heater was gas powered, located in the attic
Capacity: Unit was 50 gallons
Comments:

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

PRESSURE RELIEF VALVE

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

DRIP PAN

Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.

BURN CHAMBER

A moderate amount of rust flaking visible on the floor of the burn chamber indicated that water heater components have experienced some deterioration.

EXHAUST FLUE

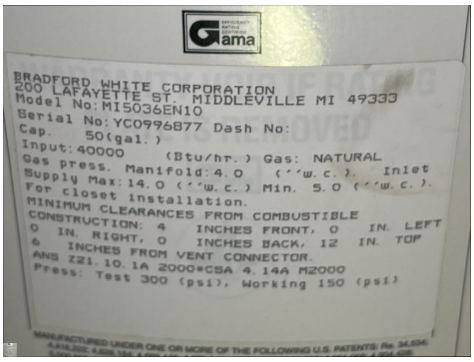
The flue to the water heater was disconnected from its draft diverter and may

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

I	NI	NP	D

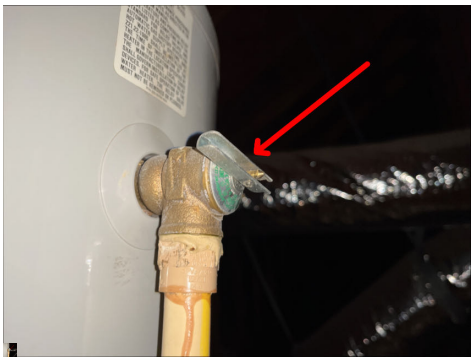
allow the toxic products of combustion to leak into the living space which could be a health hazard. We recommend repair.

Water heaters have a typical life expectancy of 7 to 12 years. The water heater was past its useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.



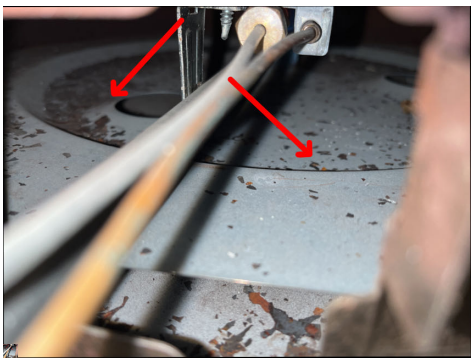
Model and Serial numbers

Water heater on

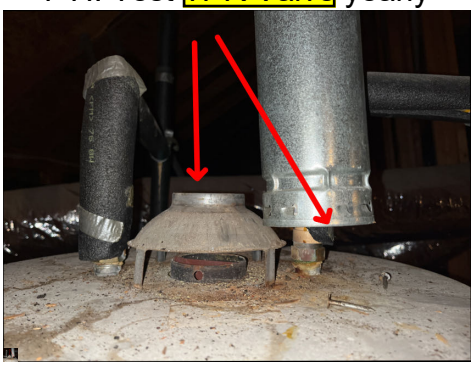


FYI: Test TPR Valve yearly

Debris in safety pan



Rust flakes in burn chamber



Flue disconnected

		X		D. Hydro-Massage Therapy Equipment

Comments:

X			X	E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: right
Type of Gas Distribution Piping Material: Black Iron
Comments:

GAS METER

Rust was noted on a gas line near the meter. Today's standards require plumbing wall protrusions to be protected by sheathing/insulation. We recommend having this line properly protected to prevent further deterioration.

GAS LINE

An uncapped gas line was observed at the time of inspection. We recommend having this capped when not in use to prevent accidental valve opening. This was

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

I	NI	NP	D

observed in the laundry room.

Right: Gas meter

Gas meter: Rust on gas line

Laundry room: Uncapped gas line, wrong size cap

		X		F. Other

Materials:
Comments:

V. APPLIANCES

X				A. Dishwashers

Comments:

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

Model and Serial numbers

Cycle completed, spray arms rotated and water drained

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

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:

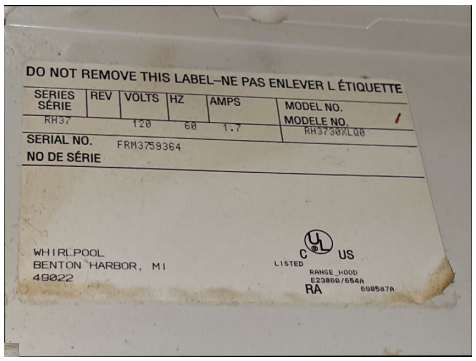
The garbage disposer was functioning as designed under its normal operating mode, at the time of the inspection.

Model and Serial numbers

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:

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



Model and Serial numbers

Range hood on

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

Comments:

OVEN

The oven was turned on bake with the thermostat set on 350 degrees. The unit did not heat within the acceptable 25 degrees range with a temperature of 300 degrees. We recommend either adjusting the cooking or having a technician adjust the thermostat.

COOKTOP

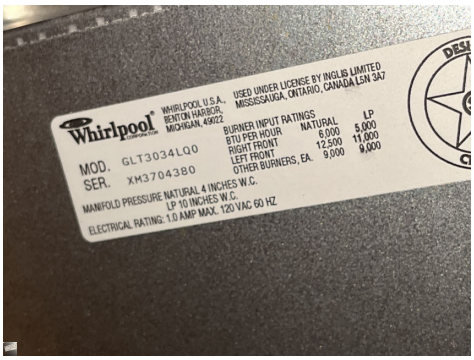
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

Oven model and serial numbers

Oven temperature when set on bake at 350 degrees



Cooktop model and serial numbers

All burners on high

X				E. Microwave Ovens

Comments:

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

Model and Serial numbers

Microwave on

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

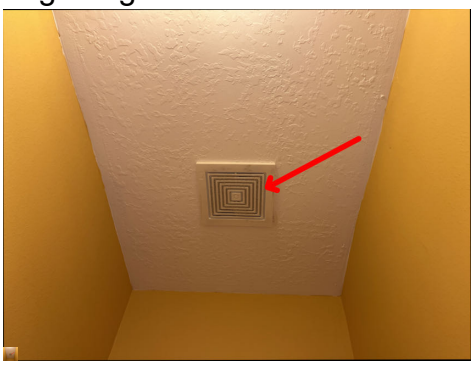
I	NI	NP	D
X			X

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom exhaust fan was excessively noisy at the time of the inspection and may need to be replaced soon. We recommend budgeting for replacement. This was observed in bathroom 2.

A bathroom exhaust fan was excessively dirty at the time of the inspection. We recommend having the grill cleaned.



Bathroom 2: Dirty grill, noisy fan

I	NI	NP	D
X			

G. Garage Door Operators

Door Type: Roll-up door
Comments:

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

I	NI	NP	D
X			X

H. Dryer Exhaust Systems

Comments:

TERMINATION

The dryer vent damper on the exterior of the house was damaged. We recommend replacing.

GENERAL CONDITION

The dryer vent had lint build up on the interior of the exhaust duct. This in turn could lead to clogging of the dryer vent, preventing proper drying of the clothes and overheating of the dryer, which are potential fire hazards. We recommend having the dry vent cleaned.

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

I	NI	NP	D

Right: Damaged damper

Dryer vent: Lint buildup

X				I. Other

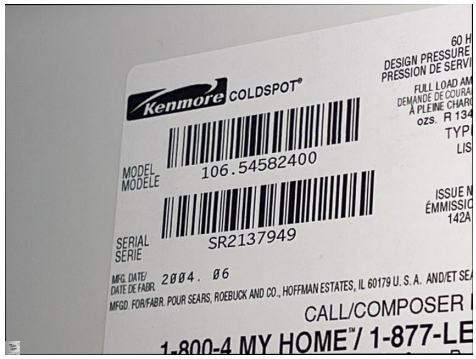
Observations:

REFRIGERATOR

The refrigerator appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.

The freezer appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.

The ice maker appeared to be producing as evidenced with the ice in the ice bucket. No diagnostic or performance testing was made at the time of inspection.



Refrigerator model and serial number

Refrigerator cool temperature

Freezer cool temperature

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

I	NI	NP	D

Ice maker on

VI. OPTIONAL SYSTEMS

X			X	A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

GENERAL COMMENT

The house was equipped with a sprinkler system which had a total of 5 zones.

EQUIPMENT

The controls to the sprinkler system was located in the garage.
The backflow preventer was located on the right wall.
The rain sensor was located on the left gutter.

A protective conduit was damaged leaving the sprinkler system wiring exposed. We recommend repair. This was noted on the left.

The cover at a valve access for the sprinkler system was missing or damaged. We recommend having this replaced to prevent debris buildup in the access and damage to the equipment. This was observed on the left, rear.

The rain sensor was loose. We recommend having this device properly positioned and secured to allow it to function as intended.

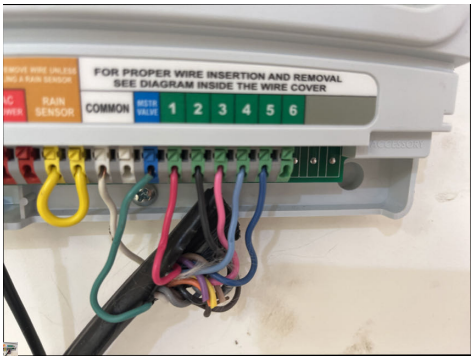
BACKFLOW PREVENTER

The sprinkler system had been winterized. For liability reason, de-winterizing the sprinkler system went beyond the scope of our inspection. We recommend having this further evaluated by a professional landscaper.

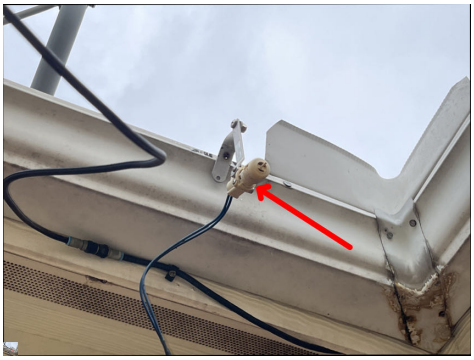
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Garage: Controls to sprinkler system



5 zone system



Left: Loose rain sensor

Left: Damaged conduit

Left: Damaged valve cover

Right: Backflow preventer

Backflow preventer off/winterized

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

Type of Construction:
Comments:

		X		C. Outbuildings

Materials:
Comments:

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

I	NI	NP	D	
		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
		X		E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	
		X		F. Other

Comments:

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.
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

STRUCTURAL SYSTEMS		
Page 9 Item: C	Roof Covering Materials	Damaged lead flashings were observed multiple plumbing vents where a gap was noted between the flashing and the vent. This could allow for water intrusion into the attic space. We recommend repair.
ELECTRICAL SYSTEMS		
Page 21 Item: A	Service Entrance and Panels	Two wires were connected to a breaker designed for only one wire. This is known as a “double-tap" and is a defective condition. We recommend repair.
Page 21 Item: B	Branch Circuits, Connected Devices, and Fixtures	A receptacle outlet was found to not be protected by a Ground Fault Circuit Interrupter (GFCI) receptacle. Today's standards require GFCI protected outlets be installed at all 120 and 240 volt circuits at the kitchen counters/islands, laundry rooms, in basements, crawlspaces, garages, the home exterior as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, to avoid potential electric shock or electrocution hazards. We recommend having this repaired per today's standards. This condition was observed in the laundry room, and living room behind the kitchen sink.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 24 Item: B	Cooling Equipment	NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The coils were approximately 12 years old. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.
PLUMBING SYSTEMS		
Page 29 Item: C	Water Heating Equipment	The flue to the water heater was disconnected from its draft diverter and may allow the toxic products of combustion to leak into the living space which could be a health hazard. We recommend repair. Water heaters have a typical life expectancy of 7 to 12 years. The water heater was past its useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.
Page 30 Item: E	Gas Distribution Systems and Gas Appliances	An uncapped gas line was observed at the time of inspection. We recommend having this capped when not in use to prevent accidental valve opening. This was observed in the laundry room.