5934 Patridge Drive

Property Inspection Report

PERFORMANCE INSPECTIONS, PLLC

9/26/2023

Inspector: Scott Adams
TREC#21668

Performance Inspections PLLC
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PROPERTY INSPECTION REPORT FORM

[redacted]	9/26/2023
Name of Client	*Date of Inspection*
5934 Patridge Drive, Pearland, TX 77584	
Address of Inspected Property	
Scott Adams	21668
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILTY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please review full report. Key notes are listed on last page.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

A. Foundations

I	NI	NP	D
✔			✔

Type of Foundation(s): Slab-on grade
Comments:

• The Foundation is: In the inspector's opinion, the foundation was found to be performing as intended at the time of inspection, with some notable deficiencies. These deficiencies may or may not require further evaluation by a foundation expert as its not possible to determine full performance on a single inspection. This opinion was formed with a visual evaluation. No measurements, or specialty tools were used while preforming the home inspection.

• High soil was observed in areas at foundation. Inspector was unable to view foundation condition which limits the inspectors ability to provide clear opinion of the performance of the foundation. Soil levels should be lowered as high soil levels may provide harbor areas for pests.

• At the time of inspection, areas of the foundation were blocked by patio surface or decking. The inspector can only report on areas of the foundation which were visible, and was unable to determine deficiencies that may exist in areas that were unable to be seen. The inspector will use visible ares of the foundation, along with the condition of interior structures to form opinion of the foundation's performance at the time of inspection.

• Vegetation is blocking visual inspection of foundation. Recommend cutting back or removal to allow for clear access and lower risk of pest harbor areas.

• Weather conditions, drainage, leakage and other adverse factors are capable of affecting structures, potentially leading to differential movement. The Inspector's opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

• Sloping floors were observed within the house. This implies that some structural movement of the building has occurred. Further evaluation of the structure by a structural engineer may want to be considered, as the rate of movement can not be determined during a one-time inspection. Repairs should be made by a qualified contractor if deemed necessary.

• Larger than typical cracks were observed on the exterior walls of the property. This implies that some structural movement of the building has occurred. Further evaluation of the structure by a structural engineer may want to be considered, as the rate of movement can not be determined during a one-time inspection. Patching and monitoring of these cracks is recommended.

• Substantial foundation cracking was observed. This implies that structural movement of the building has occurred. The rate of movement can not be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

Large crack at right front

High soil blocking visual inspection of foundation

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

I	NI	NP	D

High soil blocking visual inspection of foundation

B. Grading and Drainage

I	NI	NP	D
✔			✔

Comments:

- The home was found to have high soil in some locations. It is recommended there be 4" clearance from bricks to soil, and 6" from siding to soil. Soil should be lowered to reduce the risk of pest or water entry to the home.
- The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet.
- The damaged driveway should be repaired to reduce the risk of further damage, and possible injury as the uneven surface could pose as a possible trip hazard.
- The walkways were observed to be cracked/damaged. Repairs are needed to reduce the risk of further damage, and reduce the risk of injury as an uneven surface can pose as a trip hazard.
- Tree trimming is recommended to reduce the risk of damage to the structure.
- Tree roots were observed close to the home. The inspector can not determine if the roots have effected the foundation. Removal of the roots, or the addition of a root barrier may want to be considered (if not in place) to help prevent potential damage.

C. Roof Covering Materials

I	NI	NP	D
✔			✔

Type(s) ofTypes of Roof Covering: Asphalt composition shingle, Metal, Roll Roofing
Viewed From: The inspector walked the roof surface.
Comments:

- Lifting roof jacks need to be secured by a professional roofer to reduce the risk of water and/or pest entry to the home.
- The roofing shows evidence of seam failure (the seams of the membrane coming apart). Repairs are needed by a professional roofer to reduce the risk of further damage.
- Holes in metal roof over garage. Further evaluation needed to determine level of repairs needed in this area and at leaking flat roof over patio.
- A professional roofer is recommended to further evaluate and determine level of repairs needed.

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

I	NI	NP	D

Damaged soffits

Holes in metal roof over garage. Further evaluation needed to determine level of repairs needed in this area and at leaking flat roof over patio.

Seam seals needed

Roof jacks and flue pipes need seal improvements

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

I	NI	NP	D

D. Roof Structure and Attics

I	NI	NP	D
✔			✔

Viewed From: Entered Attic
Approximate Average Depth of Insulation: 4" to 6"
Comments:

- Flue pipes in the attic space need seal improvements where they terminate through the roof covering to prevent water and/or pest entry to the home.
- While investigating the roof structure, outside light was visible. This condition suggests that openings exist in the roofing materials. Repairs should be made, as necessary.
- Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.
- Vent pipe were observed to be in need of repairs. This may be due to damaged pipes, incorrect termination or gaps in vent pipes which may be exposing daylight which may allow water or pest entry.

Roof jacks and flue pipes need seal improvements

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

I	NI	NP	D

E. Walls (Interior and Exterior)

I	NI	NP	D
✔			✔

Comments:

- Evidence of patching was detected. Monitoring of these areas is recommended, as the cause for the patching can not be precisely determined.
- All gaps and penetrations to the home require proper seals to prevent water and/or pest entry to the home. Seals should be improved or applied where necessary.
- Trim board seal improvements are needed to prevent water and/or pest entry to the home.
- The inspector reports on all visible deficiencies on all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Walls appear to have moisture damage, a qualified contractor is recommended to evaluate the damaged areas and repair or replace as needed.
- Damaged/Decaying trim boards should be repaired/replaced as needed to prevent further damage.
- Damaged trim boards should be repaired/replaced as needed to prevent further damage, and possible water/pest entry to the home.
- Seam separation was observed on the siding of the home. Seals are needed to prevent water entry between the siding potentially entering the home, or causing water damage/decay to siding material.
- Damaged/decaying siding should be repaired/replaced as needed to reduce the risk of further damage.
- Siding damage was observed at the time of inspection. Repairs/replacement of damaged siding is needed.
- Further evaluation of walls at garage is recommended to determine level of repairs needed.

Large movement cracks at right front

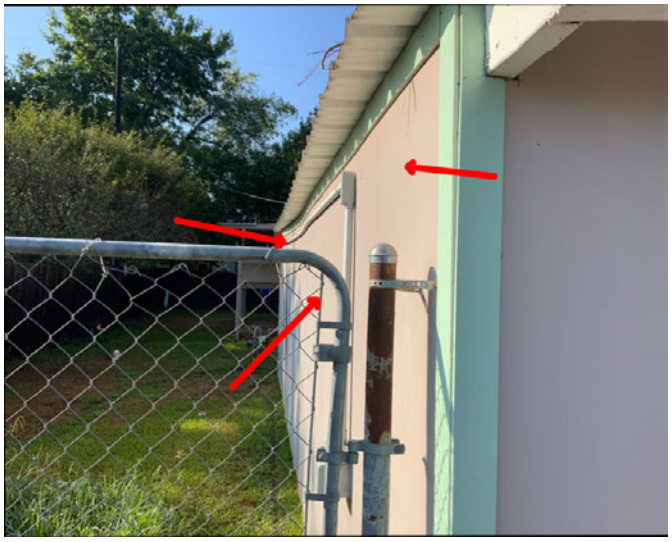
Seal all seams gaps and penetrations to home

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

I	NI	NP	D

Decaying trim boards

Damaged trim boards



Damaged curved wall on left side

Decaying trim boards

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

I	NI	NP	D

Settlement cracks in front

Decaying header

Damaged siding and trim boards

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

I	NI	NP	D

F. Ceilings and Floors

I	NI	NP	D
✔			✔

Comments:

- The inspector reports on all visible deficiencies on the ceilings and floors at the time of inspection. The inspector does not accept responsibility for an deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Drywall seam failures observed. These are common with settlement deficiencies. Recommend repairs to prevent further damage.
- Evidence of patching was detected. Monitoring of these areas is recommended, as the cause for the patching can not be precisely determined.
- Water staining was noted. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.
- Staining was noted. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.
- Floor slopes are apparent. This condition could indicate greater than normal movement within the structure. Further investigation by a structural engineer may be necessary.
- Stains were noted on the carpet. Cleaning is recommended, however replacement may be necessary for set in stains. Improvements are discretionary.
- Ceilings appear to have moisture damage, a qualified contractor is needed to evaluate the damaged areas and repair or replace as needed.(patio ceiling)

Water stains in outdoor bathroom ceiling

Stained carpets

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

I	NI	NP	D

Patching in multiple areas throughout home

G. Doors (Interior and Exterior)

I	NI	NP	D
✔			✔

Comments:

- The seals at the exterior door(s) needs improvements. Repairs should be made to prevent water entry, and improve energy efficiency by preventing drafts.
- Door frame(s) had damage which may require replacement. Recommend repairs at minimum.
- Missing door hardware needs replacement to allow proper operation of the door.
- The glass of the sliding glass door has lost its seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. The glass should be repaired or replaced.
- Seals lost at sliding glass door. Replacing needed
- The overhead garage door is damaged and further evaluation is needed to determine level of repairs.
- The door between the garage and the interior of the house should be solid door rated to resist fire as per local codes.

All panels are damaged

Damaged header over garage door

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

I	NI	NP	D

Missing hardware at outdoor bathroom

Door seals needed

Door seals needed at garage door

Fire rated door required from garage to home.

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

I	NI	NP	D

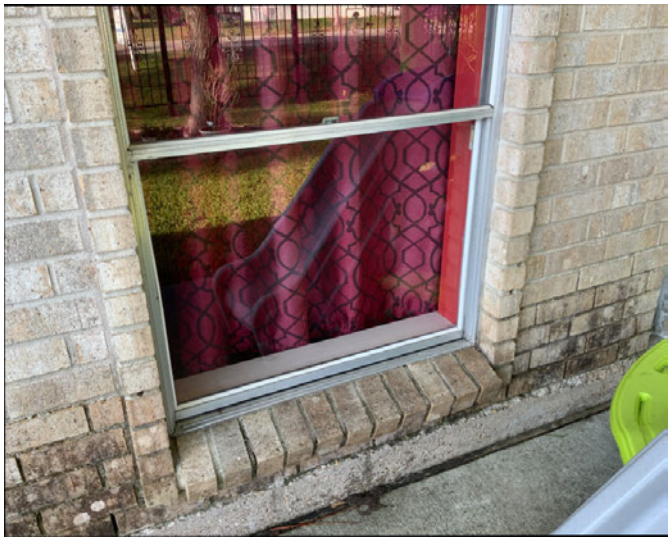
Lost seals at sliding glass doors. New glass is needed

H. Windows

I	NI	NP	D
✔			✔

Comments:

- At time of inspection, inspector was not able to operate all windows due to obstructions. Inspector is not required to move furniture, blinds or personal belongings. Inspector operates accessible windows to confirm that windows operate as intended.
- Windows sills show signs of moisture damage. This may be a result of poor interior and or exterior perimeter seals. Repairs are recommended.
- The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. The glass should be replaced.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Seal improvements are needed on the interior side of the windows to prevent moisture entry and potential moisture damage, along with improve energy efficiency by preventing drafts.
- Seal improvements are needed on the exterior side of the windows to prevent moisture entry and potential moisture damage, along with improve energy efficiency by preventing drafts.



Missing screens

Exterior seals needed

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

I	NI	NP	D

Moisture damage at sills and interior caulking needs improvements

I. Stairways (Interior and Exterior)

I	NI	NP	D
✔			✔

Comments:

- See handrail requirements and correct

See handrail requirements and correct

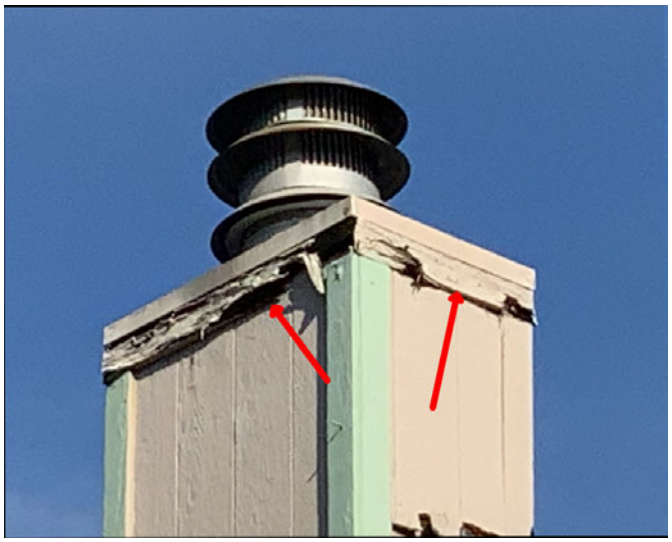
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

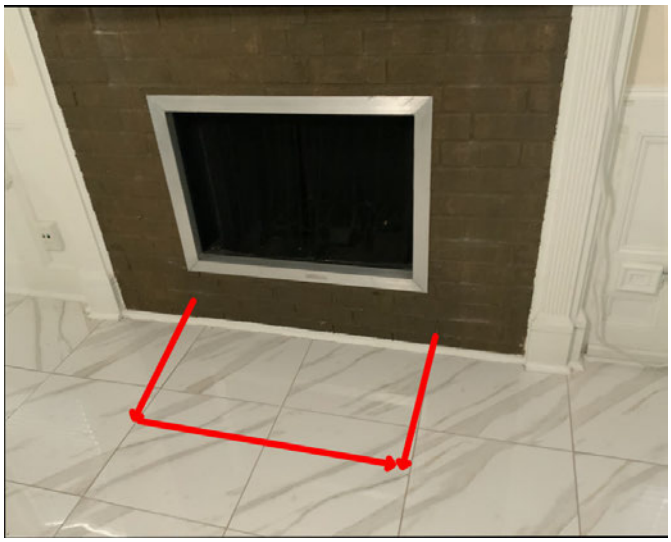
I	NI	NP	D

J. Fireplaces and Chimneys

I	NI	NP	D
✔			✔

Locations: Fireplace is located in the living room
Comments:
• Gas Valve Location: Right side
• Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken by a qualified contractor for improved safety prior to operation. Any deficiencies uncovered upon cleaning should be addressed if deemed necessary.
• Seal at gas pipe entering firebox is required to prevent possible hazard.
• The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. This condition should be altered for improved safety. A firebox opening of less than 6 sq.ft is required to have a hearth extension of 16in. in front, and 8in. to each side. A firebox opening greater than or equal to 6 sq.ft is required to have a hearth extension of 20in. in front, and 12in. to each side.
• The installation of a damper stop is needed to prevent the damper from closing completely during operation, leading to smoke drafting into the home.
• The fireplace damper does not operate and requires repair or replacement by a qualified contractor prior to operation.
• Improvements are needed at the fireplace chimney cap, where it meets the chimney. This area is prone to water entry, and maintaining seals is very important to reduce the risk of water entry or damage.
• The damaged/decaying trim boards and/or siding on the chimney should be repaired or replaced to reduce the risk of further damage, potentially leading to water entry.


Replace all damaged and decaying trim boards and siding at chimney


Insufficient hearth

K. Porches, Balconies, Decks, and Carports

I	NI	NP	D
✔			✔

Comments:
• The patio/porch posts show evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
• Recommend further evaluation of patio cover , equipment cover and pergola by a professional.

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

I	NI	NP	D

Correct height required

Damage pergola needs further evaluation by a professional to determine level of repairs needed

Recommend removing unsafe cover over equipment

Further evaluation of patio cover needed. Leaks also observed at patio cover

L. Other

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Comments:
- N/A

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

I	NI	NP	D
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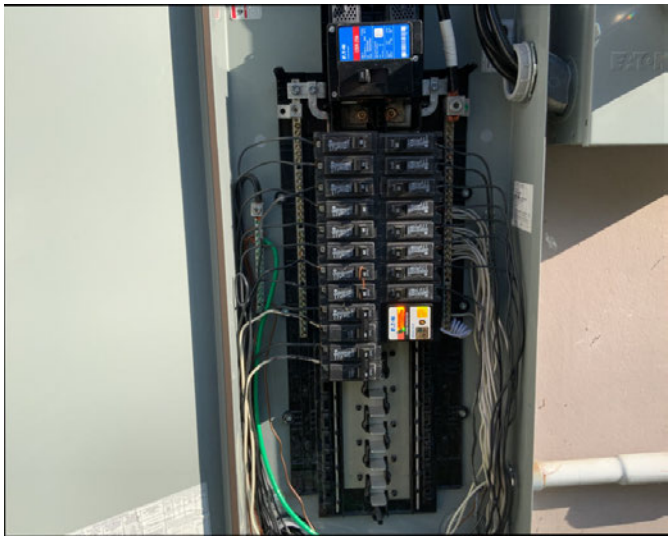
Panel Locations: The main distribution electrical panel is located at the back of the home.
Materials and Amp Rating: Copper wiring, 200 amp
Comments:

- Labeling of the panel is needed by a licensed electrician. Further evaluation is needed to determine properly sized breakers, as the inspector was unable to confirm at the time of inspection. Repairs should be made if deemed necessary, as oversized breakers can pose as a fire safety hazard.
- Due to noted deficiencies it is recommended that a licensed electrician evaluated electrical systems to determine level of repairs needed.
- Double tapping was observed at the neutral bar. Each neutral wire should connect to the neutral bar on it's own lug. Repairs are needed by a licensed electrician for safety purposes.

See ground rod requirements

Ref photo

Labeling is required



Ref photo

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

I	NI	NP	D

Correct all double tapping on neutral bar

Abandoned old panel in garage

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

I	NI	NP	D

B. Branch Circuits, Connected Devices, and Fixtures

I	NI	NP	D
✔			✔

Type of Wiring: Copper
Comments:

- AFCI (Arc-Fault Circuit Interrupters) provide fire protection by opening the circuit when arching fault is detected. AFCI outlets are required to be combing action-type AFCI (which provide a broader range of protection) and be installed at circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas. Though this may not have been required at the time the home was built, AFCI outlets would serve as a great safety upgrade.
- GFCI (Ground-Fault Circuit Interrupter) outlets serve to respond to very low levels of current imbalance in a circuit due to a current leak outside of it's normal path to help reduce the risk of fire or electrocution. GFCI outlets are currently required at all receptacles serving bathrooms, garages, accessory buildings, unfinished basements, outdoors, crawl spaces (or below grade), kitchen counters, whirlpool tubs, and within 6ft of a water source. Though GFCI outlets may not have been required in all above listed locations at the time the home was built, installation would serve as a great safety upgrade.
- An outlet is inoperative. This outlet and circuit should be investigated and/or repaired by a licensed electrician.Labeled with color Dot.
- The damaged light fixture should be repaired or replaced.
- Covers were found to be missing at light fixtures. Repairs are recommended to reduce the risk of damage to the bulbs.
- Closet bulbs are required to be fully enclosed. Replacing exposed bulbs with a fully enclosed fixture is required.
- Exterior fixtures need perimeter seal improvements where they meet exterior walls to prevent water and/or pest entry to the home or to the electrical connections.
- Extension cords should not be used as permanent wiring. Additional outlets should be installed by a licensed electrician if deemed necessary.
- The installation of the distribution wiring is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician.
- The inoperative doorbell should be repaired or replaced to allow operation.
- Missing GFCI outlets/ circuts required within 6' of water. GFCI protection has been required since 1971 at the exterior of home. In 1975 it was required in bathrooms. In 1978 in garages and in 1987 protection was required in kitchens. If ANY electrical alterations have made since these times (renovations, design changes or additions) GFCI is required at any outlet within 6' of water. See codes for further explanation.
- Walls greater than 2ft wide require a receptacle (outlet), each receptacle should serve 6ft of space on either side of the receptacle, with the greatest distance of space between receptacles at no more than 12ft. The property did not appear to have a sufficient number of receptacles installed. Installation of an adequate number of receptacles is needed by a licensed electrician to provide proper coverage, and reduce the risk of overloading existing receptacles with the use of outlet taps, extension cords, and power strips. Overloaded receptacles can increase the risk of tripped breakers, electrocution, and overheated wiring, potentially leading to a fire hazard.
- Wiring exposed on interior finishes should be relocated or protected by a rigid conduit.

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

I	NI	NP	D

No doorbell

Damaged light

Damaged light

GFCI protection required

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

I	NI	NP	D

Closet bulbs are required to be protected

Inoperative outlet

Extension cords used as permanent electrical supply is a potential hazard

GFCI protection needed

C. Other

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Comments:
• N/A

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

I	NI	NP	D
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Type of Systems: Central Forced Air System
Energy Sources: Gas
Comments:
- The dirty air filter should be replaced.
- The heating system requires servicing.

Dirty air filters

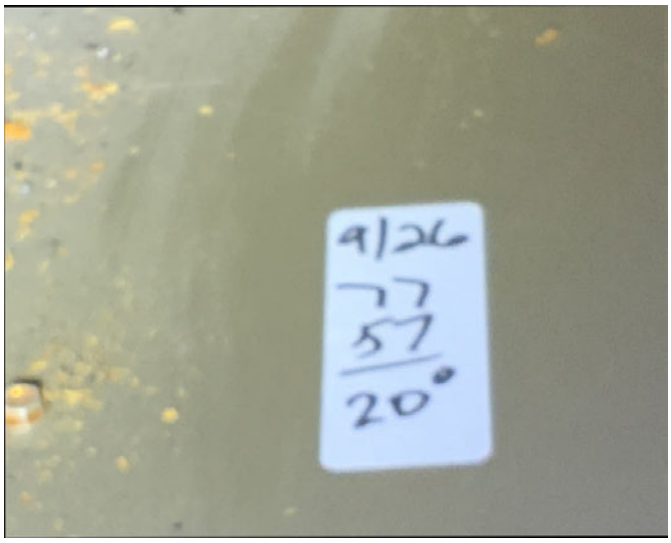
B. Cooling Equipment

I	NI	NP	D
✔			✔

Type of Systems: Central Forced Air System
Comments:
- Seals are needed at service/disconnect panel(s) to prevent moisture entry and or damage.
- Seal improvements are needed where service lines enter the home from the condenser unit.
- The capacity of the air conditioning system may prove to be marginal during the warmer days of the summer. Without performing detailed heat gain calculations, or living in the home during warm summer days, actual conditions are difficult to predict. No improvements are recommended at this time.
- The air conditioning system requires servicing.
- The temperature differentials measured across the evaporator coil(s) was found to be within range of what is considered typical.

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

I	NI	NP	D



40 max

Ref differential temperature

C. Duct Systems, Chases, and Vents

✔			✔

Comments:

- The dirty air filter(s) should be replaced. Regular replacement of air liters is necessary to allow proper airflow, and improve the efficiency of the system.
- Organic growth was observed on the supply register(s). Further evaluation and cleaning is recommended. Cleaning of the ducts by a qualified technician is recommended.
- Cleaning needed at dirty dryer vent.
- Flue pipe(s) are required to be sealed at roof jacks to prevent moisture and or pest entry into attic space. Failure to seal properly may lead to roof or home damage. Roof jacks may also need seal improvements to prevent similar damage. Roofer should be hired to correct these deficiencies.
- Flue pipes are required to be secured by metal strapping to prevent movement. Corrections are required.
- There is insufficient clearance between the exhaust flue and combustible materials. This is a fire hazard. This condition should be evaluated and repaired by a qualified HVAC technician.
- Balancing of the ductwork is recommended to improve the distribution.
-

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

I	NI	NP	D

Correct clearance to combustibles is required

Roof jacks and flue pipes need seal improvements

D. Other

		✔	

Comments:
• N/A

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

I	NI	NP	D

IV. PLUMBING SYSTEM

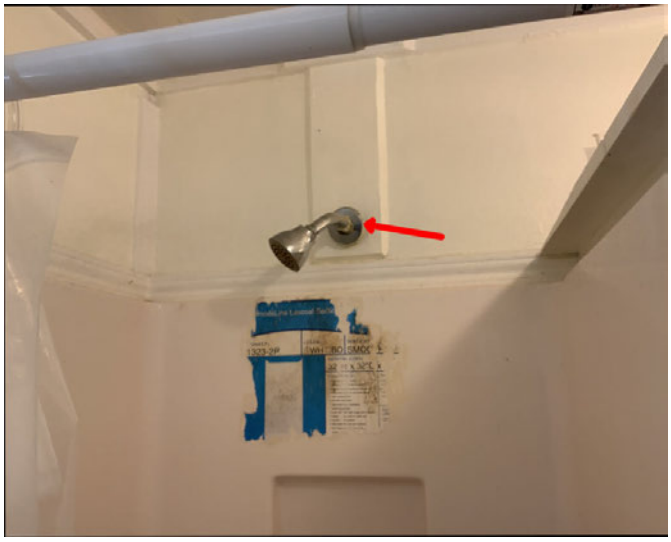
A. Plumbing Supply, Distribution System and Fixtures

I	NI	NP	D
✔			✔

Location of Water Meter: Within 5-feet of Front Curb
Location of Main Water Supply Valve: Within 3-feet of the north exterior wall.
Comments:

- *Static water pressure reading:* 57 psi
- *Type of supply piping material:* Galvanized, CPVC
- The inspector only reports on exposed supply lines visible at the time of inspection. If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- Safe water temperature of 120 degrees is recommended for safety.
- The hot and cold faucets are reversed and should be repaired for safety purposes.
- The bathroom vanity needs seal improvement to reduce the risk of water damage.
- Seal improvements needed at faucet(s) to protect against water / moisture damage to finished surfaces nearby.
- The majority of plumbing fixtures are older. Replacement may become necessary should leaks or impeded function occur.
- The damaged faucet should be repaired or replaced.
- The faucet is loose and should be tightened to reduce the risk of supply lines coming loose, potentially leaking to a leak.
- Access panels are required to access all bathroom fixtures. Installation is needed where missing.
- The bathtub is in need of a base seal improvement where the outside of the enclosure meets the tile flooring.
- Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced to reduce the risk of water damage.
- The drainstop for the sink is missing and should be replaced.
- Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced to reduce the risk of water damage, or tile damage.
- Evidence of a past leak was observed near the supply connections. Though an active leak was not observed, monitoring of this area is recommended.
- The laundry tub is loose and should be properly secured to reduce the risk of damage.
- It is recommended that an anti-siphon device be added to the hose bib(s).
- Damaged sink on second floor

Anti siphon valves are required



Damaged loose supply line to out door bathroom

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

I	NI	NP	D

Damaged faucet

Ref photo

Laundry tub not mounted

Caulking improvements needed at showers

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

I	NI	NP	D

Loose faucet

Recommend repairs at primary shower base

Missing stopper

Seals needed

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

I	NI	NP	D

New base seal needed

Loose supply line

Faucet seals needed

Cracked sink

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

I	NI	NP	D

B. Drains, Wastes and Vents

I	NI	NP	D
✔			✔

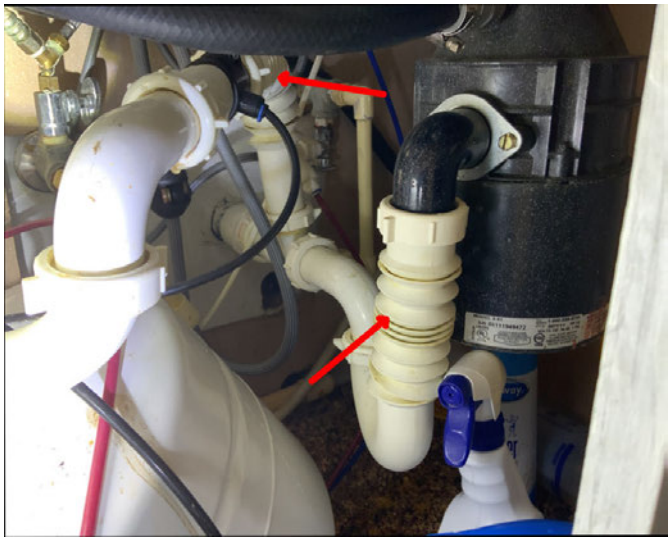
Materials: PVC drains observed
Observations:
• *Main clean out:* Left front
• The inspector only reports on exposed drain lines visible at the time of inspection. It is unlawful for the home inspector to use a camera in drain lines (this requires a plumber's license). If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
• The sink was observed to drain slowly, suggesting an obstruction my exist. Further evaluation and repairs by a licensed plumber may want to be considered.
• Evidence of a past leak was observed. Though an active leak was not observed, monitoring of this area is recommended.
• An "S" trap has been used. Ideally, S traps should be replaced as they are subject to siphoning problems. S traps are common in older homes. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor.
• Plumbing vents are required to terminate a minimum of 2ft. Above any openings within 10ft. Of the plumbing vent. Repairs are needed by a licensed plumber to reduce the risk of improper venting.
• Drain lines are required to have a smooth bore. Corrugated drains are a temporary repair only. Recommend licensed plumber to correct all plumbing vents and noted deficiencies


Proper venting required


Proper venting required

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

I	NI	NP	D



Drain lines are required to have a smooth bore. Corrugated drains are a temporary repair only

Evidence of past leaks under kitchen sink

S trap and temporary drain material in place at primary bathroom

Slow drain at primary bathroom

C. Water Heating Equipment

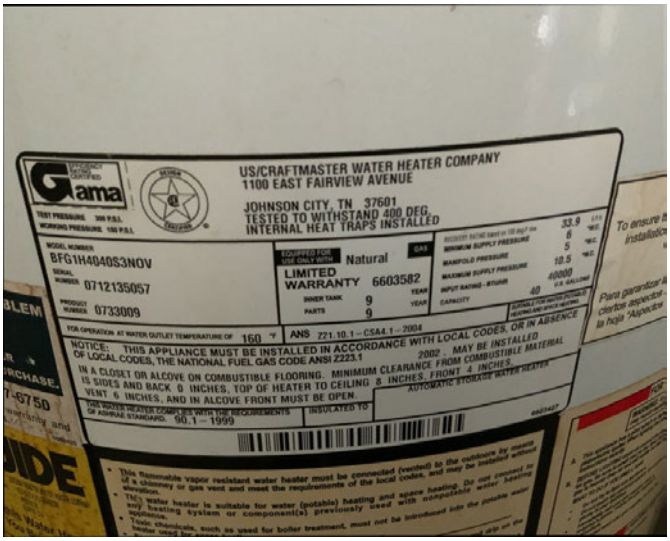
✔			✔

Energy Source: Gas
Capacity: 40 Gallons
Comments:

- Its recommended that a water heater leak detector be added to drip pan near drain line. These devices can be purchased online at Amazon. They connect to WIFI and you download an app on cell phone for notification of water entering pan(s). Great first alert device.
- The water was found to be higher than what is considered safe. The water should not exceed 120 degrees for safety purposes. Adjustments should be made to lower the water temperature to reduce the risk of injury.

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

I	NI	NP	D



D. Hydro-Massage Therapy Equipment

		✔	

E. Gas Distribution Systems and Gas Appliances

✔			✔

Materials: Left side of home
Materials: Black pipe
Observations:
- Bonding wire is missing at gas meter / supply. Repairs are required.

F. Other

		✔	

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

I	NI	NP	D

V. APPLIANCES

A. Dishwashers

I	NI	NP	D
✔			✔

Comments:
- The dishwasher is inoperative and should be repaired or replaced.

B. Food Waste Disposers

I	NI	NP	D
✔			✔

Comments:
- The wires entering the garbage disposal should be secured with a wire clamp to reduce the risk of damage to the wires during operation of the disposal.

Correct connection required

C. Range Hood and Exhaust Systems

I	NI	NP	D
✔			

Comments:
- No noted deficiencies observed at the range hood exhaust system at the time of inspection.
- Microwave is positioned over range and is configured to provide exhaust venting to the exterior of the home.

D. Ranges, Cooktops, and Ovens

I	NI	NP	D
✔			

Comments:
- Gas range operated as intended at time of inspection
- The oven operated as intended at the time of inspection.

E. Microwave Ovens

I	NI	NP	D
✔			

Comments:
- No noted deficiencies observed at the microwave at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

I	NI	NP	D
✔			

Comments:
- No noted deficiencies observed at the exhaust fans at the time of inspection.

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

I	NI	NP	D

G. Garage Door Operators

		✔	

H. Dryer Exhaust Systems

✔			✔

Comments:

- The dryer vent was found to have a build up of lint. Cleaning is required for safety purposes, as lint build up can pose as a fire hazard.

I. Other

		✔	

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

		✔	

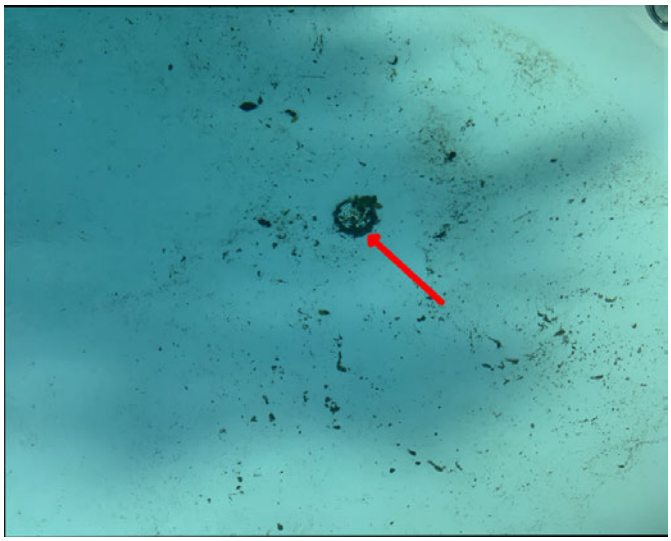
B. Swimming Pools, Spas, Hot Tubs, and Equipment

✔			✔

Type of Construction:
- In Ground - Concrete Type

Comments:
- In-ground pool inspections are a visual inspection. Due to the nature of construction and piping, it may not be possible for the inspector to determine if the pool or it's piping is leaking during a one time inspection. The inspector checks pool levels, surrounding areas, and filter systems for leaks and heavy saturation.
- Pumps and heaters are required to have an external bonding wire in place for safety. Repairs are required.
- Professional needed to determine level of repairs needed at pool perimeter and decking surface
- The pool filter was found to be leaking. Repairs are needed by a qualified pool company.
- Skimmer housing(s) found damaged and may need replacing due to area of crack and water levels in pool.

Major movement at pool deck surface and cracks at pol perimeter



Recommend drain upgrades for safety

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

I	NI	NP	D

Damaged skimmer housing needs replacing

Leaking filter housing in 3 spots

Leaking filter housing

Pump bonding is required

C. Outbuildings

		✔	

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

		✔	

E. Private Sewage Disposal Systems

		✔	

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

I	NI	NP	D

F. Other Built-In Appliances

		✔	

G. Other

		✔	

Observations:

- KEY NOTES: Due to level of deficiencies, inspector feels it's in clients best interest to review full report.