

Acadian Home Inspection LLC



16407 Hexham
Spring, TX 77379

Acadian Home Insection LLC

3611 Deerbrook Dr.
Kingwood, TX 77339

Phone: (713)594-7877

Fax:

Email: cduhon@acadianhi.com



PROPERTY INSPECTION REPORT FORM

Debbie Greene <i>Name of Client</i>	03/10/2023 <i>Date of Inspection</i>
16407 Hexham, Spring, TX 77379 <i>Address of Inspected Property</i>	
Joseph Anthony Seeberger <i>Name of Inspector</i>	24185 <i>TREC License #</i>
Thomas Christopher Duhon <i>Name of Sponsor (if applicable)</i>	24185 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;

- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
Acadian Home Inspection LLC, 3611 Deerbrook Dr, Kingwood TX 77339**

Acadian Home Inspection LLC. BUILDING INSPECTIONS REPORT IMPORTANT TERMS, LIMITATIONS, DISCLAIMERS, AND INFORMATION

1. Company's State Licensed Professional Inspectors perform their inspections and provide written reports according to the standards established by Rule 535.227-535.231 (Standards of Practice) of the “Rules Of The Texas Real Estate Commission” pertaining to the licensing of Real Estate Inspectors. We report whether each item inspected in performing the function for which it was intended. We perform our inspections in a good and workmanlike manner. If Customer has any questions, we will explain what we saw about the item. WE INSPECT ONLY THOSE ITEMS LISTED ON THE INSPECTION REPORT AND ONLY THE PRESENT OPERATION OR CONDITION OF THOSE ITEMS

2. COMPANY DOES NOT MAKE GUARANTEES, WARRANTIES, OR REPRESENTATIONS, NOR DO WE INSURE THE FUTURE PERFORMANCE OR CONDITION OF ANY ITEM. IF CUSTOMER WANTS A WARRANTY, GUARANTEE, OR INSURANCE POLICY, CUSTOMER MUST PURCHASE IT FROM A RESIDENTIAL SERVICE COMPANY OR INSURANCE COMPANY. Please remember that almost every item in any house, except a new one is in used condition and has ordinary wear and tear. Company does not hold its inspectors out to be specialists for any particular item. We do not give estimates of the cost to repair any item. We will not make any recommendations regarding the value of the structure or whether or not the structure should be purchased.

3. If we report that there are plumbing issues that need correction, then customer should have a licensed plumber inspect and make necessary changes. If we report there are electrical issues that need correction, then customer should have a licensed electrician inspect and make any necessary changes.

4. IMPORTANT: IF YOU HAVE ANY PROBLEM REGARDING THIS INSPECTION, YOU MUST NOTIFY US AND LET US REINSPECT BEFORE CHANGING THE CONDITION OF THE PROBLEM, OTHERWISE ALL CLAIMS FOR DAMAGE ARISING OUT OF SUCH COMPLAINTS ARE WAIVED BY YOU.

5. IF WE REMARK ABOUT AN ITEM AS "IN NEED OF REPAIR," CUSTOMER SHOULD, PRIOR TO PURCHASING THE STRUCTURE, HAVE THAT ITEM EXAMINED BY A SPECIALIST NOT EMPLOYED BY ACADIAN HOME INSPECTION LLC. AFTER PROPER REPAIRS HAVE BEEN MADE BY A SPECIALIST, CUSTOMER SHOULD HAVE THAT SPECIALIST PROVIDE DOCUMENTATION OF REPAIRS MADE AND FULL WRITTEN REPORT OF THE COMPLETE SYSTEM. The Specialist should be trained and qualified persons who are, whenever possible, manufacturer-approved service persons and who are licensed or bonded whenever such license or bond is required by law.

6. IF STRUCTURE IS LESS THAN THREE YEARS OLD, CUSTOMER SHOULD OBTAIN INFORMATION REGARDING FILL PLACEMENT AND FOUNDATION SPECIFICATIONS. CUSTOMER SHOULD CONSULT WITH A STRUCTURAL ENGINEER TO CONFIRM THAT THESE SPECIFICATIONS CONFORM TO ACCEPTABLE ENGINEERING PRACTICES.

7. VACANT HOUSES: The following items are common problems found after a house has been vacant and Company will not be responsible for: (1) Sewer and drain lines stopping up. (2) Seals, or washers drying out and causing leaks in plumbing fixtures. (3) Garbage disposal locking up. (4) Gas water heaters and gas furnaces - the thermocouples (pilot generators) may fail if gas has been turned off. (5) It is important to follow the foundation maintenance and monitoring programs outlined in the "Guide to Foundations Maintenance." This applies to all houses whether vacant or not. OTHERWISE. FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME. We recommend inside and outside plumbing be winterized by appropriate specialists not employed by Acadian Home Inspection LLC on vacant houses during potential periods of freezing weather conditions.

8. Customer agrees that any damages for breach of this contract or report are limited to the amount of the inspection fee. CUSTOMER AGREES THAT ANY CONTROVERSY OR CLAIM BETWEEN CUSTOMER AND ACADIAN HOME INSPECTION LLC ARISING OUT OF OR RELATED TO THE INTERPRETATION OF PERFORMANCE OR BREACH OF ANY OF THIS AGREEMENT SHALL, IN GOOD FAITH, MEDIATE BEFORE FILING SUIT FOR DAMAGES. If customer sues on this contract, but does not prevail, customer agrees to pay Company's reasonable attorney's fees.

9. THE FACT THAT ANY ONE PORTION OF THIS AGREEMENT MAY BE INVALID SHALL NOT AFFECT THE VALIDITY OF THE OTHER PART OF THIS AGREEMENT. Customer understands that this Agreement, the descriptions above, below and on the inspection report all together makeup the complete Agreement with the Company and that this Agreement may not be changed in any way by any representative of the Company or Customer unless it is changed in writing and signed by an officer of the Company. No representation or inducements have been made to the Customer except what is written in this Agreement. Only these written items will bind customer and the Company.

10. Any event of waiver by Company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only Agreement of parties hereto and supersedes any prior understanding or written or all Agreements between the parties respecting the subject matter within. Customer agrees not to purchase the structure unless Customer understands this complete Agreement and any attachments and recommendations.

11. Customer waives the property condition addendum. Customer has read and understands and by accepting this Report. or relying on items in any way expressly agrees to the Agreements and Limitations herein. Customer will not allow anyone to use or rely on this report

without prior written consent from Acadian Home Inspection LLC.

12. Pictures provided are not of every defect found at house and are not to indicate any higher level of importance or to imply thereof and should be considered as an example of comment made by inspector. All pictures are placed on inspection report at inspector's discretion.

THERE ARE SOME PARTS, COMPONENTS, AND SYSTEMS WHICH WE DO NOT INSPECT OR REPORT ON BECAUSE OF ONE OR MORE OF THE FOLLOWING REASONS: 1. THE STANDARDS ESTABLISHED IN RULE 535.227-535.231 OF THE "RULES OF THE TEXAS REAL ESTATE COMMISSION" PERTAINING TO THE LICENSING OF REAL ESTATE INSPECTORS DOES NOT REQUIRE INSPECTORS TO INSPECT ANY PART, COMPONENT, OR SYSTEM WHICH IT LISTS AS A SPECIFIC LIMITATION OR WHICH IT LISTS IN SUBSECTION (h) AS AN OPTIONAL INSPECTION. 2. WE ARE NOT QUALIFIED TO INSPECT THE ITEM. 3. THE ITEM IS INACCESSIBLE. 4. THE CUSTOMER HAS AGREED THE ITEM SHOULD NOT BE INSPECTED. 5. THE ITEM COULD NOT BE INSPECTED DUE TO THE CIRCUMSTANCES BEYOND THE CONTROL OF THE INSPECTOR OR ENGINEER PERFORMING THE INSPECTION. THESE ITEMS WHICH WE DID NOT INSPECT UNLESS WE SPECIFICALLY REPORTED THEM ARE AS FOLLOWS:

A. Any part, component, or system which we are not required to inspect according to Rule 535.227-535.231 (Standards of Practice) of the "Rules Of The Texas Real Estate Commission" pertaining to the Licensing of Real Estate Inspectors, which include but are not limited to specific limitations in subsections (e)-(h) or items listed in subsection (h) as an Optional inspections. B. Thermal windows other than those fogging at the time of inspections. C. Temperature and pressure relief valves. D. Cosmetic features of any item. E. Any Item we cannot see in a normal inspection i.e.: We do not move furniture, insulation, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see which wall or floor coverings cover. F. Appliances (other than those specified). G. Swimming pool or sprinkler system when outside temperature is below 32° degrees. H. Pool Sweep. I. Fences and gates. J. HVAC other than built-in units. K. Flood plain location. L. Roof decking and composition over wood or wood over composition constructions. M. Alarms. N. Hidden damage to heat exchangers O. Operation of gutter, French drains and area drains.

Information provided on inspection report that inspector considers as in immediate concern or is in need of repair/adjust/replacement in a more timely manner will be highlighted in blue. These highlight comments are in the inspector's opinion, however entire report should be read by purchaser and understood. All questions in regard to this report should be directed to inspector.

House was built in and is approximately 2556 square feet. House faces east for inspection purposes.

Ambient temperature: 69° Weather: Overcast

Home status: Occupied Present at time of inspection: Seller(s)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Cable post-tensioned slab on grade present. No visible differential movement noted at interior or exterior of house. Slab integrity appears stable and slab appears to be performing as intended at this time.

Areas with high soil or cover by concrete/wood can limit inspection of exterior foundation wall(s).

B. Grading and Drainage

Comments:

High soil levels noted at all side(s) of home exterior at foundation wall. These conditions could be conducive for moisture back-up or wood destroying insects. Keep soil lowered at least 3-4" below top of slab and graded away from foundation across back and down sides of house and garage to the street for positive drainage. Due to high soil it is recommended buyer have a termite inspection performed by a licensed pest control company.



French drains noted at backyard/sides. Recommend buyer monitor these drains to ensure proper drainage during or after rainfall. Properly clean all drain basins and/or properly secure/replace loose or damaged grates, as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked

*Comments:*walked and looked through bonoculars

Roof appears to be a 25-30 year class A composition shingle with average wear for age and no leaks noted at this time. Buyer should be aware that roof covering appears to be, at minimum, beyond halfway past its reasonable life expectancy.

As needed, remove debris such as leaves, branches, pine needles....etc from roof covering at exterior to prevent premature aging or excessive wear on composition shingles.



All roof repairs should be performed by a professional and experienced roofing contractor. After repairs are made all components of roof should be rechecked.

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 10-15"

Comments:

Conventional framed rafters and joists with purlin system.

Attic framing appears structurally stable and performing as intended at this time.

Batt and or blown insulation – approximately R-19 to R-30. Insulation appears adequate; however no insulation tag was present in attic as required to disclose R-value of insulation, how much insulation was installed, or what company installed insulation.

Lateral members of purlin braces are undersized. Lateral framing members should be

I=Inspected

NI=Not Inspected

NP=Not Present

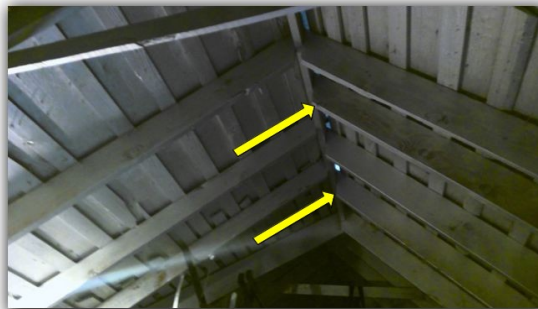
D=Deficient

I	NI	NP	D
---	----	----	---

same dimensions of rafters being supported. A same size board, secured over existing lateral purlin brace would correct deficiency. Purlin support braces should be properly installed at 4' interval at lateral member. Purlin braces should be position between 45° and 90° at rafter. Purlin braces should be properly installed at all rafters that are in excess of 10'.



Collar ties should be installed at every other rafter set in upper 1/3rd of attic space, where noted as missing.



Ventilation: Soffit
Airhawk venting appears sufficient for attic ventilation.

-
-
-
-

E. Walls (Interior and Exterior)

Comments:

Exterior material: Brick, Wood/composite siding, Cement fiber board siding

As is standard in new home construction, recheck for and seal around all exterior wall penetrations, as required when home was built or recommend as per current standard around all outlets, conduit, J-boxes, panel box, main panel, electric meter, electric gutter box, A/C disconnect, A/C flashing box, foam spray where A/C lines enter flashing boxes, exhaust vents, CATV / CAT5E cable, doorbell, drain lines, clean-outs coach / jar lights, etc. at exterior siding, brick, stucco, and stone walls.

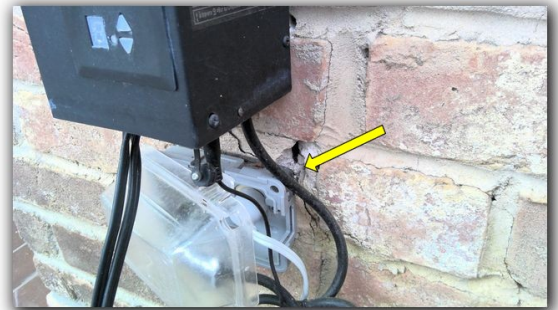
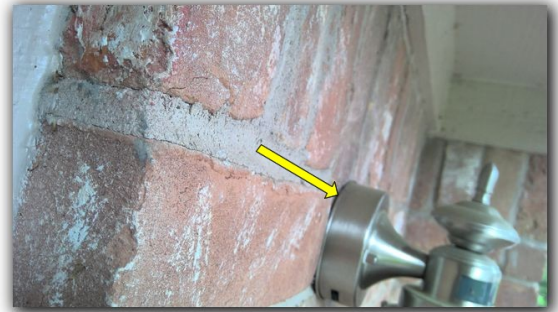
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Seal and paint exterior siding/trim/soffit/fascia at nail heads, overlap edges, butt joints, separations, vertical joints.... etc. to prevent water penetration at dings, scuffs and holes to extend life.



Install weep holes, required since 1992, at brick above lintels at maximum of 33"

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

spacing above windows, entrance / exit jambs, garage overhead door jambs and elsewhere where lintels noted.

Home appears to be freshly painted at some or all areas. This can conceal defects and evidence of current or previous problems with home.

F. Ceilings and Floors

Comments:

Ceilings and floors appear to be performing as intended at this time.

G. Doors (Interior and Exterior)

Comments:

Door stops should be properly installed as needed throughout house.

Missing door hardware noted on garage door.



Adjust / repair interior doors as necessary to align, not bind at jambs, and to latch properly at strikers including adjusting at striker plates to reduce play at jamb stop.

Pantry door

H. Windows

Comments:

Window pane type: Double pane

This company does not check for safety glass. A professional window/glass company should be consulted if buyer desires.

I. Stairways (Interior and Exterior)

Comments:

Stairs and handrail(s) appear to be structurally stable at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

J. Fireplaces and Chimneys

Comments:

Brick wood burning firebox/flue with gas logs and a brick face and hearth noted.



Bricks in back of firebox need pointing up with fire clay.



Damper does not work and in need of repair or replacement.

-

K. Porches, Balconies, Decks, and Carports

Comments:

-

L. Other

Comments:

Vegetation, plants, bushes, trees need cut back at least 3' from roof exposures lowered and cut back at least 1' from around house and/or garage including vines for observation of exterior walls / overhang and slab to reduce conducive conditions for wood destroying insects and to protect and extend life of exterior from weathering.

Gutters appear functional. As part of routine maintenance, buyer should clean/secure all gutters and downspouts and check for leaks at seams and for possible deterioration behind gutters.

It is not uncommon for occupied / unoccupied homes to have some interior and exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

walls and windows in house/garage obscured from view and inspection structurally and mechanically due to wall covers, stored items, debris, window treatments, boxes, clothing, and furnishings, etc. Recommend visually rechecking interior and exterior walls and electrical/plumbing for defects or deficiencies when home is vacated and or obstructions are removed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

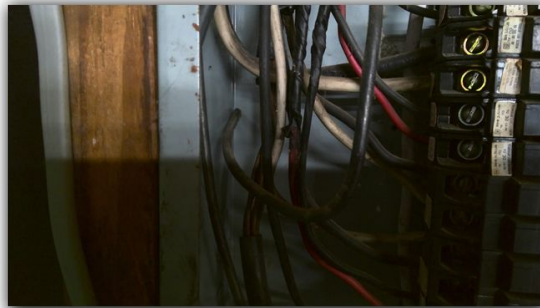
Comments:

GE 150 amp main panel box with Copper feeder wire noted at garage interior.



AFCI breakers are not noted at all living areas where required, per current electrical code, however these or not all were not required when home was built. AFCI breakers are not always tested by inspector when computers, alarm systems, other electronics....etc are on circuit or other circumstances.

Label white 220V neutral wire red or black to denote neutral wire is being used as a "hot" wire at double pole breaker/disconnect boxes.



Label breakers as to function in panel box.

Separate neutral and ground wire to neutral and ground buss bars. Also be sure neutral wire is not double lugged at neutral buss slots and use all open slots at ground buss before double lugging if necessary.

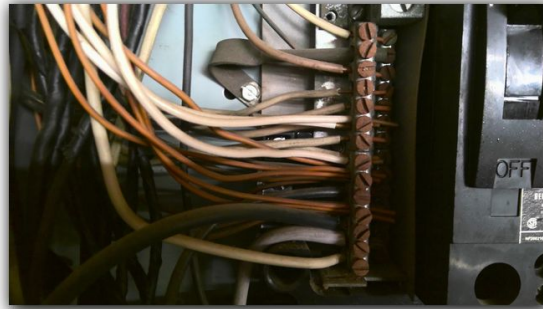
I=Inspected

NI=Not Inspected

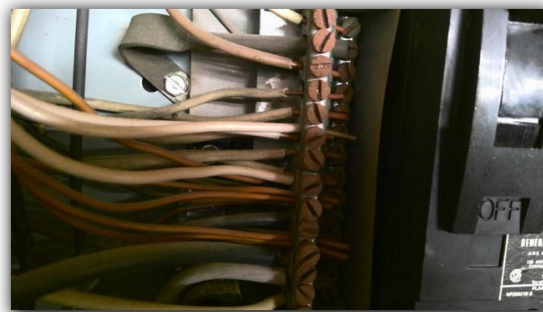
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Move neutral double tapped wire to separate and single tapped lugs at neutral buss or ground buss bar as required in panel box.



No conduit connector bond from meter to panel box noted, which was not required when home was built.

A currently required (since 2011 NEC) 2nd ground rod at least 6' from 1st rod at grade bonded to 1st rod or panel box is not present, however was not required when home was built. An inter system bonding point is not noted at ground wire and ahead of ground rod clamp and was not required when home was built.

A currently required surge protector is not noted as installed at/ in panel box. This is currently required (as of 2021) and may have not been required when home was built.

-
-
-
-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Replace any facesplates or switchplates that are damaged or missing, as well as secure any loose receptacles or switches at walls throughout home, as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

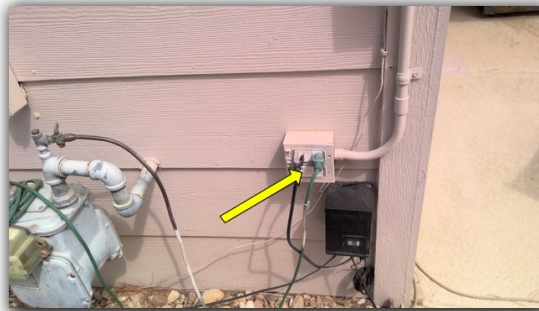
D=Deficient

I	NI	NP	D
---	----	----	---

Not all receptacles at home were GFCI protected where currently required (**all at bathrooms, all that can serve a kitchen countertop, exterior, all at garage interior, dishwasher, laundry room, clothes dryer receptacle, oven, A/C compressor unit, and servicing HVAC system**). Recommend installing GFCI protected receptacles as per current electric code at all receptacles in kitchen at counter tops, bathrooms, bars, exterior, utility/laundry rooms (adopted in 2014), dishwasher (adopted in 2014), clothes dryer (adopted 2021), oven (adopted 2021), servicing HVAC systems (adopted 2021), all at exterior of home, and all in garage for safety.

Install interconnected smoke detectors at all bedroom interiors as well as one within 15' of bedroom entrances as per current fire code, as well as at least one at floors that don't have bedrooms. Buyer should be sure to check all existing smoke detectors at home upon moving in for proper function and battery life. Also recommend properly installing carbon monoxide detectors at each floor, if not present. Smoke detectors are not always tested due to possibility of connection to security system.

GFCI receptacle noted at garage exterior wall did not trip/reset when tested and is in need of proper replacement.



Recommend receptacle be installed at exterior/interior HVAC unit for servicing and repair, as is currently a building standard.

Per current electrical code it is proper to have globes installed at all closet light fixtures, however this was not code when home was built. It is recommended that light fixtures with globes be installed at all closets as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommend replacing clothes dryer 3 prong receptacle to currently required 4 prong receptacle.



Recommend replacing exterior receptacle covers with currently approved bubble type covers.

Buyer should be sure to check all existing smoke detectors at home upon moving in for proper function and battery life. Recommend installing carbon monoxide detector(minimally 1 per floor at common area) if not present upon move-in. Smoke detectors are not always tested due to possibility of connection to security system.

Could not verify gas/water lines being bonded as is presently required.

Front doorbell appears to be performing as intended at this time. (WiFi functions are not inspected if applicable).

All GFCI protected receptacles should have a sticker placed on faceplate indicating GFCI protection, as needed.

All electrical repairs listed in report or otherwise noted during estimate of repairs should be made by a qualified licensed electrical contractor, as per code and safety.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments:

Carrier

110,000 BTU unit noted at attic space and appears to have a proper raise in temperature to efficiently heat home at this time.

Visual inspection of exchanger(s) performed without dismantlement of exchanger. No obvious air loss, flame movement, carbon based fumes, or excessive rust noted at this time.

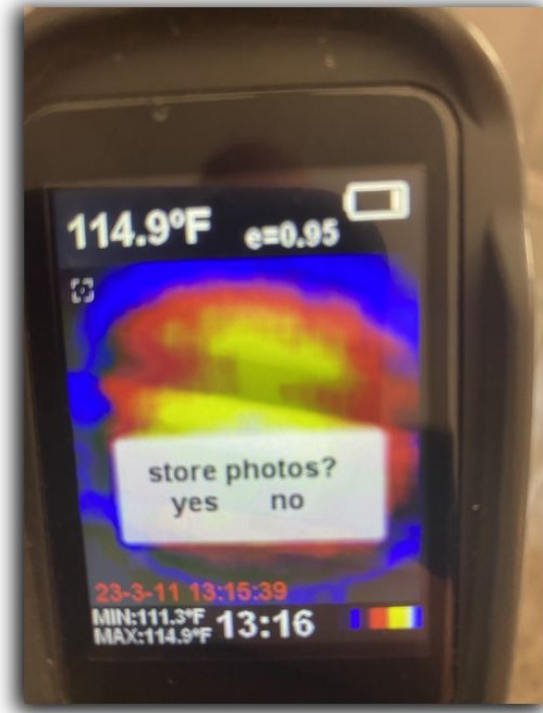
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

Carrier

60,000 BTU unit (2012) noted at south exterior. Cooling coils: Carrier (2012)

A/C appears to have proper temperature drop across coil and/or to rooms at registers to cool sufficiently at this time.

Return: 65.8° Plenum: 47.4° Difference: 18.4°

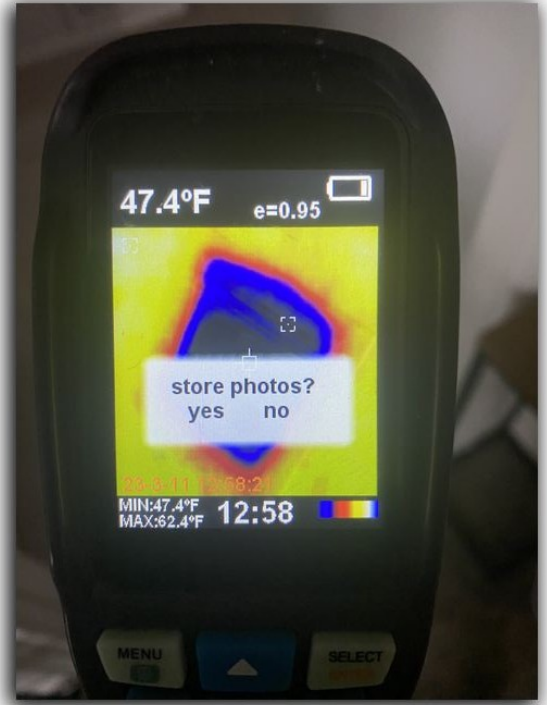
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Remove all debris including rust at A/C emergency drain pan(s) to prevent possible restrictions forming at drain line. Recommend pans showing excessive rust be properly replaced.



Float switch noted at emergency drain pan. Not tested for function.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Note: Location of emergency drain line termination(s);



C. Duct Systems, Chases, and Vents

Comments:

110V wiring/junction box noted at return and is not allowed for fire safety. Fire block under wire with 2 x 4 and/or face over at studs with A/C fiberboard, sheetrock, or other approved fire retardant material to isolate wiring from return.



Vent in full bathroom upstairs appears to have very minimal flow. Recommend having a licensed hvac technician evaluate and repair or replace as needed.



Install insulation or other approved material between ducts coming in contact with one another to prevent possible condensation forming as needed in attic.

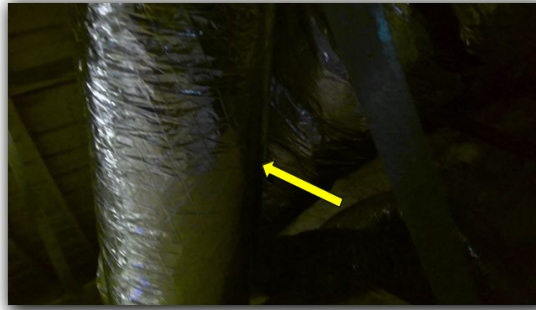
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



A/C duct work should be strapped up off of floor with 1 1/2" straps at no more than 4' intervals, 1/2" or less sag, per foot, between straps and three straps per turn without crimping and restricting duct work around or over framing.



Media filters noted in attic for cleaner air.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: East exterior

Static water pressure reading: 59

Type of supply piping material: Galvanized Steel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Comments:



Recommend insulating all galvanized water supply lines where exposed in attic or exterior of house and periodically recheck for possible leaks and reduced water pressure due to build up of deposits in lines. The supply lines appear functional and stable with no obvious excessive deposits or leaks at this time, where accessible and visible.

Recommend having rusted corroded valves replaced in laundry room.



Non-sealed escutcheons at shower walls at all bathrooms should be caulk/sealed to prevent moisture penetration. Such as shower arm escutcheons, tub spouts, faucet controls..etc.



Caulk, grout caulk, or grout, as needed, all cracks at all bathroom shower wall/ tub surround corners, at tub, at ceiling, curbs, steps, and between tiles to prevent moisture

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

penetration. Also, seal around top of shower enclosure tiles/wall at sheetrock walls, as needed.

Anti-siphon valves are not noted at bibs; need to be installed.

All plumbing repairs listed in report or otherwise noted during estimate of repairs should be made by a qualified licensed plumbing contractor, as per code and safety.

B. Drains, Wastes, and Vents

Type of drain piping material: pvc

Comments:

Primary bathtub is noted as slow to drain. Recommend having licensed plumber evaluate and repair or replace as needed.



Adjust chain at flushing mechanism at upstairs hall bathroom commode so that bowl will completely evacuate without having to keep flushing lever held down.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

Comments:

American Proline unit(s) (2014) noted at attic interior.

Unit(s) appears functional with average deposits and noise for age.

Seal around flue(s) at roof penetrations where daylight gaps are noted to prevent moisture penetration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: west Exterior

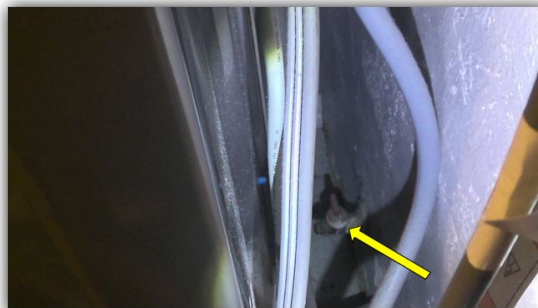
Type of gas distribution piping material: Galvanized Steel

Comments:

If gas clothes dryer is not used at utility room, gas valve should be properly capped/plugged for safety.



Note: Gas valve noted at utility room for optional gas dryer.



F. Other

Comments:

Water filtration system, soft water systems...etc are not inspected by this company. Recommend having a qualified professional evaluate system if buyer desires.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

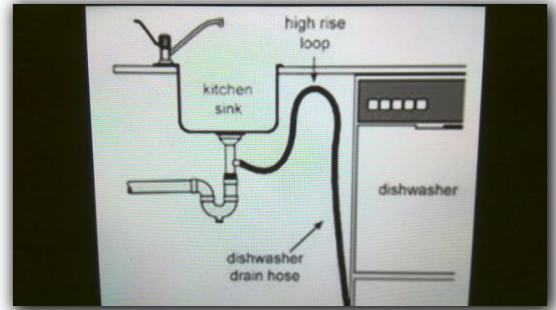
V. APPLIANCES

A. Dishwashers

Comments:

Whirlpool unit appears to be performing as intended at this time.

Loop discharge drain up under sink to prevent back siphon at dishwasher.



B. Food Waste Disposers

Comments:

ISE unit appears to be performing as intended at this time.

C. Range Hood and Exhaust Systems

Comments:

Nu-tone unit appears to be performing as intended at this time.

Exhausting type: vented to exterior.

D. Ranges, Cooktops, and Ovens

Comments:

Electric cooktop unit appears to be performing as intended at this time.

Bosch Electric oven unit appears to be performing as intended at this time.

Oven temperature 350° at 350°.

E. Microwave Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

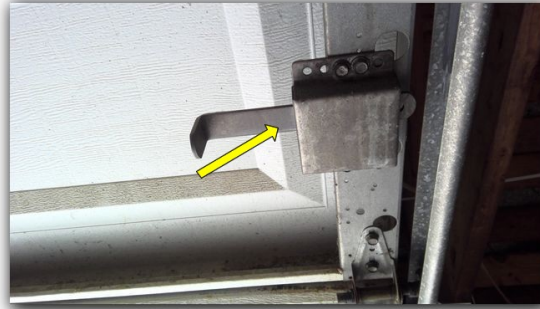
All bathroom units appear to be performing as intended at this time. Some or all units are exhausting to attic space and/or overhang which was approved when home was built. Currently all exhaust vents are to exhaust to exterior through approved roof/wall terminations.

G. Garage Door Operators

Comments:

Liftmaster unit(s) appears to be performing as intended at this time.

When garage door openers are present, garage door lock throw is to be disengaged.



H. Dryer Exhaust Systems

Comments:

Vent appears to be installed correctly. When dryer is connected monitor vent to make sure exhaust is properly vented to exterior.

I. Other

Comments:

Outdoor kitchen was inspected and was performing at intended at this time.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction

Comments:

pool was not inspected by this company