

# Legacy Inspection Service

Gilbert Moreno  
3905 Pleasant Hill Ct.  
Port Arthur, TX 77640



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# PROPERTY INSPECTION REPORT FORM

Gilbert & Belin Moreno

*Name of Client*

08/29/2023

*Date of Inspection*

3905 Pleasant Hill Ct., Port Arthur, TX 77640

*Address of Inspected Property*

Paul Roberts

*Name of Inspector*

22557

*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.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.



- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicted.
- All repairs, alterations and recommended work within this report should be done by a licensed (where applicable) qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to you (the client).
- When the word damage or deterioration is used in this report, it can be referring to the following: wood rot, decay, moisture/water damage, etc...
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.

***This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports contents.  
(409) 548-2615***

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

#### Signs of Structural Movement or Settling

#### Performance Opinion:

The foundation appears to be performing the function intended on the day of this Inspection

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations are recommended due to the expansive nature of the areas load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

### B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure 6 inches in the first 10 feet is to be considered an area of improper drainage.

Some vines/Ivy are growing onto the exterior veneer on the left side of the home. Consider removal.

Inadequate grading clearance to exterior wall surface was observed in the front and left side of the home. Expose 3-4 inches of foundation below the brick veneer.

Level lot, does not facilitate proper drainage. If standing water is found at the foundation perimeter 24 hours after heavy rainfall. Route water away from the foundation using grade slope, ditches or sub surface drains.



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**Specific Limitations**

Yard drains, patio drains, and other underground drainage systems are beyond the scope of a normal inspection and were not inspected

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Ground and roof level in the back where it was safe to access.

*Comments:*

**Specific Limitations**

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and/or without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, adhesion, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have any concerns about the remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist. The inspector will not determine the remaining life expectancy of the roof covering.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 8+ inches

*Approximate Average Thickness of Vertical Insulation:* 6 inches

*Comments:*

- Water staining found at the roof decking above the laundry room. A small area of roof decking has been replaced in this area too.

**Specific Limitations**

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The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may preclude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.)

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**E. Walls (Interior and Exterior)**

*Comments:*

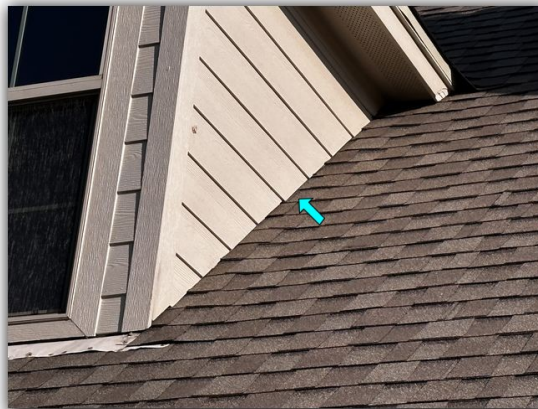
**Interior Walls:**

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

The sidewall cladding/veneer is in contact with the roof covering at the upstairs dormer walls. There should be a 2 inch clearance between the cladding and roof covering. FYI: the cladding is cement board siding and is not prone to rot/water damage.

Cement siding window trim in the back upstairs is damaged and in need of repair.



**Specific Limitations**

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based

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paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

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**F. Ceilings and Floors**

*Comments:*

- Ceiling cracks were observed in the garage. This is typical due to our areas high average humidity and the garage is not climate controlled.



**Specific Limitations**

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections

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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- Some doors are tight or rub the jamb. Some adjustment is recommended.
- The pop latches at the top of the study French doors do not engage the latch. Adjust or replace.

**Exterior Doors**

**Garage Doors**

- Type:**  Metal    Wood    Fiberglass
- Some paint is missing/peeling on the large garage door.



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**H. Windows**

*Comments:*

- Some windows are difficult to open or close. Clean and lubricate the tracks for ease of access/operation.
- Glass pane is cracked in the kitchen above the sink.
- Window in the upstairs front right bedroom on the right side does not lock.



**Specific limitations**

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied home can restrict the inspection of some windows.

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**I. Stairways (Interior and Exterior)**

*Comments:*

**INTERIOR**

**EXTERIOR**

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**J. Fireplaces and Chimneys**

*Comments:*

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**Type of Fireplace:**  Factory  Masonry  Free Standing  
 Unable to fully view all fireplace components

**Specific limitations**

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. Freestanding wood burning stoves are beyond the scope of this inspection. An open flame is not required to be used to test any gas appliance.

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Specific Limitations**

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected. Detached decks and structures are beyond the scope of the inspection and are not inspected.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

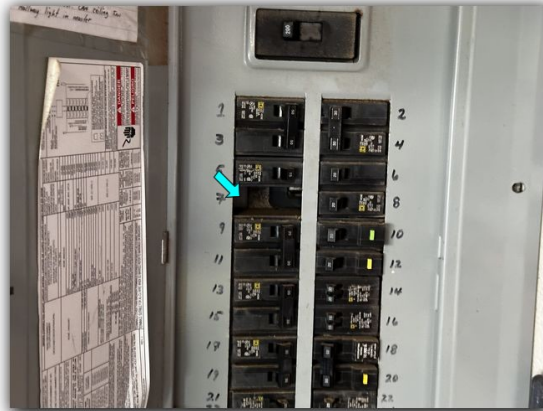
**A. Service Entrance and Panels**

*Comments:*

Overhead Service  Underground Service

**Panels and Sub Panels**

One or more breaker blanks are missing in the garage main panel. Install blanks for safety.



**General Comments**

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

AFCI's (Arc Fault Circuit Interrupters) are electrical devices designed to protect against fires caused by arcing faults in a home's electrical wiring. AFCI's are designed into conventional circuit breakers combining traditional overload and short circuit protection with arc fault protection. Although AFCI's are required in newer construction, older homes with aging or

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deteriorating wiring systems can benefit from added protection. AFCI's should be considered whenever adding or upgrading a panel box.

**Specific limitations**

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present, future use, or requirements. He is not required to conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel, a condenser disconnect box, no other equipment or component covers are removed or opened to check electrical wiring. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum

Comments: Concealed connections of copper wires / electrical components were not inspected

**Outlet and Switches**

No power was observed at 2 back patio outlets, the AC condenser outlet on the right side of the home and 1 outlet in the garage all marked with orange labels.

Test indicate open grounds at 3 outlets in the dining room marked with green labels.

A weather proof outlet cover on the back patio is broken and in need of replacement.



**Ground/ARC Fault Circuit Interrupt Safety Protection**

- |             |   |  |                                  |            |   |  |                                  |
|-------------|---|--|----------------------------------|------------|---|--|----------------------------------|
| Kitchen:    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Exterior:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Garage:    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Basement:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Wet Bar:   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Living:     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | Dining:    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Laundry:   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| A/C Unit:   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | Pool/Spa:  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | <input type="checkbox"/> Partial |
| Bedroom:    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |            |   |  |                                  |

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. It is recommended to install GFCI protection at all exterior outlets and all garage outlets. The 4 outlets with no power need to all be GFCI protected.

Only the Master bedroom is ARC Fault protected. The house was built prior to

**Fixtures**

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Light fixtures inoperable or in need of repair at some exterior security lights in the back. Rust was observed on one of the recess can lights at the front entry.

**Smoke and Fire Alarms**

**General Comments**

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now recommended in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock or electrocution. We strongly recommend that all receptacles located on kitchen counters, bathrooms, garages, at spas, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type. This should be done by a licensed electrician.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed once a year. Smoke Detectors are tested using the test button present on the unit.

**Specific Limitations**

The inspector will evaluate only a representative number of accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied home are not tested due to the home being occupied. A GFCI that is tested from a remote location in an occupied home could result in damage to the current homeowner's property or create other problems if the reset button cannot be located.

**C. Other**

*Comments:*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type of System:* Central 2 systems

*Energy Source:* Gas Both

*Comments:*

**General Comment**

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

**Specific Limitations**

The system fan, burner, and heat exchanger are not readily available for inspection



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without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

**B. Cooling Equipment**

Type of System: Central - Air Conditioner two systems

Comments:

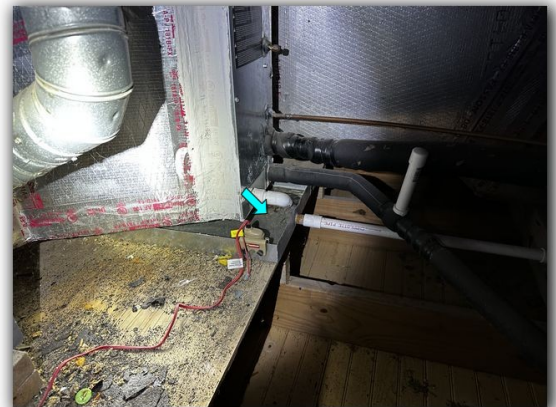
Unit #1: Upstairs

Supply Air Temp: 74 °F      Return Air Temp: 82 °F      Temp. Differential: 8 °F Deficient

Unit #2: Downstairs

Supply Air Temp: 60 °F      Return Air Temp: 75 °F      Temp. Differential: 15 °F Good

- Temperature differential at the upstairs unit is not within range of 15-20 degrees Fahrenheit. Service by a Licensed HVAC contractor is recommended.
- Condenser unit coil fins are dirty on both outdoor units. Regular cleaning is recommended.
- Water was observed in the auxiliary/secondary drain pan in the middle attic. The seller was home and was going to clear the line. Confirm no water is in the overflow pan prior to closing.
- Lack of GFCI outlet/protection near the outdoor units for a service technician



For attic installations :

**General Comment**

Temperature differential readings (Delta T) are a fundamental standard for testing the proper



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operation of the cooling system. The normal acceptable range is between 15-20 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

**Specific Limitations**

The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any deficiencies noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:**     Flex Ducting     Duct Board     Metal

**Specific Limitations**

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Did not locate

*Location of main water supply valve:* Did not locate

*Static water pressure reading:* 48-50 PSI

*Type of supply piping material:* PEX

*Comments:*

**Water Source:**  Public  Private    **Sewer Type:**  Public  Private

**Sinks**

**Comments:** \_\_\_\_\_

**Bathtubs and Showers**

**Comments:** \_\_\_\_\_

The tile in the upstairs right bath is cracked on the floor.

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**Commodos**

**Comments:** \_\_\_\_\_

- The toilets are loose at the floor mounting in the upstairs left and master baths.

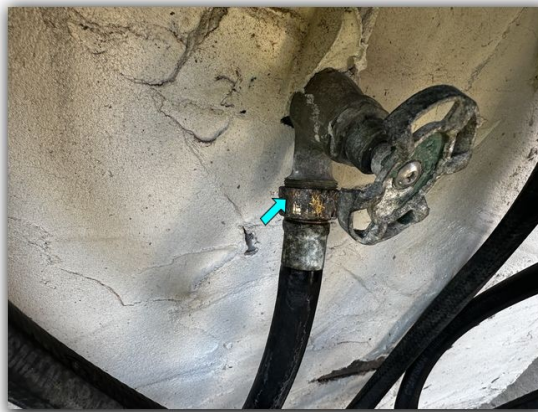
**Washing Machine Connections**

**Comments:** \_\_\_\_\_

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

- Exterior hose bib in the back does not have back-flow prevention



**Specific Limitations**

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the potability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. If occupied, the washing machine connections were not inspected due to a unit being connected at the time of the inspection. Water filtration systems and/or softeners installed are beyond the scope of a normal inspection are were not inspected.

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**B. Drains, Wastes, and Vents**

*Type of drain piping material: PVC*

*Comments:*

- A slow sink drain was observed in the master bath at the vanity sink that backs up to the master bedroom.

**Specific Limitations**

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this

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inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

**C. Water Heating Equipment**

*Energy Source:* Gas Two systems

*Capacity:* 50 Gallons each

*Comments:* Located in the middle attic.

**Water heater Temperature and Pressure Relief Valve**

**General Comment**

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

**Specific Limitations**

Temperature & Pressure relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

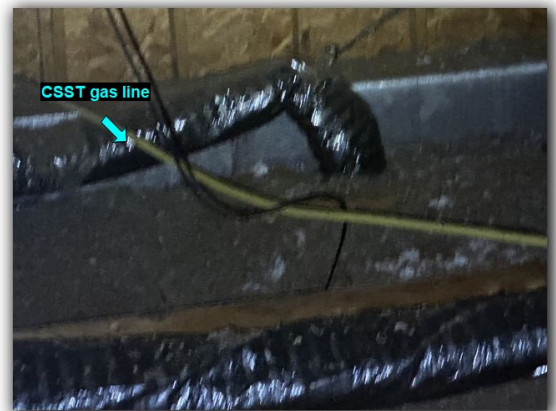
**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Right side of the home

*Type of gas distribution piping material:* Galvanized and CSST

*Comments:*

Lack of visible bonding was observed between the meter and house to the gas line. It is recommended that a Licensed Electrical contractor confirm proper bonding of the gas line to the homes electrical grounding system .



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**F. Other**

Comments:

**V. APPLIANCES**

**A. Dishwashers**

Comments:

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**

Comments:

Filter is dirty, cleaning is recommended.

**D. Ranges, Cooktops, and Ovens**

Comments:

Range Type:  Electric  Gas

**Oven(s):**

Electric  Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)

**E. Microwave Ovens**

Comments:

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

**G. Garage Door Operators**

Comments:

Auto reverse does not work on the small door on the left - Safety Hazard. Service is recommended.

**H. Dryer Exhaust Systems**

Comments:

**General Comment**

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of your dryer.

**I. Other**

Comments:

## Summary

The "Report Summary" section is intended to be a tool to assist our clients and their representatives in preparing a repair request, if and when applicable. ***This is not a list of mandatory repairs, but a list of suggested repairs or upgrades needed in the short term.***

The report summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and the Inspector will not assist you in specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report, please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

## GRADING AND DRAINAGE

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- ◆ Note: Any area where the ground or grade does not slope away from the structure 6 inches in the first 10 feet is to be considered an area of improper drainage.
- ◆ Some vines/Ivy are growing onto the exterior veneer on the left side of the home. Consider removal.
- ◆ Inadequate grading clearance to exterior wall surface was observed in the front and left side of the home. Expose 3-4 inches of foundation below the brick veneer.
- ◆ Level lot, does not facilitate proper drainage. If standing water is found at the foundation perimeter 24 hours after heavy rainfall. Route water away from the foundation using grade slope, ditches or sub surface drains

## ROOF STRUCTURES AND ATTICS

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- ◆ Water staining found at the roof decking above the laundry room. A small area of roof decking has been replaced in this area too.

## WALLS (INTERIOR AND EXTERIOR)

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- ◆ The sidewall cladding/veneer is in contact with the roof covering at the upstairs dormer walls. There should be a 2 inch clearance between the cladding and roof covering. FYI: the cladding is cement board siding and is not prone to rot/water damage.
- ◆ Cement siding window trim in the back upstairs is damaged and in need of repair.

## CEILINGS AND FLOORS

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- ◆ Ceiling cracks were observed in the garage. This is typical due to our areas high average humidity and the garage is not climate controlled.

## DOORS (INTERIOR AND EXTERIOR)

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- ◆ Some doors are tight or rub the jamb. Some adjustment is recommended.
- ◆ The pop latches at the top of the study French doors do not engage the latch. Adjust or replace.



- ◆ Some paint is missing/peeling on the large garage door.

## WINDOWS

- ◆ Some windows are difficult to open or close. Clean and lubricate the tracks for ease of access/operation.
- ◆ Glass pane is cracked in the kitchen above the sink.
- ◆ Window in the upstairs front right bedroom on the right side does not lock.

## FIREPLACES AND CHIMNEYS

- ◆ Unable to fully view all fireplace components

## SERVICE ENTRANCE AND PANELS

- ◆ One or more breaker blanks are missing in the garage main panel. Install blanks for safety.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ No power was observed at 2 back patio outlets, the AC condenser outlet on the right side of the home and 1 outlet in the garage all marked with orange labels.
- ◆ Test indicate open grounds at 3 outlets in the dining room marked with green labels.
- ◆ A weather proof outlet cover on the back patio is broken and in need of replacement.
- ◆ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. It is recommended to install GFCI protection at all exterior outlets and all garage outlets. The 4 outlets with no power need to all be GFCI protected.
- ◆ Light fixtures inoperable or in need of repair at some exterior security lights in the back. Rust was observed on one of the recess can lights at the front entry.

## COOLING EQUIPMENT

- ◆ Temperature differential at the upstairs unit is not within range of 15-20 degrees Fahrenheit. Service by a Licensed HVAC contractor is recommended.
- ◆ Condenser unit coil fins are dirty on both outdoor units. Regular cleaning is recommended.
- ◆ Water was observed in the auxiliary/secondary drain pan in the middle attic. The seller was home and was going to clear the line. Confirm no water is in the overflow pan prior to closing.
- ◆ Lack of GFCI outlet/protection near the outdoor units for a service technician

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ◆ The tile in the upstairs right bath is cracked on the floor.
- ◆ The toilets are loose at the floor mounting in the upstairs left and master baths.
- ◆ Exterior hose bib in the back does not have back-flow prevention

## DRAINS, WASTES, AND VENTS

- ◆ A slow sink drain was observed in the master bath at the vanity sink that backs up to the master bedroom.

## GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- ◆ Lack of visible bonding was observed between the meter and house to the gas line. It is recommended that a Licensed Electrical contractor confirm proper bonding of the gas line to the homes electrical grounding system .

## RANGE HOOD AND EXHAUST SYSTEMS

- ◆ Filter is dirty, cleaning is recommended.

## GARAGE DOOR OPERATORS

- ◆ Auto reverse does not work on the small door on the left - Safety Hazard. Service is recommended