

Big State Home Services
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Spring, TX. 77379

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Property Inspection Report

Prepared For: Eduardo Landa

(Name of Client)

Concerning: 123 S. Rocky Pt. Cir. Spring, Tx. 77389

(Address or Other Identification of Inspected Property)

Matias Bulox

(Agent)

By: Ruben Trevino T.R.E.C. PI #5053 10-01-19
(Name and License Number of Inspector) (Date)



Promulgated by the Texas Real Estate Commission (TREC) P. O. Box 12188, Austin, TX 78711-2188, (512)936-3000
(<http://www.trec.texas.gov>).

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.state.tx.us.

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that the proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of the 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 defective safety devices; and
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless tubing (CSST)

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

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

Contact forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy condition revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale.

INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR” OR PROVIDE AN ATTACHMENT WITH THE STANDARD FORM. IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OR ANY CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Important Agreement and Limitation

Dispute Resolution: In the event a dispute arises regarding this inspection, the purchaser "Client" agree to notify Big State Homes Services within (10) days of the time of discovery to give Big State Home Services a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with (AAA) American Association of Arbitrators then in effect or then neither party shall have a right to bring suit in court. The provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Big State Home Services liability, if any, shall be limited to the amount of the inspection fee paid for inspection.

Note: Mold/mildew investigations are not included with this report as it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

Note: TAINTED, CORROSIVE DRYWALL: From approximately 1999 until 2012, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H2S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: http://www.cpsc.gov/info/drywall/index.html; http://www.constructionguru.com; and http://chinesedrywallcomplaintcenter.com.

Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

Property inspected was [X] Occupied [] Vacant []
Parties present at inspection [] Buyer [X] Seller [] Listing Agent [] Buyers Agent
Documents provided to inspector [] Sellers Disclosure [] Engineers Report [] Previous inspection report
Weather Condition during inspection [X] Sunny [] Overcast [] Raining [] Snowing
Outside temperature during inspection 90° Time of inspection 1:00 PM
Inspection Scope [X] Full [] Limited - Reason
Additional written information provided with this inspection report [] Yes [X] No
Cost of inspection service \$500.00 to be paid at [] Inspection [] Credit Card [X] Wire Transfer

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I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundation

Comments:(An opinion on performance is mandatory.): The inspector will describe the type of foundation and floor structure and inspect the foundation, related structural components and slab surfaces.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes. This inspector is not a structural engineer. The client should consult an engineer for an evaluation if any concerns exist about the potential for future movement.

Type of Foundation (s): **Post Tension Slab**

Inspector's opinion on foundation performance: Foundation is functioning at this time.

Note: Foundation has spalling (cracks) at one or more corners. Corner spalling is cosmetic; it has no effect on foundation performance. Spalling cracks allow of possible termite penetration to be undetected. Spalling crack can be sealed and or patched with a cement compound.



Note: The Southeast Texas Region has expansive soil conditions which are affected by dry and wet weather conditions. These conditions can cause movement of the foundation which can cause cracks in the interior walls, ceilings, floors and brick veneer on the exterior walls. Cracks can occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear should be filled in and monitored. Additional foundation evaluation and or re-leveling may be required in the future.

Providing consistent soil moisture around the foundation is essential to overall performance. This includes proper drainage away from the foundation during wetter periods and adding moisture during drier periods.

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B. Grading and Drainage

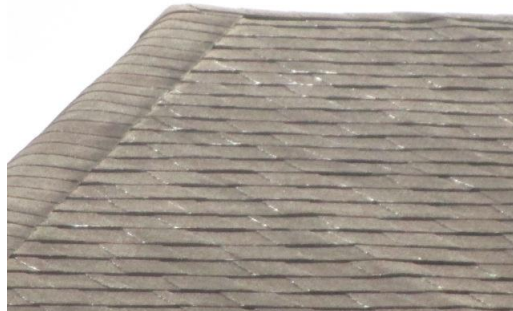
Comments: The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance. He will also report visible deficiencies in installed gutter and downspout systems. This inspector will not test the functionality of any drainage system; IE French Drains.

Where masonry veneer is used, foundation walls shall extend a minimum of 4 inches above finish grade. Where wood siding is used, foundation walls shall extend a minimum of 6 inches above finish grade to protect against decay. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation wall shall fall a minimum of 6 inches within the first 10 feet.

C. Roof Covering Materials

Types of Roof Covering: Wood Tile Composition
 Viewed From: Roof Ladder Ground level with use of binoculars
 Roof Condition Good / New Average Aged

Note: Roof covering appears to be original (approx. 12 years old). Inspector observed premature wear along edges of shingles. Due to condition and wear of shingles, buyer should expect a limited life use. Total life expectancy of composition roof shingles is typically between 15 & 20 years.



Comments: The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not make a determination regarding the remaining life expectancy of the roof covering. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair.

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D. Roof Structure and Attics

Viewed From: Attic Attic access opening No access or Inaccessible
Approximate Average depth of attic insulation: **12** inches.

Roof Type Wood frame Steel frame
Attic ventilation Soffit vents Air Hawks Gable vents
 Ridge vents Wind Turbine(s) Power Turbine(s)

Comments: The inspector will identify the type of roof structure and inspect the roof. He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof.

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will report his attic inspection point. He will describe the insulation and vapor retarders visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth.

Issues:

- **Recommend properly insulating attic access opening and installing weather stripping around door access to improve energy efficiency.**



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E. Walls (Interior and Exterior)

Comments: The inspector will identify the type of wall structure and coverings of the interior and exterior walls. He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. The inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Visible Wall Construction Wood Steel EIFS / Stucco
 Masonry Cement Board Siding Masonite

Note: Structure occupied. Complete interior walls not visible during inspection due to furnishings. Recommend buyer does a walk through before closing. Walls may sustain damage during moving out of furniture.

Issues:

- **Fascia board at rear side of structure is damaged in one or more locations.**



F. Ceilings and Floors

Comments: The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. He will report any visible evidence of water penetration. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicate water penetration.

Note: Structure occupied. Complete flooring not visible during inspection due to furnishings.

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G. Doors (Interior and Exterior)

Comments: The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks on interior doors. He will report doors that do not operate properly, doors with damaged glazing and damaged or missing door screens.

Issues:

- **Automatic self-closing door between house and garage needs adjustment to operate correctly.**
- **Door sticks; hard to open or close; front door.**
- **Section of weather stripping to rear French door is missing. Gap observed along edge of door and door jam.**



- **Top latch to French door is not properly align and or is stuck and does not function. Top latch is not engaged.**



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- **Top ball latch to pantry door is damaged/missing.**



H. Windows

Comments: The inspector will inspect the accessible windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On homes with security bars, the inspector will inspect and report any inoperable windows at security bar locations of sleeping rooms or egress areas and other randomly sampled accessible security bar locations. He will report locations where functional keyless security bars are appropriate.

Issues:

- **The window seal for the double pane window (2nd story left corner game room) appears to have a damaged vapor barrier. The window has moisture between the panes.**
- **2nd Story windows located more than 72 inches from the finished grade or surface below should be equipped with a locking device preventing window from allowing passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor. Ref: IRC R612.2**



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I. Stairways (Interior and Exterior)

Comments: The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings. The inspector will not exhaustively measure every stairway component.

J. Fireplace and Chimneys

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

The inspector will report a gas log lighter valve that does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test.

- | | | | |
|---------------------|---|--|--|
| Type of fireplace | <input type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Enclosed Unit |
| Type of chimney | <input type="checkbox"/> Tile | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Metal <input type="checkbox"/> |
| Attic Firestop | <input type="checkbox"/> Area accessible | <input checked="" type="checkbox"/> Not accessible | |
| Chimney Cap | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not present | |
| Combustion Air Vent | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not present | |
| Gas Valve / Logs | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not present | |
| Chimney observed | <input checked="" type="checkbox"/> From ground | <input type="checkbox"/> From roof | |

K. Porches, Balconies, Decks, and Carports

Comments: The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels: Underground Service Entrance

Comments: The inspector will describe the visible wiring type, the amperage and voltage rating of the service and the locations of the main disconnect and sub panels. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and subpanels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent protectors for the size of conductor being used and the sizing of listed equipment of overcurrent protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or subpanels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

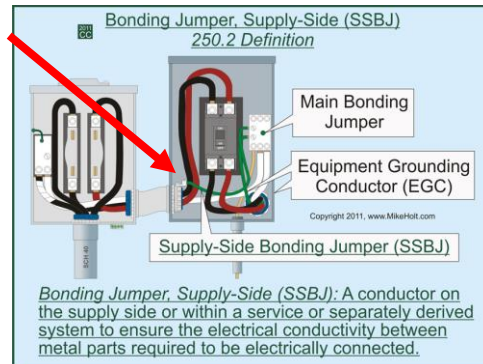
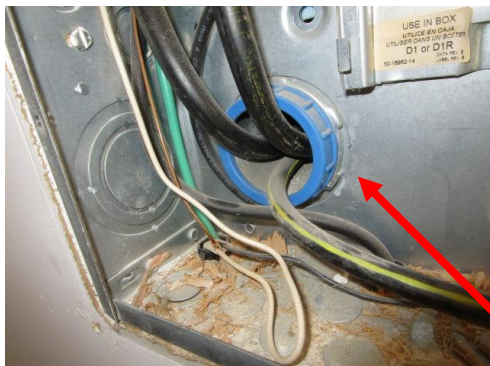
In homes that have aluminum wiring, the inspector will report the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

Make Panel: **Cutler Hammer with 125 amp main disconnect.**

Wire Type(s) Feeder Copper Aluminum
 Circuits Copper Aluminum

Issues:

- **Bonding jumper at supply side was not present in the breaker panel. A conductor on the supply side of within a service or separately derived system to ensure the electrical conductivity between metal parts require to be electrically connected. Ref: NEC 5.250.2 (Typical for a house of this age).**



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B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper Aluminum
Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire

Comments: The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or subpanels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect all accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly.

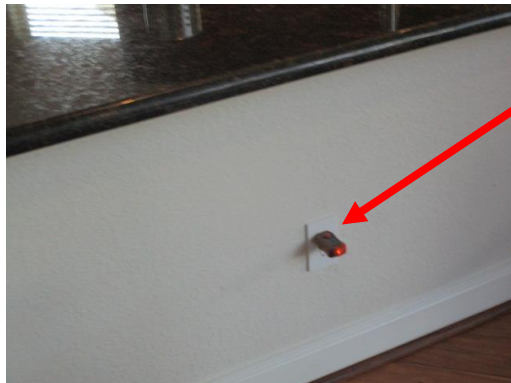
The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords. He will inspect the operation of accessible smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will report the absence of smoke detectors.

Single and multiple-station smoke alarms shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms (hallway), and on each story of the dwelling. Batteries should be replaced in smoke detectors upon taking ownership and annually thereafter. A carbon Monoxide detector is recommended for each floor. Carbon Monoxide detectors are not inspected by this inspector.

Issues:

- **Outlet on pony wall serving counter/bar behind kitchen sink is not equipped with GFCI (Ground Fault Circuit Interrupter) protection. All outlets within 6 feet of sink and outlets serving kitchen counters required to be equipped with GFCI protection. Ref: IRC 3902.6 and 3902.7**



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- **Outlets under kitchen sink and all outlets in laundry room are not equipped with GFCI (ground fault circuit interrupter) protection. New electrical code (NEC 2014) require all outlets in kitchen including (under kitchen sink), all outlets within 6 feet of non-kitchen sinks, outlets to refrigerator and micro wave/range hood if within 6 feet of kitchen sink and all outlets in laundry room to be equipped with GFCI protection. Ref: IRC 3902.9 and 3902.10**
- **All outlets in garage including outlet on ceiling of garage (used for garage door opener) is not equipped with GFCI (ground fault circuit interrupter) protection. All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.” REF IRC E3902.2**
- **Ceiling fan is noisy and or unbalanced; 2nd story rear right corner bedroom.**
- **Inspector did not observe a carbon monoxide detector. At least one carbon-monoxide detector located on each floor. Batteries should be replaced upon moving in and annually thereafter.**

Recommend buyer consult with licensed electrician for proper repairs and corrections as required by current code.

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III. HEATING, VENTTILATION, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **Horizontal Flow-Forced Air**

Energy Sources: **Gas**

Comments: The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system. He will not verify the integrity of the heat exchanger.

Furnace is Fully accessible Partially accessible Not accessible
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper

Unit Manufacture: **Trane**

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B. Cooling Equipment

Type of Systems: **Split System (Electric)**

Comments: The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will report any noticeable/audible vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that are improperly terminated. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system. He will not determine the sizing, efficiency, or adequacy of the system.

Unit Manufacture: **Trane**
Serial # **7165XAM2F** Model # **2TTB3060A1000AA**
Return **81.7°** Supply **54.3°** Δ Temperature **27.4°**

Note: Unit appears to be original (approx. 12 years old). Due to age of unit, buyer should expect a limited life use. In 2020, the US will reduce HCFC consumption. Manufactures will stop producing R-22 refrigerant, so only recycled R-22 will be available to charge systems that use this type of refrigerant. Homeowner's will pay an excessive amount to acquire R-22 refrigerant.

Issues:

- **Temperature differential is higher than normal. (Note: Normal differential should be between 17-22 degrees). However, the differential measured at the time of the inspection can be affected by outside temperature, humidity and other factors). Excessive condensation observed dripping from drain line at P-trap under sink to 2nd story guest bathroom. Condensation is dripping onto base of cabinet. Recommend qualified/licensed HVAC technician service/repair as needed.**



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C. Duct Systems, Chases and Vents

Comments: The inspector will inspect the visible components of the duct system and report improper materials or improper routing of ducts. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation.

Duct Type: **Flex**

Note: Media air filter located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front left corner of property.

Location of main water supply valve: Garage

Static water pressure reading: 60 (acceptable between 40 and 80psi)

Note: Plumbing manifold is located in closet to 2nd story rear right corner bedroom closet.

Comments: The inspector will describe the supply system piping and inspect the plumbing system. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of the main water shut-off valve. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply. He will not inspect a refrigerator icemaker water line.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly. He will not operate shutoff valves for clothes washers.

Type of supply lines	<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized Iron	<input checked="" type="checkbox"/> PEX
	<input type="checkbox"/> PVC/CPVC	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Not Present
Anti Siphon / Back Flow / Air Gap(s)		<input checked="" type="checkbox"/> Present	

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

I	NI	NP	D	Inspection Item
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B. Drains, Wastes and Vents

Comments: The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will note the presence or lack of a main drain line cleanout. He will inspect the shower enclosure for leaks. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, private sewer systems, water wells, sprinkler systems, swimming pools or solar water heating systems. This inspection also does not include testing the washing machine drain line.

Type of waste lines PVC Iron Tile

Location on clean-out-drain: Front right corner of property.

Issues:

Master Bathroom-

- **Drain stop to both sinks are faulty and or missing.**

2nd Story Guest Bath-

- **Drain stop to bathtub is faulty/missing.**

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I	NI	NP	D	Inspection Item
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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: **Gas**

Capacity: **40 Gallons**

Unit #1 Manufacture: **State Select** Serial # **J07T000405**

Unit #2 Manufacture: **State Select** Serial # **J07T000332**

Note: Units are original (approx. 12 years old). Due to age of units, buyer should expect a limited life use.

Comments: The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment (when accessible), the operation of heating elements and the condition of wiring. He will report any deficiencies in the condition of the draft, draft diverter, draft hood, vent pipe, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of or inaccessibility of a shutoff valve.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

Location: Attic Garage Laundry Room Other

T & P Valve Operated Not operated due to possibility of not resetting.
 Safety Pan and Drain Installed Yes No
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper
 Type of Observable Vent Pipe Double Wall Single Wall

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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I	NI	NP	D	Inspection Item
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V. APPLIANCES

A. Dishwasher

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

B. Food Waste Disposers

Comments: The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

C. Range Hood and Exhaust Systems

Comments: The inspector will report as deficient the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Vent Recirculates Air Vents to Exterior Vent not Present

Issues:

- **Original unit was replaced. New exhaust system has been installed as a recirculation type system. Unit does not vent to exterior.**

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

Comments: The inspector will operate each range or cooktop and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance when accessible. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks. The inspector will not move ranges or ovens for inspection purposes.

Type of Range Electric Gas
Oven temperature when set at 350° Actual Temperature **350°** Differential **0°**

E. Microwave Ovens

Comments: The inspector will operate the built-in unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

G. Garage Door Operators

Comments: The inspector will operate the overhead garage door either manually or by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

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I	NI	NP	D	Inspection Item
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H. Dryer Exhaust Systems

Comments: The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. He will report the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

I. Other

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

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will report surface water leaks, deficiencies in water flow or pressure at the circuit heads, the absence or improper installation of anti-siphon valves or backflow preventers, the absence of a shut-off valve, and the lack of a rain or freeze sensor. He will report deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

- Anti Siphon Valve(s) Present Back Flow Preventers Present
- Shut Off Valve(s) Present
- Location of Shutoff Valve: **Left side of the structure.**
- Number of Zones: **6** Control Panel located in: **Garage**
- Location of Rain Sensor: **not located**

Issues:

- **Conduit to electrical circuits is damaged and has pulled away from exterior wall. Recommend conduit be repaired to prevent damage from lawn equipment.**



- **Inspector did not locate a rain sensor.**
- **All exterior pvc plumbing should be protected from freezing temperatures with insulation.**