



Home Inspection Report

prepared exclusively for Chase Cooper

Property Address:
502 Pearl View Ln
Pinehurst TX 77362



Dooley Inspections LLC

Jonathan Dooley TREC # 22163
goodhomeinspector@gmail.com
979-732-4779



NAWT #13979TC TDA # 0810492

PROPERTY INSPECTION REPORT

Prepared For: Chase Cooper
(Name of Client)

Concerning: 502 Pearl View Ln, Pinehurst, TX 77362
(Address or Other Identification of Inspected Property)

By: Jonathan Dooley TREC # 22163 / Dooley Inspections LLC 9/2/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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 manufacturer'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, SYSTEMS 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/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

You should also attempt to determine whether repairs, renovation, remodeling, 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 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 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).

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.

Contract 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 conditions 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 or purchase of the home.

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:

General Summary



Dooley Inspections LLC

goodhomeinspector@gmail.com

979-732-4779

Customer

Chase Cooper

Address

502 Pearl View Ln
Pinehurst TX 77362

The Report Summary Section is a tool to assist our clients in preparing a repair request, if applicable. The summary follows the flow of the report and is not a suggested priority repair list. The inspector will not be able to specify the order of importance. You are strongly encouraged to read and understand the entire report prior to completing a repair request. If you are unclear about any information contained in this report, please call me for clarification.

I. Structural Systems

Grading and Drainage

Inspected, Deficient

1 Muddy Area

Storm water didn't appear to drain well at right side (near front). A rut has formed creating muddy areas in yard. Consider back filling low areas to promote drainage to french drain and prevent ponding of water in yard.

Roof Covering Materials

Inspected, Deficient

2 Vulnerable Areas for Water Intrusion

Exposed nail head and Small Cuts/Tears at sides. Functional damage from roofing tools that reduces the ability of the roof to shed water and significantly shorten the shingle's long term service life. This is a sign of poor workmanship. Consider having damaged shingles replaced by the installer to prevent a future leak.

3 Poorly Flashed Overhang

The cap flashing around small porch roof in front was not notched into the mortar joint, but was caulked against brick. This may area may eventually leak down wall due to shrinking/weathering of caulking.

Walls (Interior and Exterior)

Inspected, Deficient

- 4 Wood to Ground Contact

Wood pallet abutting house is considered a conducive condition for potential insect activity. Recommend having a pest control apply a preventative WDI treatment around perimeter of house for added peace of mind.

- 5 Small Gap in Roof Flashing

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic. Recommend sealing all gaps in siding.

- 6 Wood Fence abutting house is considered a conducive condition for potential termite or carpenter ant activity. Recommend having a pest control apply a preventative WDI treatment around perimeter of house for added peace of mind.

Other

Inspected, Deficient

- 7 Sprinkler heads should be directed away from the exterior walls and windows to prevent moisture intrusion.
- 8 Damaged Gate

Damaged/Loose pickets noted at fence gate right side. I recommend preplacing broken pickets with nails to prevent injury.

- 9 Bent Iron Fence Spire

There was a bent vertical member (spire) at rear. This spire should be replaced to prevent unwanted vermins in back yard.

II. Electrical Systems

Branch Circuits, Connected Devices and Fixtures

Inspected

- 10 Freezer on GFCI outlet

All the outlets in garage were GFCI protected on 1 circuit meaning that if once tripped, your garage freezer will lose power. I recommend replacing one of the outlets with dedicated non-gfci outlet to prevent food going back in freezer due to a trip.

III. Heating, Ventilation and Air Conditioning Systems

Cooling Equipment

Inspected, Deficient

- 11 Due to it being in the middle of summer, I highly recommend a seasonal service of the AC equipment using the following checklist:

AC Service Checklist: Air handler and outside condenser should be cleaned and serviced yearly for peak performance and prior to closing including; 1. cleaning/replacing filters 2. flushing out condensate lines, 3. checking pressure in freon line and 4. examining and cleaning the evaporator coils on both the condenser and air handler. This is a very limited visual inspection that cannot accurately determine the life expectancy or future performance. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Disclaimer: Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a more detailed evaluation of the cooling system, a licensed HVAC tech should be retained.

12 Clogged Condensate Drain Line

At time of inspection, a condensation drain line appeared to be clogged due to algae build-up inside. This condition may cause failure of unit and water damage of ceiling. The Inspector recommends cleaning out line by having an HVAC specialist service unit.

V. Appliances

Ranges, Cooktops and Ovens

Inspected, Deficient

13 Poor Air Flow at 1 Range Burner

A yellow burner flame at tip is a symptom that the burner is not getting enough air for complete combustion of the gas.

Correcting this problem involves cleaning the orifice or adjusting the burner's air shutter to admit more air.

Dryer Exhaust System

Inspected

14 Potential Fire Hazard-

The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are vented vertically. I recommend cleaning this vent pipe out before use and consider moving exhaust discharge to the side wall so that you don't have to remember to clean them out every year or so.

Code compliance is an exclusion in the TREC SOP and therefore is excluded from this report. This is not an inspection for code compliance.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jonathan Dooley

Date: 9/2/2020	Time: 09:00 AM	Report ID: 20200901-502-Pearl-View-Ln
Property: 502 Pearl View Ln Pinehurst TX 77362	Customer: Chase Cooper	Real Estate Professional: Parminder Singh

A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects can be identified during this inspection. Unexpected repairs should be anticipated. The inspector is a generalist, not a structural engineer or master at any trade. You are advised to seek specialist/expert opinions and acquire estimates for any defects or mentioned in this report. No warranty, guarantee or insurance by Dooley Inspections is expressed or implied. This report cannot confirm the presence of mold, lead or asbestos, because that would require lab work.

Comment Key

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Blue Comments are **General Maintenance Recommendations** that may not pertain to a real estate transaction, but is helpful advice to prevent future issues.

Green Comments indicate that I did not find a material deficiency in the functionality of the component at the time of inspection.

Red Comments refer to safety hazards and major concerns that should be addressed ASAP, in the opinion of the inspector.

Comments in Italics indicate a limitation to the inspection due to lack of access or visibility.

Accessibility- In the reasonable judgment of the inspector without; a) Hazard to the inspector. b) Using specialized equipment or procedures. c) Damaging property. d) disassembling items other than covers/panels that are intended to be removed for inspections.

Notice to Third Parties: *This Report is the joint property of Dooley Inspections LLC and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used.*

In Attendance:
Client

Type of building:
Single Family (2 story)

Approximate age of building:
Under 10 Years

Temperature:
Between 90 -100 (F)

Weather:
Hot and Humid

Ground/Soil surface condition:
Dry

Water Test:
No

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I NI NP D

I. Structural Systems

Client Notice: This inspection is one of first impression. This is a visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. This opinion does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer or soil engineer. If any cause of concern is noted on this report, you should consider a further evaluation by an engineer of your choice. This inspection does not include detection of fault lines, poor soil conditions, underground springs, or water leaks. An appropriate engineer should be consulted for these more in depth services.

A. Foundations

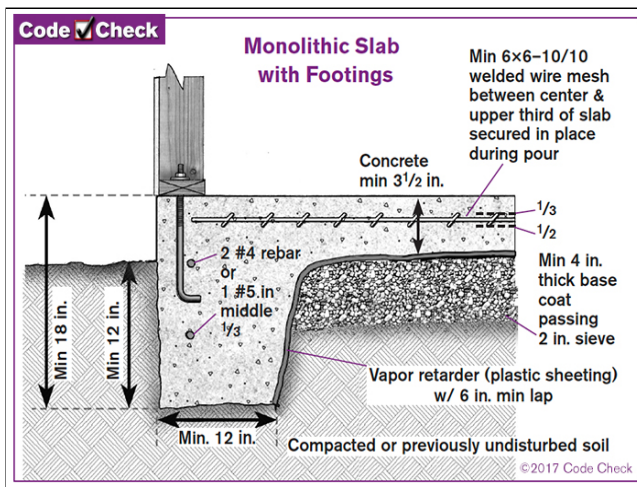
Foundation: Poured concrete slab

Roof Condition: Minor repairs needed.

Visible Evidence of Moisture Penetration?: No

Type of Attic Ventilation: Soffit to Ridge Vents, Cupola Vents

Comments:



Rear: Corner Pop, non structural crack

monolithic slab code check

Foundation Performance

In my opinion, the slab foundation appeared to be performing adequately even though it showed some signs of prior movement/settlement. Based on a limited visual observation today, the structure did not appear to exhibit evidence of significant deflection or cracking. I perceived the foundation to contain no significant unlevelness after walking the floors.

Maintenance Advice - Due to the expansive nature of the soil in the this area, a frequent foundation-watering program during summer months is advised. Consistent watering at the entire perimeter of the slab during summer months can help prevent further and/or future settlement and damage.

Limited Inspection: Because the General Home Inspection is a visual inspection, the slab-on-grade foundation is limited by the fact that most of the foundation is hidden underground or by interior floor coverings. The Inspector disclaims responsibility for identifying defects located in any portion of the concrete foundation slab that was not readily visible at the time of the inspection.

B. Grading and Drainage

Comments:

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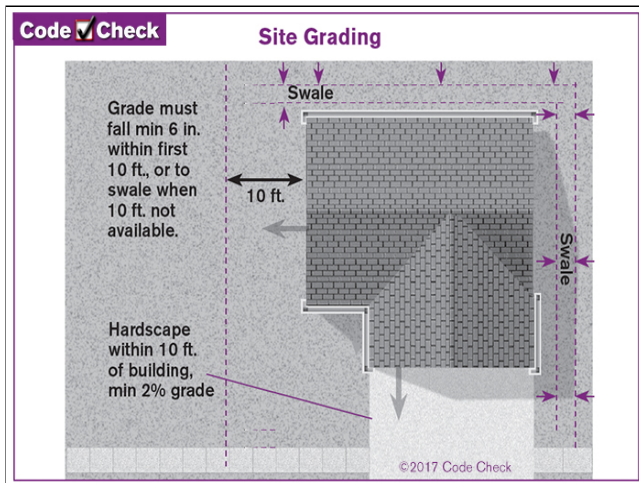
I NI NP D



Right Side

Muddy Area

Storm water didn't appear to drain well at right side (near front). A rut has formed creating muddy areas in yard. Consider back filling low areas to promote drainage to french drain and prevent ponding of water in yard.



Code Check

Maintenance Advice: Proper grading and drainage is important to maintaining long term foundation performance, preventing water penetration, avoiding wood rot and preventing insect intrusion. It is recommended that grade be at a minimum of 6" from exterior siding and sloped away from structure 6" in first 10' to promote proper drainage.

C. Roof Covering Materials

Roof Covering: Architectural

Viewed Roof Covering From: From roof surface where safely accessible

Comments:

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

I NI NP D



Right Side: small tears



Left Side: Nail Sticking Up



Left Side



Front: Worn Shingles

Vulnerable Areas for Water Intrusion

Exposed nail head and Small Cuts/Tears at sides. Functional damage from roofing tools that reduces the ability of the roof to shed water and significantly shorten the shingle's long term service life. This is a sign of poor workmanship. Consider having damaged shingles replaced by the installer to prevent a future leak.



Poorly Flashed Overhang

The cap flashing around small porch roof in front was not notched into the mortar joint, but was caulked against brick. This may area may eventually leak down wall due to shrinking/weathering of caulking.

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure: Stick-built, 2 X 6 Rafters

Method Used to Observe Attic: From attic walkways

Attic Accessibility: Attic hatch, Access Door from 2nd story room

Approx. Depth of Insulation: 12" R-30 value

Type of Insulation: Fiberglass Blown-in

Comments:

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I NI NP D



Rear Left Corner

Rafter Humps

Some minor deflection was observed at the roof surface. This condition is not uncommon and generally does not necessarily indicate structural issues and may be more visible with certain types of roof covering. This condition should be monitored and a qualified, verified roofing contractor should be contacted if the condition worsens.

Attic venting appeared to be sufficient at the time of the inspection.

Insulation Passes minimum Texas standards. Insulation was estimated to be above R-22 Value and spread evenly.

This was a limited attic inspection due to some areas obstructed by lack of light, duct work, equipment and insulation. Concealed defects may be present.

E. Walls (Interior and Exterior)

Siding Material: Brick veneer

Comments:



Wood to Ground Contact

Wood pallet abutting house is considered a conducive condition for potential insect activity. Recommend having a pest control apply a preventative WDI treatment around perimeter of house for added peace of mind.

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I NI NP D



Left Side

Small Gap in Roof Flashing

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic. Recommend sealing all gaps in siding.

Wood Fence abutting house is considered a conducive condition for potential termite or carpenter ant activity. Recommend having a pest control apply a preventative WDI treatment around perimeter of house for added peace of mind.

Recent Paint

There is evidence of recent painting and sheetrock patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

F. Ceilings and Floors

Comments:



Media Room

Minor Drywall Cracking

Vertical hairline settlement cracks in drywall noted at 2nd story cathedral ceiling; Tape line cracks are typical of this age house and should not be cause for alarm. Recommend sealing cracks and monitoring areas. The rate of movement cannot be predicted during a one-time inspection. If further movement is noticed, contact a foundation expert for evaluation and possible remedies.

LIMITED INSPECTION: Many of the floors in the bedrooms and living room were blocked from access by personal items, furniture or decorations and therefore are not visible for inspection. Since I could not inspect these areas, hidden defects could exist.

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G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Comments:



Small gap at bottom of threshold

All exterior doors appeared to be set square and locked without use of force. I did not see any material deficiencies.



No Caulk at Butt Joint

There was a small gap at top of garage opening that needs sealed with caulking. This will prevent warping from moisture.

H. Windows

Window Types: Vinyl, Thermal/Insulated

Comments:

Accessible windows opened and closed as intended.

It is important that the window exteriors are caulked yearly to avoid rot or water infiltration. A couple Windows at second Story were sticking and not opening easily. Adjustment, cleaning and weatherproofing improvements could be undertaken to improve functionality. It is important that the window exteriors are caulked yearly to avoid rot or water infiltration.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Types of Fireplaces: Vented gas logs

Comments:

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I NI NP D



The gas burning fireplace in the living room functioned as intended.

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

Comments:

L. Other

Comments:

Sprinkler heads should be directed away from the exterior walls and windows to prevent moisture intrusion.



Damaged Gate

Damaged/Loose pickets noted at fence gate right side. I recommend preplacing broken pickets with nails to prevent injury.



Bent Iron Fence Spire

There was a bent vertical member (spire) at rear. This spire should be replaced to prevent unwanted vermins in back yard.

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Home Inspectors are trained to identify common deficiencies and to recognize conditions that will require evaluation by a specialist. Disclaimer: Under severe weather conditions like wind driven rain, any roof may develop leaks. Any significant amount of rainfall accompanied by high winds or flying debris may damage the roof covering. Our inspection makes an attempt to find any leaks, but sometimes cannot.

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I NI NP D

II. Electrical Systems

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience, thus it lies beyond the scope of the General Home Inspection.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Main Panel Location: In Garage

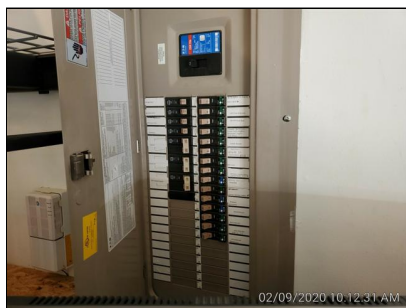
Panel Capacity: 150 AMP

Panel Type: Circuit breakers, GFCI Breakers, AFCI Breakers

Electric Panel Manufacturer: SQUARE D

Grounding: Ufer (Foundation Rebar Ground)

Comments:



Main Panel Install-OK

I found no deficiencies in the wiring of the Main Panel. However, full inspection of electrical systems requires Master electrician-level experience. For this reason, I recommend contacting a qualified electrical contractor to inspect further.

B. Branch Circuits, Connected Devices and Fixtures

Branch wires: Copper

Comments:



Freezer on GFCI outlet

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I NI NP D

All the outlets in garage were GFCI protected on 1 circuit meaning that if once tripped, your garage freezer will lose power. I recommend replacing one of the outlets with dedicated non-gfci outlet to prevent food going back in freezer due to a trip.

Smoke detectors are tested using the manufacturer supplied test button only. The installation of smoke alarm(s) is required inside of all bedrooms and in the hallway. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. *Per manufacturer's recommendations, smoke detection equipment should be replaced every 10 years.* The installation of a fire extinguisher(s) at the kitchen and garage is also advised. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

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III. Heating, Ventilation and Air Conditioning Systems

Inspection of the HVAC equipment is by operation of system only. Checking for a freon leak is not included in this inspection due to the specialized equipment needed. Full evaluation of the gas heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals.

A. Heating Equipment

Number of Heat Systems (excluding wood): One

Heat Type: Gas Furnace

Energy Source: Natural gas

Today's Temperature Differential (15-22 is desirable): 15 degrees

Approx. System Year of Manufacture: 2016

Ductwork: flexible duct

Comments:



Heating equipment functioned properly at time of inspection. Recommend following the manufacture care and maintenance instructions.

The gas heating cycle was checked by adjusting thermostat to heat mode and observing a) flame ignition, and b) fan operation. Surface Temperature was recorded at each register using an infrared laser thermometer.

Note: The EPA recommends that if a house has fuel-burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

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I NI NP D

B. Cooling Equipment

Cooling Equipment Type: Air conditioner unit

Number of AC Only Units: One

Comments:



Thermostat is different brand (Trane) than units (Lennox)

At time of inspection, cooling system appeared to be functioning as intended. The ambient air test was performed by using infrared thermometer on the air vents to determine if the difference in temperatures of the supply and return air vents

Return-75 Average at vents-60 = 15 degrees Delta T (Temperature drop was normal at vents)



Missing insulation on 2ndary Condensate Drain pipe

Due to it being in the middle of summer, I highly recommend a seasonal service of the AC equipment using the following checklist:

AC Service Checklist: Air handler and outside condenser should be cleaned and serviced yearly for peak performance and prior to closing including; 1. cleaning/replacing filters 2. flushing out condensate lines, 3. checking pressure in freon line and 4. examining and cleaning the evaporator coils on both the condenser and air handler. This is a very limited visual inspection that cannot accurately determine the life expectancy or future performance. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Disclaimer: Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a more detailed evaluation of the cooling system, a licensed HVAC tech should be retained.

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I NI NP D



1" Water in Drip Pan

Clogged Condensate Drain Line

At time of inspection, a condensation drain line appeared to be clogged due to algae build-up inside. This condition may cause failure of unit and water damage of ceiling. The Inspector recommends cleaning out line by having an HVAC specialist service unit.

C. Duct Systems, Chases and Vents

Comments:

Furnaces and A/C units typically go out without warning after about 10 years. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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I NI NP D

IV. Plumbing System

Limited: Unless specified, fixtures and vessels are not filled to capacity for inspection in order to prevent inadvertent water damage. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive checks are available by a plumber. Inspectors are not able to test water lines to washer due to the risk of damage.

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Well

Location of Water Meter: Front at Street

Location of Main Water Supply Valve: Right Side Exterior

Sewer/Septic Clean-Out Location: Front

Static Water Pressure Reading: 60 psi

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

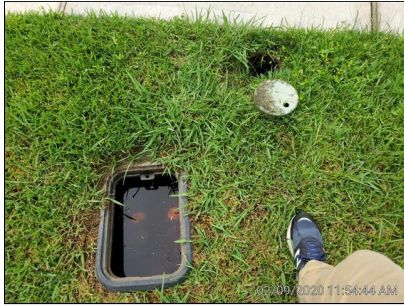
Number of Water Heaters: 1

Water Filters: Whole house conditioner

Comments:

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I NI NP D



Limited Inspection: Main Water Line and Shut-Off Valve Was Not Fully Visible

I was unable to see most of the main water line and water shut-off due to excessive water in meter box.

B. Drains, Waste and Vents

Plumbing Waste: AGED

Comments:

Notice: *Main drain pipe deficiencies (clogs) require extended use of the system to develop and do not become evident during our limited cursory and visual survey. A sewer scope should be preformed to see if the trees in the yard are causing any root intrusion into the sewer line.*



Previous Clog

The p-trap on waste line had water stains at connection indicating it had leaked and corrected itself for the time being at the Kitchen sink. . No apparent problems were found.

C. Water Heating Equipment

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: Tankless

Water Heater Location: Attic

Comments:

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I NI NP D



Attic

Water Heater was functioning satisfactorily at time of inspection.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:



GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter/Propane tank located at right side (facing front)

Drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or mineral deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. Appliances

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. As a homeowner, you should expect problems to occur. Roofs will leak and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive home insurance policy current.

A. Dishwasher

Comments:

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I NI NP D

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust System

Comments:

D. Ranges, Cooktops and Ovens

Comments:

Poor Air Flow at 1 Range Burner

A yellow burner flame at tip is a symptom that the burner is not getting enough air for complete combustion of the gas.

Correcting this problem involves cleaning the orifice or adjusting the burner's air shutter to admit more air.



The range and oven were functioning as intended.

The oven was tested at setting of 350 degrees. Each burner on stove top was turned on and observed for 15 seconds to check functionality.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Garage Door Type: One automatic

Comments:

H. Dryer Exhaust System

Comments:

The dryer vent can trap lint at bends. Vent pipes should be cleaned periodically to avoid a fire hazard. / was only able to inspect the readily visible portions of the exhaust.

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I NI NP D



Attic

Potential Fire Hazard-

The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are vented vertically. I recommend cleaning this vent pipe out before use and consider moving exhaust discharge to the side wall so that you don't have to remember to clean them out every year or so.

I. Other

Comments:

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