



North Star Inspections, Inc.

502 W. Montgomery #265

Willis, Tx 77378

(936) 524-3055

jerronbrown936@live.com



**13606 Crystal Palace
Pearland, TX 77584**

Crystal121422A

Wednesday, December 14, 2022

**Prepared Exclusively For:
John & Diana Derbas**



PROPERTY INSPECTION REPORT FORM

John & Diana Derbas	12/14/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
13606 Crystal Palace, Pearland, TX, 77584	
<i>Address of Inspected Property)</i>	
Jerald Dale Brown TREC #8978	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)Inspector</i>	<i>TREC License #</i>

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector’s professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of repair; or
3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector’s professional, good -faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector’s opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and

4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector’s services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

INITIALED BY CLIENT: _____

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector’s expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney’s Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party’s reasonable and necessary attorney's fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Representative.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Client:

Date:

Client:

Date:

Inspector:

Date:

Report Identification: John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Buyer's Agent Seller /Owner Listing Agent Builder

Building Status: Vacant Occupied

Weather Conditions: Fair Cloudy Rain Temperature:

Utilities On: Yes No No Water No Electricity No Gas

For directional purposes of this report the home faces: **Property Faces: North**

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
- Floors Covered
- Walls/Ceiling Covered or Freshly Painted
- Behind/Under Furniture and/or Stored Items
- Mold/ Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time.
- Attic Space is Limited - Viewed from Accessable Areas
- Plumbing Areas - Only Visible Plumbing Inspected
- Siding Over Older/Existing Siding
- Crawl Space is limited - Viewed From Accessible Areas

add comments

Report Identification: John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Type of Foundations: Slab On Grade

Comments: Observation : The foundation is performing as intended

The foundation is performing as intended. No significant problems were observed.
Performed an electronic foundation level survey.
This home has a differential of less than .700 (Good condition)
Foundation corner cracks are typical in warmer environments and many time occur before the form boards are removed and are not considered a structural defect .

B. Grading and Drainage

Comments:

Minor Adjustments to the drainage and grading are needed

The soil level is high in the front left flower bed and around the back left. (Both minor)
It is recommended that 4 inches of foundation remain in view for masonry siding .(6 inches for wood siding or stucco)
There is a damaged gutter on the left side of the garage.
D - Splash pads or other devices need to be added where missing to direct flow from the gutters away from the foundation. Moisture at the foundation can cause foundation movement in expansive soils .
The swale in the backyard on the right side slightly holds water but we did have a thunderstorm move through this morning .
The drainage and grading are in good overall condition .

C. Roof Covering Materials

Type(s) of Roof Covering: 30 year shingle

Viewed From: Viewed from the ground

Comments:

The roof is in good condition.

D. Roof Structure and Attic

Viewed From: Walk The Attic

Approximate Average Depth of Insulation: 12 inch=R-30

Comments:

Pull down stairs in the garage

soffit vents to ridge vents

Tech shield was added to the home as part of the decking, Tech shield help block radiant heat from entering your attic. The attic equipment and roofing material can also last longer and not have to work as hard. With proper insulation tech shield can reduce this homes energy consumption by as much as 30% .

The attic structure is in good condition .

Additional plywood was added over the garage area for additional storage.

There are spare tiles in the attic.

E. Walls (Interior and Exterior)

Comments:

Description of Structure's Exterior: **Stone and brick**

Wall Structure: Wood stud framing

Trim Material: Cement Board

EXTERIOR WALL FINISHES

North Star Inspections, Inc.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. STRUCTURAL SYSTEMS

On the left side of the home there is paint on the brick under the hose bib from the painters cleaning their paint brushes .
 The exterior walls are in good overall condition .

On the interior walls when the pictures and artwork were removed there could be nails and hangers that may need to be repaired.
 Minor bumps and bruises on the interior walls were noted. Nail holes should be filled and touch up paint may be needed .
 There are a couple of TV brackets on the walls.
 The Interior walls are in good condition .

F. Ceiling and Floors

Comments:

Description of Structure's Ceiling & Floor Coverings:

Ceiling Covering: Sheet rock

Floor Covering:

Good overall condition .
 In the garage there are several holes in the ceiling (small screwdriver poke holes)close to the pull down stairs .

Good overall condition ..
 There are a few furniture dimples in the master bedroom carpet and the guest bedroom carpet .

G. Doors (Interior and Exterior)

Comments:

The tops of the interior doors are not painted.
 Good overall condition .
 All doors and latches were found to be operational at the time of the inspection and appeared to be absent of major adverse conditions. Margins were within acceptable ranges and strikers have not been overly adjusted.
 Ideally a 1" air gap should be left beneath interior doors for proper flow of air to the central air conditioning system.

There are gaps on the side of the garage doors than could allow vermin to enter the garage.
 These areas should be sealed .
 Lintel over both garage doors are primed only not painted (slight rust)
 Good overall condition .

H. Windows

Comments:

Double pane windows

C - Signs of failed seals in the thermal pane windows may appear and disappear and temperature and humidity change.
 Some windows with failed seals may not be evident at the time of the inspection, windows are only checked for obvious fogging.
 (Note, This is a disclaimer, no lost seals were found) .
 Good overall condition .

I. Stairways (Interior and Exterior)

Comments:

Report Identification: John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

Attic stairs in the garage

The attic stairs are in good condition .

J. Fireplace / Chimney

Comments:

Metal insert

Left side

The fireplace tested well.

K. Porches, Balconies, Decks, and Carports

Comments:

Good overall condition .

L. Other

Comments:

Driveway

The driveway is in good overall condition .

At the top of the driveway left side there is a corner crack in the driveway .

Final

Structural A: Foundation

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



front door



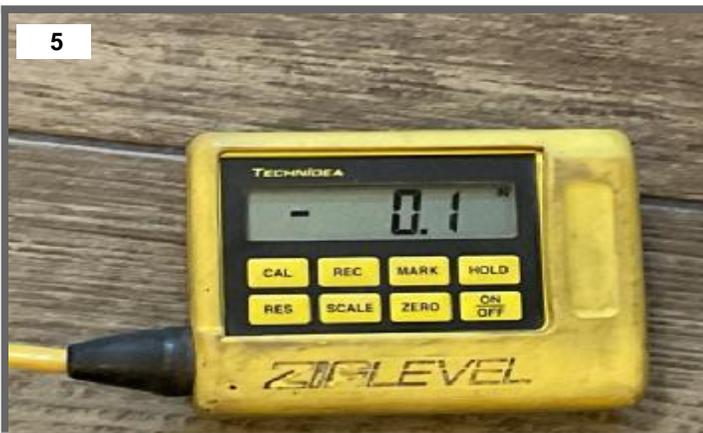
Back door



Master bedroom



Living room



Kitchen

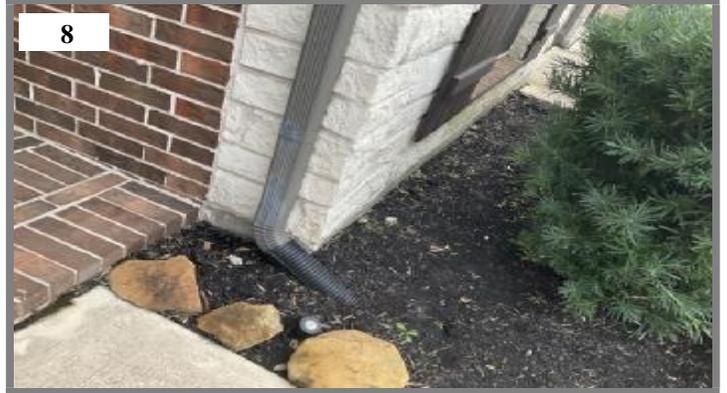


Guest bedroom

Structural B: Grading

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



High Soil



High Soil

C: Structural: Roof Covering Materials

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



E: Structural: Walls Exterior

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



F: Structural: Ceiling

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



31

Kitchen



32

Living room



33

Master bedroom



34

Dinning room



35

Guest Bedroom



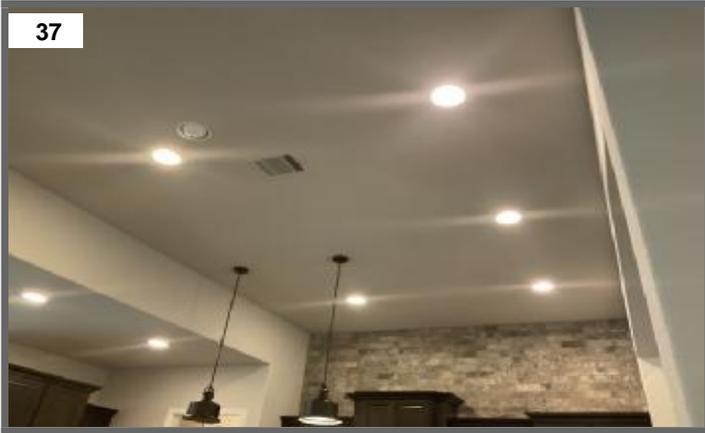
36

2nd Bedroom

F: Structural: Floors

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



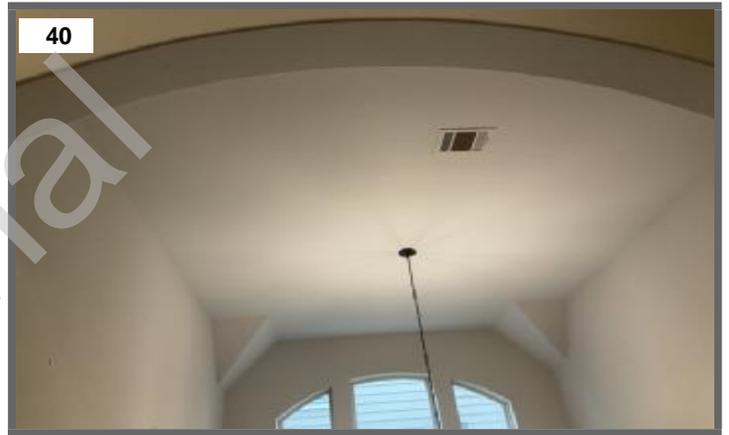
Kitchen



Living Room



Master Bedroom



Dinning room



Guest Bedroom



2nd Bedroom

G: Structural: Doors Exterior

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



43

Kitchen



44

Living Room



45

Master Bedroom



46

Dinning room



47

Guest Bedroom



48

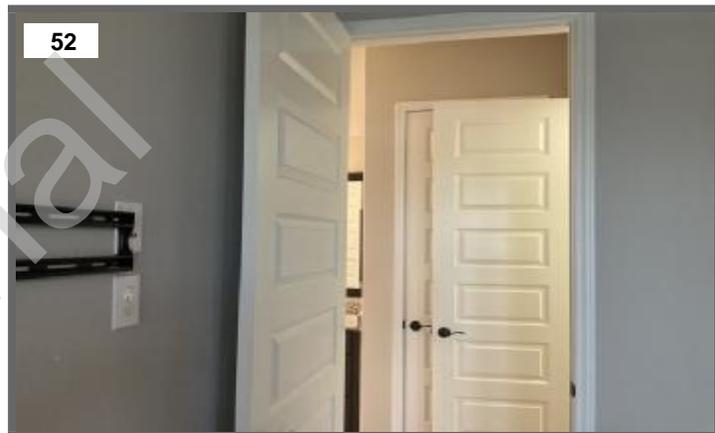
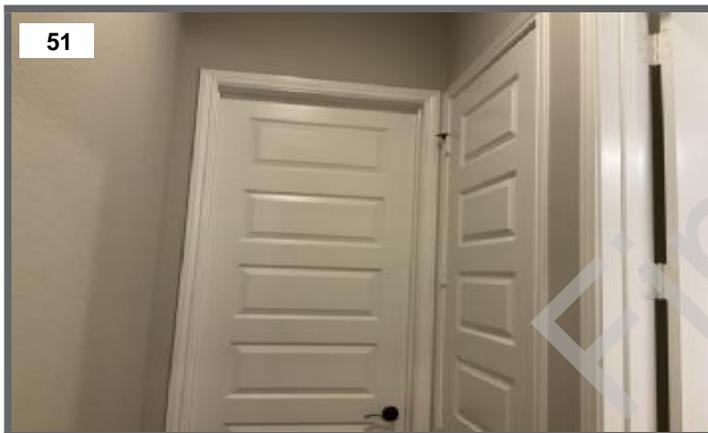
2nd bedroom

G: Structural: Doors Interior

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022

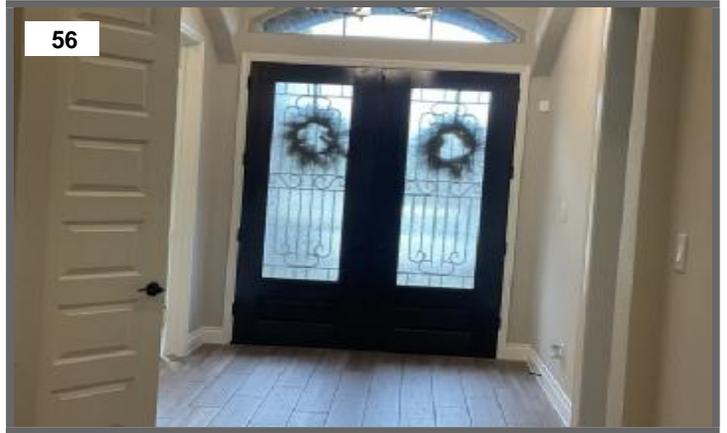


G: Structural: Doors Exterior

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



H: Structural: Windows

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022

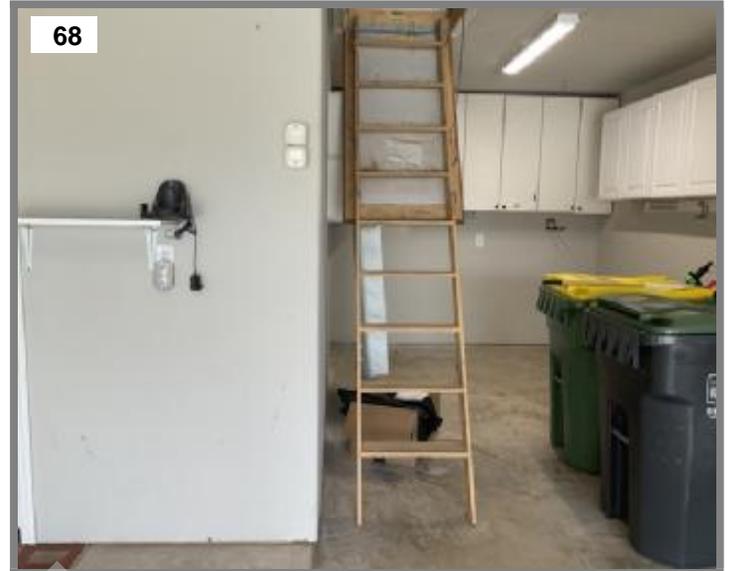
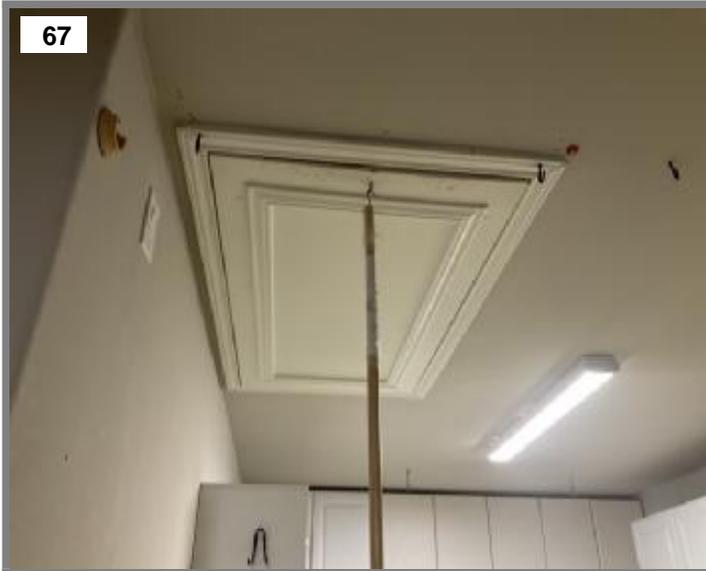


I: Structural: Stairs (Interior and Exterior)

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022

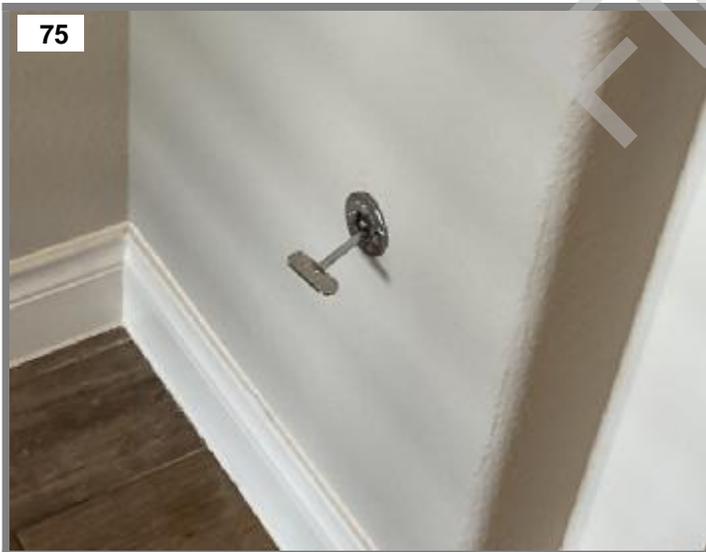


J: Structural: Fire Place / Chimney

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



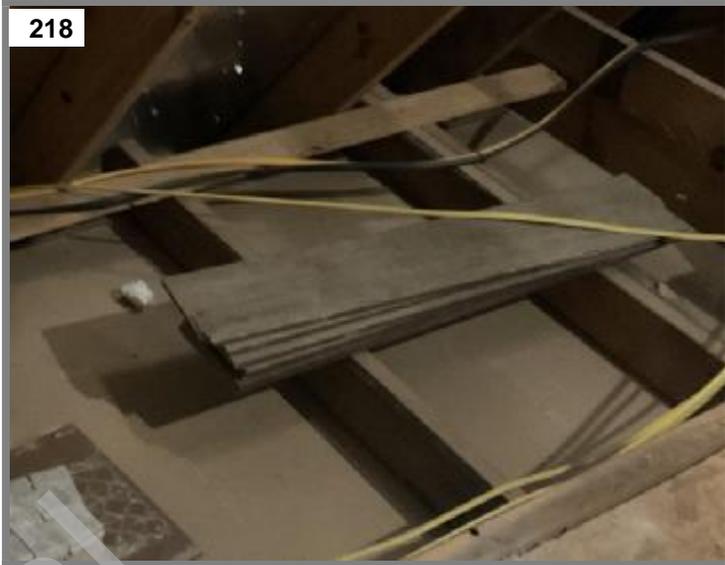
PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

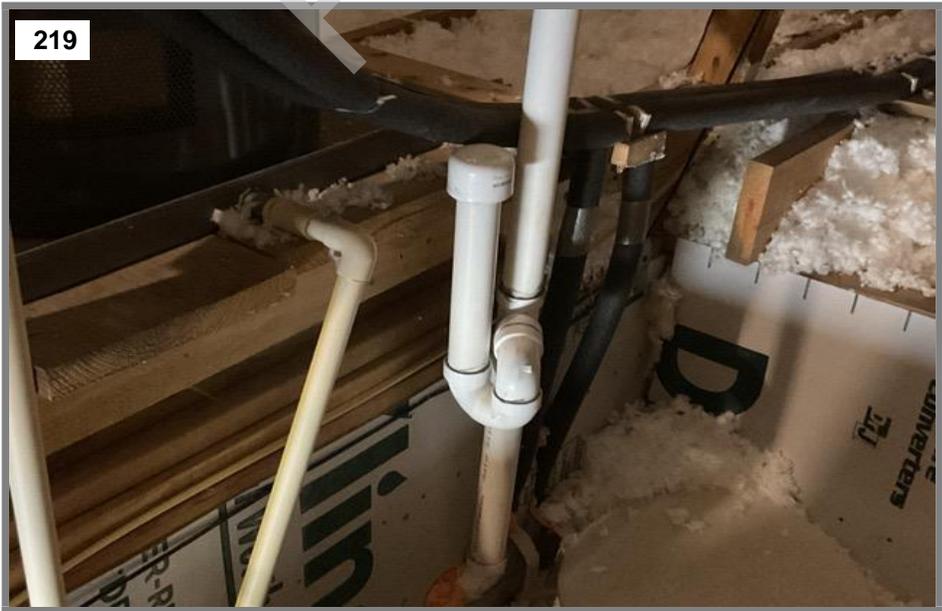
Schedule Date : Wednesday, December 14, 2022



217
spare tiles



218
spare tiles



219
Future water softener drain

Structural A: Foundation

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



front left



left side



left rear



right rear



right side



front right
Lock On Gate

Structural A: Foundation

PICTURES PAGE

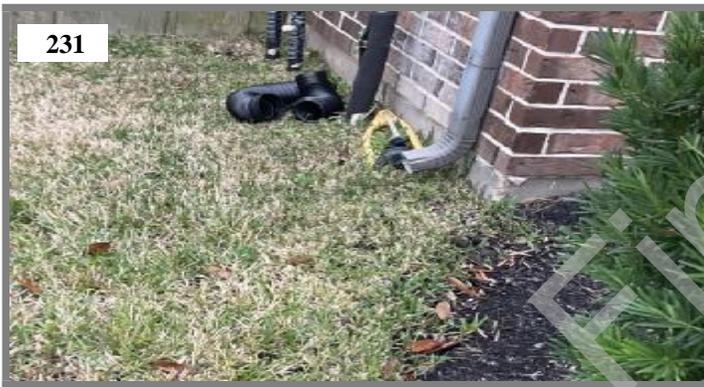
Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



Damaged gutter downspout left side of garage



Paint on the brick from the painters cleaning the paint brushes



Splash block needed



Lintel over both garage doors are primed only not painted



Crack in the driveway at the top by the garage door



Splash block needed

Structural A: Foundation

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



235

Broken plastic light switch in the art studio area



236

Drainage swale in the backyard holding water slightly and needs a slight correction



237

TV bracket mounted in front bedroom



238

TV bracket mounted in the breakfast area



239

return air



240

return air

Structural A: Foundation

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



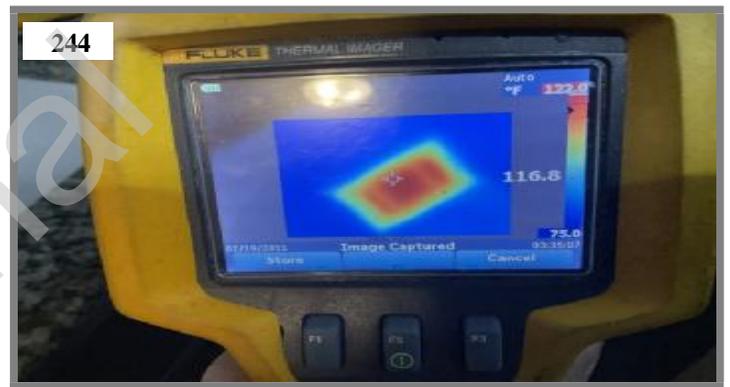
Thermal imaging Heat



Thermal imaging Heat



Thermal imaging Heat



Thermal imaging Heat



Thermal imaging Heat

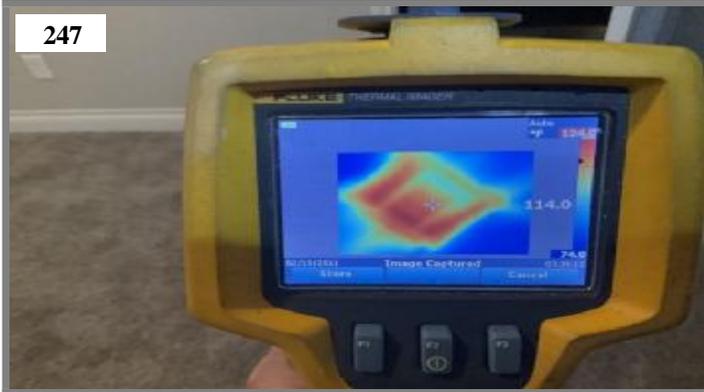


Thermal imaging Heat

Structural A: Foundation

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



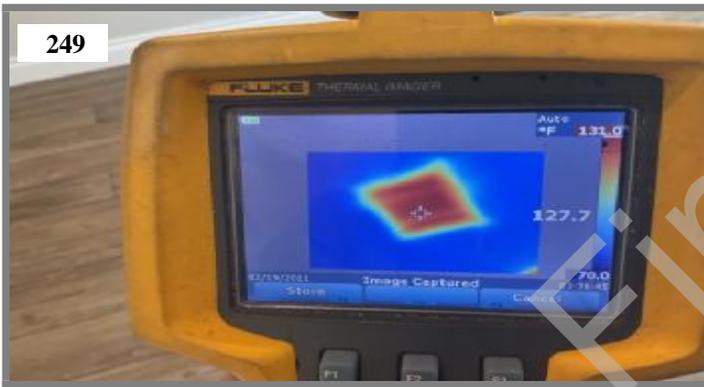
247

Thermal imaging Heat



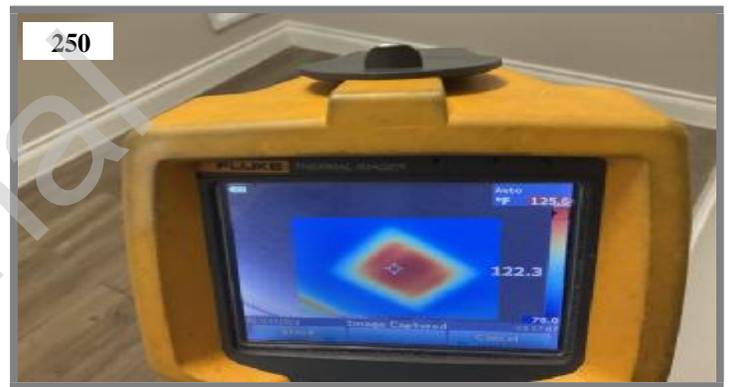
248

Thermal imaging Heat



249

Thermal imaging Heat



250

Thermal imaging Heat



251

Thermal imaging Heat



252

Thermal imaging Heat

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

*Electric Service Size: 120/240 Volt Main Service
Service Entrance Wires: Aluminum, Underground
Main Distribution Panel: Breakers
Brand of Panel: Square D
Panel Location: Garage Interior
Main Braker Rating: 150amps
Service Ground: Copper
Service Ground: Ground rod
Right side meter*

120/240 service. 150 AMP Main. AC breaker size – 40 amp & 35 amp

White wires inside the electrical service box are being used as hot wires on the 240 volt systems. They should be labeled as hot wires. (minor)

AFCI (arc fault) circuit breakers are now standard equipment in electrical systems.

This is a new code that is effective as of 2-1-2009.

This home has been equipped . The original intention of the AFCI was to equip bedroom lighting circuits to trip out in the event of a potential fire in these circuits. Many of us install an outlet multiplier turning a double outlet into a 6 way outlet to service the many requirements we now have in our home. (Double lamps, double cell phone charges, a clock radio, and maybe a computer power strip.) These multi outlets generate heat and many of us slide a bed up to these outlets. The AFCI breakers can detect arcs in these systems and trip out before a fire starts. The AFCI program was extended to include all household lighting circuits partly because of the new demand for power for our entertainment centers, new plasma TV generate a lot of heat. After the new code had taken effect the manufacturers of these items have made it a priority to make these items energy star rated.

NOTE: There are complaints about the new breakers being overly sensitive and many times trip out as a nascence. The breakers can and will trip when an appliance that has a fault is used.

B. Branch Circuits, Connection Devices, and Fixtures

Type of Wiring: Copper

Comments:

The home is equipped with compact fluorescent light bulbs (CFL's) in certain light fixtures. While the use of energy saving CFL's is certainly recommended there are some limitations to their use. Due to the wide range of manufacturers and types of CFL's then determining the proper wattage, bulb design, heat transmission, etc of any CFL's in use is beyond the scope of this inspection. More information on the proper use of CFL's can be found at http://www.gelighting.com/na/home_lighting/ask_us/faq_compact.htm or other manufacturer websites.

Recommend that batteries in all smoke detectors be changed upon taking possession of the home

D - GFCI outlets are needed in the Kitchen, bathrooms, garage, and all outdoor outlets less than 6 feet off the ground.

A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Most are correct.

In the garage the electrical outlet that supplies power for the sprinkler system is hot/neutral reversed and does not function as a GFCI.

There is a damaged light switch (cracked plastic) in the Art Room .

The light over the kitchen island is missing a bulb only.

FIRE PROTECTION EQUIPMENT –

Smoke detectors have been installed in every bedroom and adjoining room for improved safety.

Report Identification: John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

C. Other

Comments:

The door Bell is operational .

Final

A: Service Entrance and Panels

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022

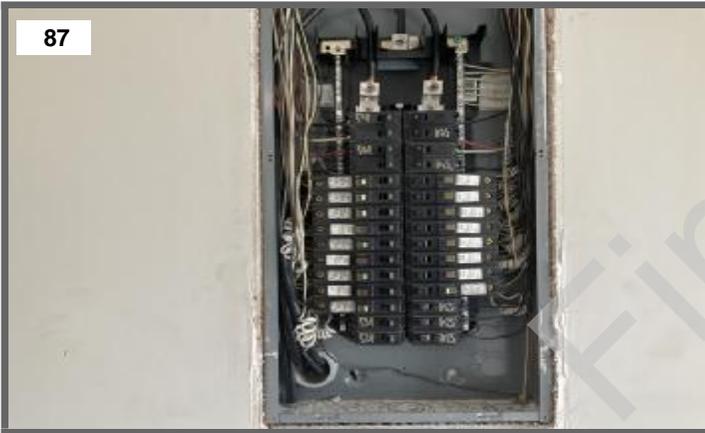


85

Meter



86



87



88



89



90

Ground rod

B: Branch Circuits, Connection Devices, Fixtures

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI



Yes GFCI

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: Exterior condenser & Interior Air Handler

Type of System: Central Forced Air

Energy Source: Natural Gas

Comments: Tested well

Location:

	<u>Unit 1</u>	<u>Unit 2</u>		<u>Unit 2</u>
--	---------------	---------------	--	---------------

<i>Manufacture</i>	<i>main house</i>	<i>Master /Art room</i>		
--------------------	-------------------	-------------------------	--	--

<i>Model Number:</i>	<i>Carrier</i>	<i>Carrier</i>		
----------------------	----------------	----------------	--	--

<i>BTS's</i>	<i>58PHB070</i>	<i>58PHB05</i>		
--------------	-----------------	----------------	--	--

<i>Serial Number</i>	<i>3 1/2 ton</i>	<i>2 ton</i>		
----------------------	------------------	--------------	--	--

· Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.

· The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February-2007. That study noted that Gas Furnace units (on average) last 18 years. Take that into consideration noting the the Date of Birth dates noted above for the units at this property.

Gas Furnace: Clean blue flame observed at this unit

Tested well

The Furnace system tested well .
 The gas-fired furnaces lit and cycled as per the manufacturer’s manual. Flames were blue and remained steady during operation. A pilot having electronic ignition lit the burner. The system was tested using the wall-mounted thermostat. While this type of inspection employs several general rules to determine the condition of the furnace, full evaluation of the integrity of a gas-fired heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection, such as this one.

Vent Flue Pipe:

The furnace exhaust pipe is in good condition

B. Cooling Equipment:

Type of System: Forced Air

Comments: Tested well

	<i>main house</i>	<i>Master /Art room</i>		
--	-------------------	-------------------------	--	--

	<i>Carrier</i>	<i>Carrier</i>		
--	----------------	----------------	--	--

<i>Model Number:</i>	<i>CA16NA042</i>	<i>CA16NA024</i>		
----------------------	------------------	------------------	--	--

	<i>3.5 ton</i>	<i>2 ton</i>		
--	----------------	--------------	--	--

Temperture Differential (delta-T) during today's inspection:

<i>Delta-T (16°F)</i>	<i>Delta-T (20°F)</i>
-----------------------	-----------------------

Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 16-21° F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system. There are times that this is not possible for this inspector and readings via a laser-thermometer at various supply and return air vents are taken.

Condensate Drains Line:

The air conditioning equipment appears to be cooling within acceptable parameters. --After allowing the A/C system to reach a steady and normal state of operation for about 1-hour thermal imaging camera was used to determine the temperature differences .

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Evaporator coil safety pan

The drain pan is clean and dry

The breakers to the AC system are correct in size

C. Ducts System, Chases and Vents

Comments:

Flex ducting

16X25X1 16X25X1 16X25X1

· All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.

D. Other

Comments:

Final

A. Heating Equipment: Gas Vents / Flue

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



B. Cooling Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



103

3.5 ton
R410A



104

CA16NA042



105

2 ton
R410A



106

CA16NA024



107



108

C. Ducts System, Chases and Vents

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Report Identification: John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

IV. PLUMBING SYSTEMS

Final

A. Water Supply and fixtures

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



B. Drains, Wastes, Vents

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



sewer clean out

C. Water Heating Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



D. Hydro Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom

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

I NI NP D

V. APPLIANCES

A. Dishwasher

Comments:

Manufacture: GE

Model Number: GDT655SSJ4SS

Tested well
Good Condition

B. Food Waste Disposer

Comments:

Manufacture: ISE (In Sink Erator)

Model Number: 1-87

Tested well
Good Condition

C. Range Hoods and Exhaust Systems

Comments:

GE

Model Number: UVC7300

D-The vent hood terminates to the exterior,

Tested well
Good Condition

D. Ranges, Cooktops, and Ovens

Comments:

Natural Gas

GE

Model Number: Not visible

GE

Model Number: JT6000SF

350

350

0

No

350

Tested well
Good Condition

E. Microwave Oven

Comments:

GE

Model Number: PEB7227SL1SS

Tested well
Good Condition

F Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bathroom Exhaust Fans and/or Heaters

Tested well .

G. Garage Door Operator

Comments:

All child safety equipment tested well at the time of the inspection

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

I NI NP D

V. APPLIANCES

2028 2028

Genie Genie

Tested well, good condition .

H. Dryer Exhaust System

Comments:

The dryer vent is clean

The laundry room is equipped with a 4-prong outlet for the clothes dryer. Newer dryers come with 4-prong connections and will attach without altering the connector or the outlet. If you will be connecting an electric dryer you should check to see if it has 3 or 4 prongs on the pigtail. Replacement of the existing receptacle might be required if yours has only 3 prongs.

L. Other

Comments:

Refrigerator spot
39 inches wide.
73 inches tall

No Trash compactor

Final

A. Dishwasher

B. Garabige Disposal

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



C. Range Exhaust Vent

PICTURES PAGE

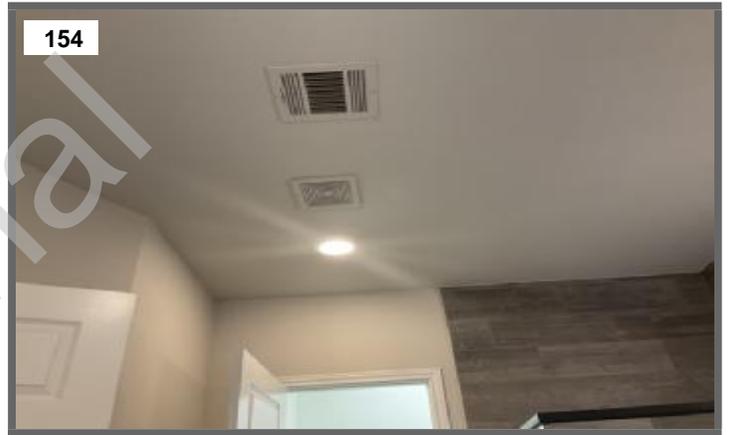
Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

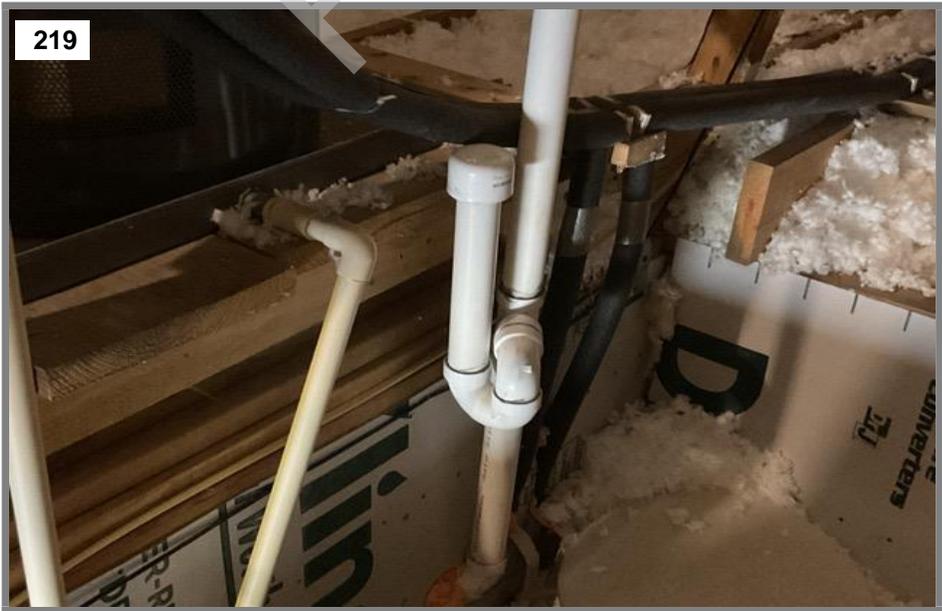
Schedule Date : Wednesday, December 14, 2022



spare tiles



spare tiles



Future water softener drain

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Front porch



Future outdoor kitchen



Patio outlet by back door



Garage outlet



Garage outlet



Sprinkler system outlet is hot/neutral reversed

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Dryer outlet



Washer outlet



Laundry room refrigerator outlet



Kitchen island light missing bulb only



Bathroom outlets



Outdoor outlet beside the AC condensers

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



washer connection



Water supply future outdoor kitchen



Bathroom outlets



Bathroom outlets



Bathroom outlets



Bathroom outlets

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC master suite

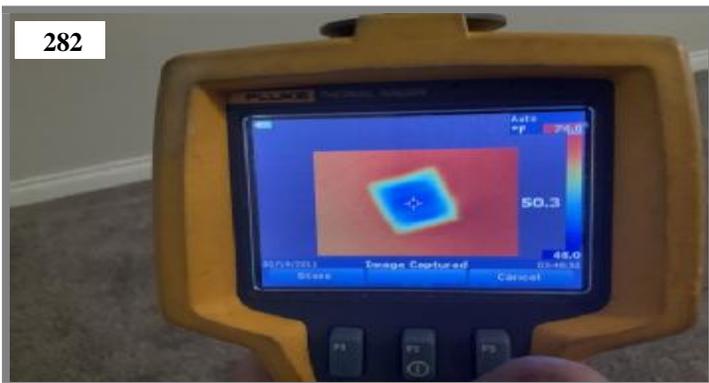


Thermal imaging AC master suite

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

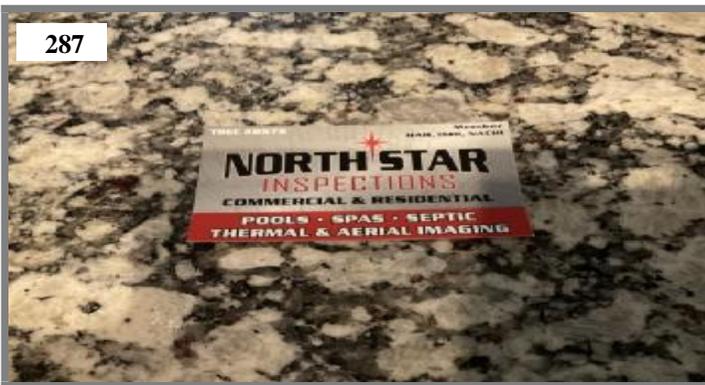
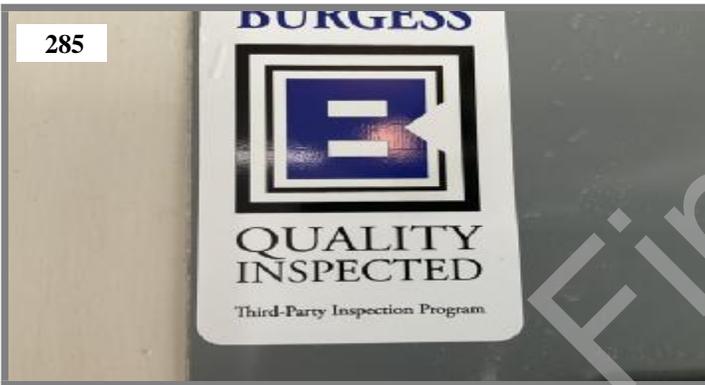
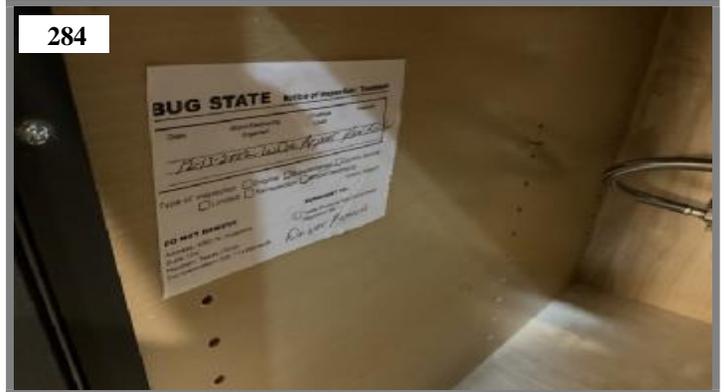
Schedule Date : Wednesday, December 14, 2022



Thermal imaging AC master suite

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Rain bird 8

Z-1 middle front yard Z-7 right rear

Z-2 left front yard Z-8 right side of driveway

Z-3 Front flowerbeds

Z-4 left side of house

Z-5 backyard left

Z-6 against back fence

The sprinkler system tested well
Several heads are leaning over and will need a slight re direction .

B. Swimming Pools Spa, Hot Tubs, and Equipment

Type of Construction:

Comments:

No Pool .

No Pool

No Pool

No Pool

No Pool

No Pool

C. Outbuilding

Comments:

No Outbuilding .

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

Type of Pump:

Type of Storage Equipment:

Comments:

No Private well (Public water system) .

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

No Private Sewage System (Public Sewer System)

F. Other Built-in Appliances

Comments:

Gas meter and main shut off noted at :

Right side of home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

Only "visible" gas lines were inspected / observed as they relate to over, cooktop, range, furnace, water heater, fireplace and other appliances as applicable.

· Gas distribution throughout home is via "Black Iron Pipe".

Carbon monoxide is an odorless poison gas that's produced by incomplete combustion. Things in this house that can produce carbon monoxide include the furnace and the gas water heater. Even electric ovens can produce carbon monoxide during their cleaning mode. Carbon monoxide alarms are inexpensive and easy to install.

No Leaks detected

G. Other

Comments:

Smoke detectors are hardwired .

There are smoke detectors in all sleeping rooms and a joining rooms

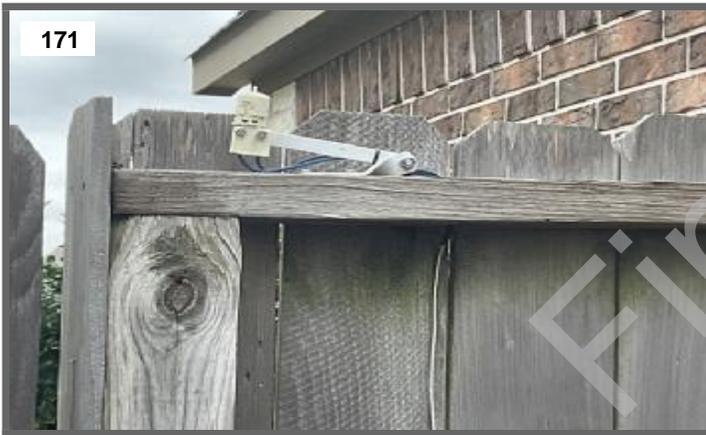
There are smoke detectors in all sleeping rooms and a joining rooms.

Final

A. Lawn and Garden Sprinkler System

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



B. Swimming Pool Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Left side of house



Zone five



Zone five



Zone six



Zone six



Zone seven

C. Out Buildings

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



Jack and Jill bathroom



Jack and Jill bathroom



Jack and Jill bathroom



Jack and Jill bathroom



Jack and Jill bathroom



Jack and Jill bathroom

D. Outdoor Cooking Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Guest bathroom



Guest bathroom



Guest bathroom



Guest bathroom



Guest bathroom



Guest bathroom

E. Gas Supply System

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



193

Master toilet



194

Master toilet



195

Powder room



196

Powder room



197

Powder room



198

Powder room

F. Private Water Wells

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



sprinkler zone 8

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



Meter



Future outdoor kitchen



Cooktop



Water heater



Furnace



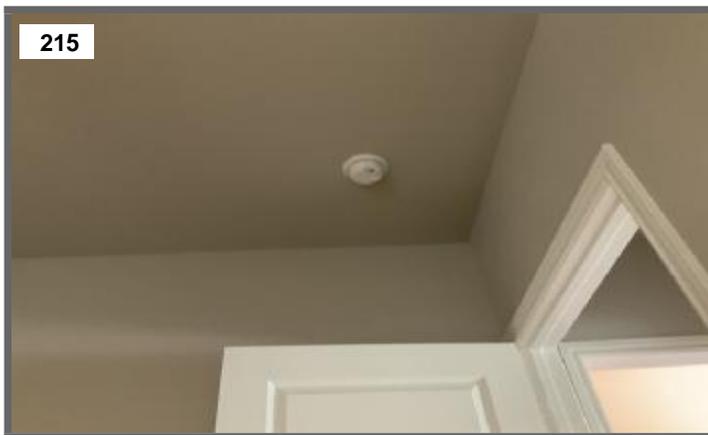
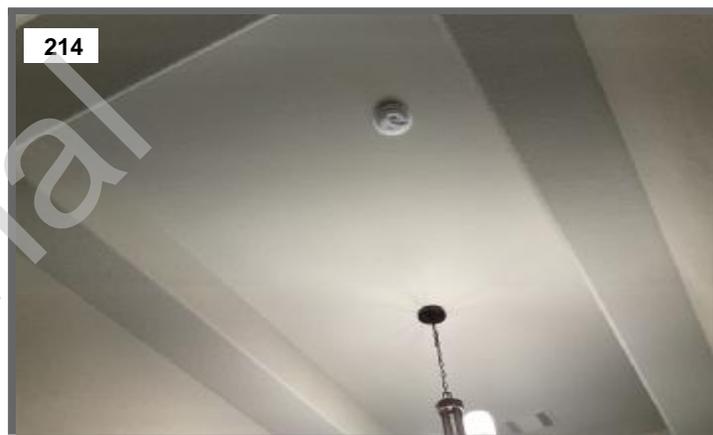
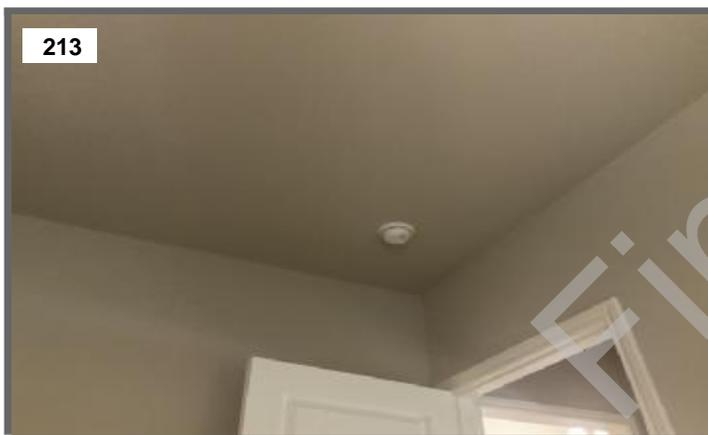
Furnace

J. Security System & K. Fire Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022

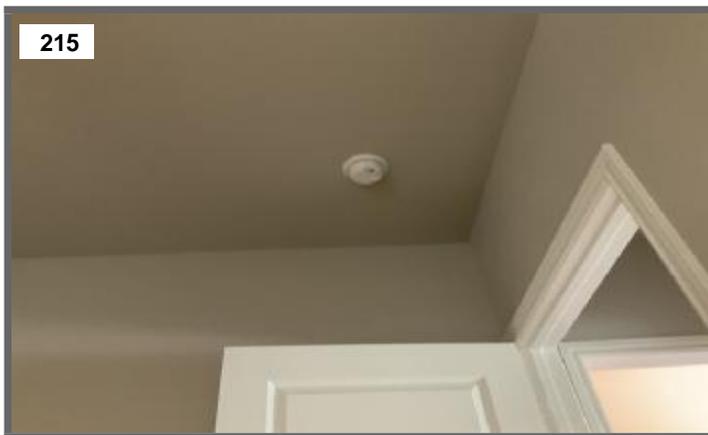
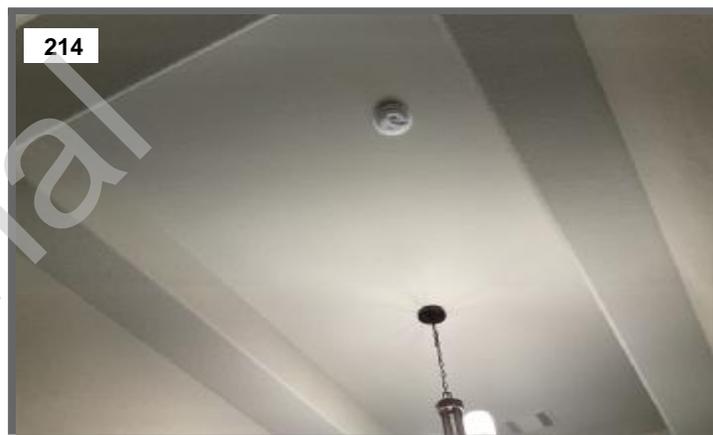
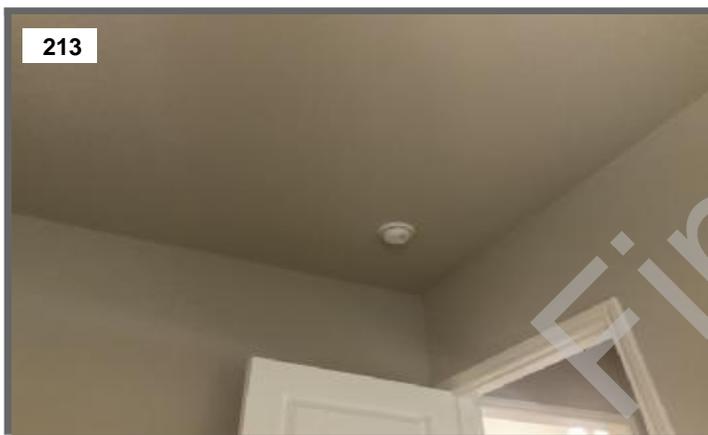


J. Security System & K. Fire Equipment

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



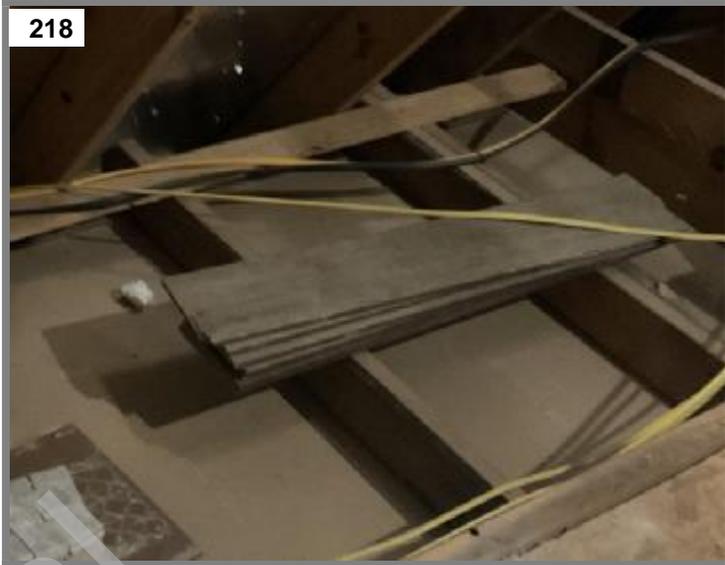
PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



spare tiles



spare tiles



Future water softener drain

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



253

Front porch



254

Future outdoor kitchen



255

Patio outlet by back door



256

Garage outlet



257

Garage outlet



258

Sprinkler system outlet is hot/neutral reversed

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Dryer outlet



Washer outlet



Laundry room refrigerator outlet



Kitchen island light missing bulb only



Bathroom outlets



Outdoor outlet beside the AC condensers

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



265

washer connection



266

Water supply future outdoor kitchen



267

Bathroom outlets



268

Bathroom outlets



269

Bathroom outlets



270

Bathroom outlets

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

Schedule Date : Wednesday, December 14, 2022



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC main house



Thermal imaging AC master suite

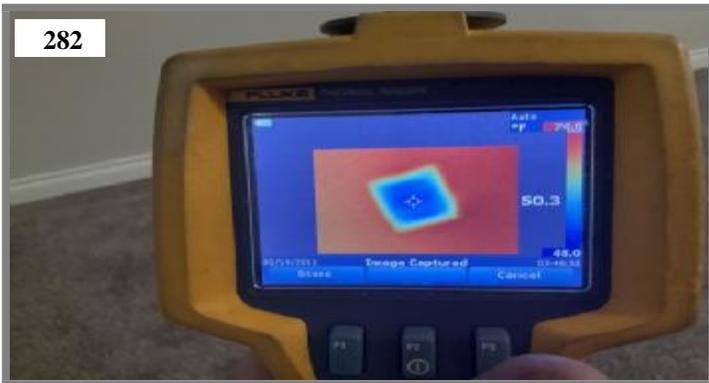


Thermal imaging AC master suite

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584

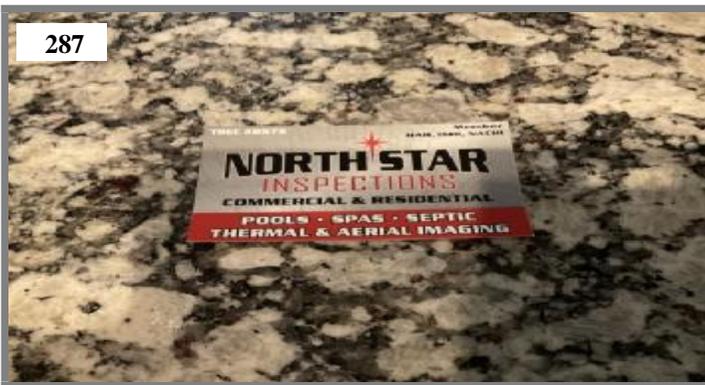
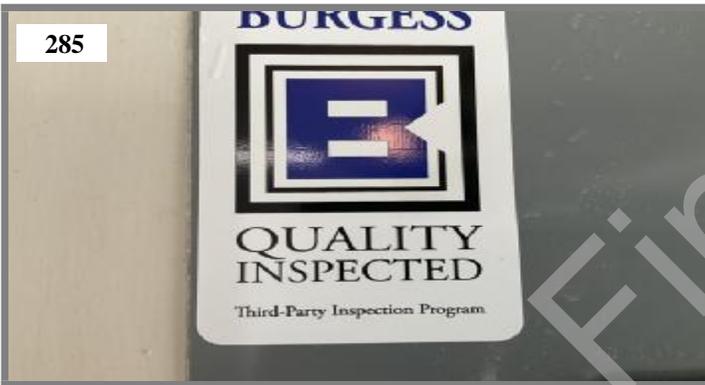
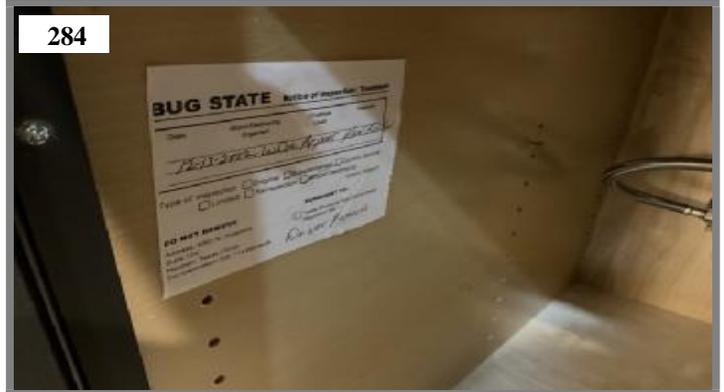
Schedule Date : Wednesday, December 14, 2022



Thermal imaging AC master suite

PICTURES PAGE

Concerning : John & Diana Derbas 13606 Crystal Palace, Pearland, TX, 77584
Schedule Date : Wednesday, December 14, 2022



POOL BARRIER REQUIREMENTS ADDENDUM

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 1.25-inch (32 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and

8.2. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal house-hold activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above. 10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are se-cured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

Final

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

I. STRUCTURAL

A. FOUNDATION :

The foundation is performing as intended. No significant problems were observed.

Performed an electronic foundation level survey.

This home has a differential of less than .700 (Good condition)

Foundation corner cracks are typical in warmer environments and many time occur before the form boards are removed and are not considered a structural defect .

B. GRADING and DRAINAGE:

The soil level is high in the front left flower bed and around the back left. (Both minor)

It is recommended that 4 inches of foundation remain in view for masonry siding .(6 inches for wood siding or stucco)

There is a damaged gutter on the left side of the garage.

D - Splash pads or other devices need to be added where missing to direct flow from the gutters away from the foundation. Moisture at the foundation can cause foundation movement in expansive soils.

The swale in the backyard on the right side slightly holds water but we did have a thunderstorm move through this morning .

The drainage and grading are in good overall condition .

C. ROOF COVERING MATERIALS:

The roof is in good condition.

D. ROOF STRUCTURE and ATTIC:

Tech shield was added to the home as part of the decking, Tech shield help block radiant heat from entering your attic. The attic equipment and roofing material can also last longer and not have to work as hard. With proper insulation tech shield can reduce this homes energy consumption by as much as 30%.

The attic structure is in good condition .

Additional plywood was added over the garage area for additional storage.

There are spare tiles in the attic.

E. WALLS (E X T E R I O R):

EXTERIOR WALL FINISHES

On the left side of the home there is paint on the brick under the hose bib from the painters cleaning their paint brushes.

The exterior walls are in good overall condition .

E. WALLS (I N T E R I O R):

On the interior walls when the pictures and artwork were removed there could be nails and hangers that may need to be repaired.

Minor bumps and bruises on the interior walls were noted. Nail holes should be filled and touch up paint may be needed .

There are a couple of TV brackets on the walls.

The Interior walls are in good condition .

F. CEILING:

Good overall condition .

In the garage there are several holes in the ceiling (small screwdriver poke holes)close to the pull down stairs .

F. FLOORS:

Good overall condition ..

There are a few furniture dimples in the master bedroom carpet and the guest bedroom carpet .

G. DOORS (I N T E R I O R):

The tops of the interior doors are not painted.

Good overall condition .

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

All doors and latches were found to be operational at the time of the inspection and appeared to be absent of major adverse conditions. Margins were within acceptable ranges and strikers have not been overly adjusted. Ideally a 1" air gap should be left beneath interior doors for proper flow of air to the central air conditioning system.

G. DOORS (EX T E R I O R):

There are gaps on the side of the garage doors than could allow vermin to enter the garage.

These areas should be sealed .

Lintel over both garage doors are primed only not painted (slight rust)

Good overall condition .

H. WINDOWS:

C - Signs of failed seals in the thermal pane windows may appear and disappear and temperature and humidity change.

Some windows with failed seals may not be evident at the time of the inspection, windows are only checked for obvious fogging.

(Note, This is a disclaimer, no lost seals were found) .

Good overall condition .

I. STAIRS INTERIOR and EXTERIOR:

The attic stairs are in good condition .

J. FIREPLACE and CHIMNEYS:

The fireplace tested well.

K. PORCH, BALCONIES, DECKS, AND CARPORTS:

Good overall condition .

L. DRIVEWAY:

The driveway is in good overall condition .

At the top of the driveway left side there is a corner crack in the driveway .

II. ELECTRICAL

A. SERVICE ENTRANCE and PANELS:

120/240 service. 150 AMP Main. AC breaker size – 40 amp & 35 amp

White wires inside the electrical service box are being used as hot wires on the 240 volt systems. They should be labeled as hot wires. (minor)

AFCI (arc fault) circuit breakers are now standard equipment in electrical systems.

This is a new code that is effective as of 2-1-2009.

This home has been equipped . The original intention of the AFCI was to equip bedroom lighting circuits to trip out in the event of a potential fire in these circuits. Many of us install an outlet multiplier turning a double outlet into a 6 way outlet to service the many requirements we now have in our home. (Double lamps, double cell phone charges, a clock radio, and maybe a computer power strip.) These multi outlets generate heat and many of us slide a bed up to these outlets. The AFCI breakers can detect arcs in these systems and trip out before a fire starts. The AFCI program was extended to include all household lighting circuits partly because of the new demand for power for our entertainment centers, new plasma TV generate a lot of heat. After the new code had taken effect the manufacturers of these items have made it a priority to make these items energy star rated.

NOTE: There are complaints about the new breakers being overly sensitive and many times trip out as a nascence. The breakers can and will trip when an appliance that has a fault is used.

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

B. BRANCH CIRCUITS

D - GFCI outlets are needed in the Kitchen, bathrooms, garage, and all outdoor outlets less than 6 feet off the ground.

A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Most are correct.

In the garage the electrical outlet that supplies power for the sprinkler system is hot/neutral reversed and does not function as a GFCI.

There is a damaged light switch (cracked plastic) in the Art Room .

The light over the kitchen island is missing a bulb only.

FIRE PROTECTION EQUIPMENT –

Smoke detectors have been installed in every bedroom and adjoining room for improved safety.

C. OTHER:

III. HEATING, VENTILATION, AIR CONDITING SYSTEMS

A. EQUIPMENT / HEATING DESCRIPTION:

The Furnace system tested well .

The gas-fired furnaces lit and cycled as per the manufacturer's manual. Flames were blue and remained steady during operation. A pilot having electronic ignition lit the burner. The system was tested using the wall-mounted thermostat. While this type of inspection employs several general rules to determine the condition of the furnace, full evaluation of the integrity of a gas-fired heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection, such as this one.

B. VENTS / FLUE:

The furnace exhaust pipe is in good condition

B. COOLING EQUIPMENT / DRAIN LINES:

The air conditioning equipment appears to be cooling within acceptable parameters. --After allowing the A/C system to reach a steady and normal state of operation for about 1-hour thermal imaging camera was used to determine the temperature differences .

B. COOLING EQUIPMENT / DRAIN PAN:

The drain pan is clean and dry

B. HEATING / COOLING ELECTRICAL:

The breakers to the AC system are correct in size

C. DUCTS SYSTEMS, CHASES and VENTS

C. DUCTS SYSTEMS, CHASE, VENTS, and FILTERS

C. DUCTS SYSTEMS, CHASE, VENTS, and AIR RETURN

D. OTHER

IV. PLUMBING SYSTEMS

A. DESCRIPTION and SUPPLY LINE

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

The home is plumbed in PEX piping.
Good condition .

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

All exterior hose bibs are required to be equipped with anti backflow valves to prevent the cross connect of contaminant into our water supply (Not required on homes with there own water wells) (All are correct, no action needed)

A. WATER FIXTURES, KITCHEN SINK:

The kitchen sink is in good condition .

A. WATER FIXTURES, BATHROOM SINK:

The bathroom sinks are in good condition .

A. WATER FIXTURES, BATHROOM SHOWER

The showers are in good condition .

In the Jack and Jill bathroom the shower head connection is loose . (leaks)

A. WATER FIXTURES, BATHTUB:

The tubs are in good condition .

A. BATHROOM EXHAUST VENTS and HEATERS:

Tested well .

A. WATER FIXTURES, BATHROOM TOILETS:

Good overall condition

B. DRAINS, WASTE, VENTS

C. WATER HEATING EQUIPMENT:

There are two water heaters installed in the attic .

Good condition .

D. HYDRO-MASSAGE THERAPY EQUIPMENT:

E. GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

F. PLUMBING GAS OTHER

V. APPLIANCE

A. DISHWASHER:

Tested well

Good Condition

B. FOOD WASTE / DISPOSER:

Tested well

Good Condition

C. RANGE HOOD and EXHAUST SYSTEMS

Tested well

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

Good Condition

D. RANGE, COOK-TOPS and OVENS:

Tested well

Good Condition

E. MICROWAVE

Tested well

Good Condition

TRASH COMPACTOR:

No Trash compactor

F. MECHANICAL EXHAUST VENTS and BATHROOM HEATERS:

Tested well .

G. GARAGE DOOR OPENER:

Tested well, good condition .

H. DRYER EXHAUST SYSTEMS:

The dryer vent is clean

The laundry room is equipped with a 4-prong outlet for the clothes dryer. Newer dryers come with 4-prong connections and will attach without altering the connector or the outlet. If you will be connecting an electric dryer you should check to see if it has 3 or 4 prongs on the pigtail. Replacement of the existing receptacle might be required if yours has only 3 prongs.

I. OTHER SYSTEMS:

Refrigerator spot

39 inches wide.

73 inches tall

DOOR BELL and CHIMES:

The door Bell is operational .

VI. OPTIONAL

A. SPRINKLER SYSTEM

The sprinkler system tested well

Several heads are leaning over and will need a slight re direction .

B. SWIMMING POOL EQUIPMENT, and HEATER:

No Pool .

B. SWIMMING POOL FILTER:

No Pool

B. SWIMMING POOL PUMP:

No Pool

B. SWIMMING POOL BLOWER

No Pool

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

B. SWIMMING POOL ELECTRICAL:

No Pool

B. SWIMMING POOL and EQUIPMENT GENERAL:

No Pool

C. OUTBUILDINGS:

No Outbuilding .

D. PRIVATE WATER WELLS :

No Private well (Public water system) .

E. PRIVATE SEWAGE DISPOSAL (Septic) SYSTEMS

No Private Sewage System (Public Sewer System)

F. OTHER SYSTEMS:

*****K. FIRE EQUIPMENT:**

There are smoke detectors in all sleeping rooms and a joining rooms.

OUTDOOR COOKING EQUIPMENT

GAS SUPPLY LINE

No Leaks detected

Final