



THREE 17 INSPECTIONS

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<https://three17inspections.com>



THREE 17 TREC REI 7-6

22876 Delta Dr  
Porter, TX 77365



Inspector

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# PROPERTY INSPECTION REPORT FORM

Walter Parlange <i>Name of Client</i>	08/21/2023 10:30 am <i>Date of Inspection</i>
22876 Delta Dr, Porter, TX 77365 <i>Address of Inspected Property</i>	
Aaron Prager <i>Name of Inspector</i>	TREC License #24240 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*People in Attendance:* Home Owner, Pest Control Specialist, Children, Septic Inspector -

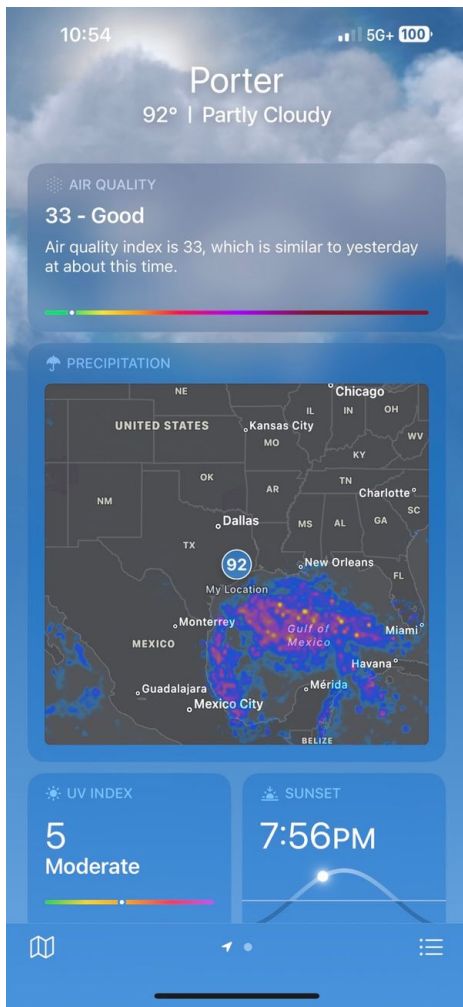
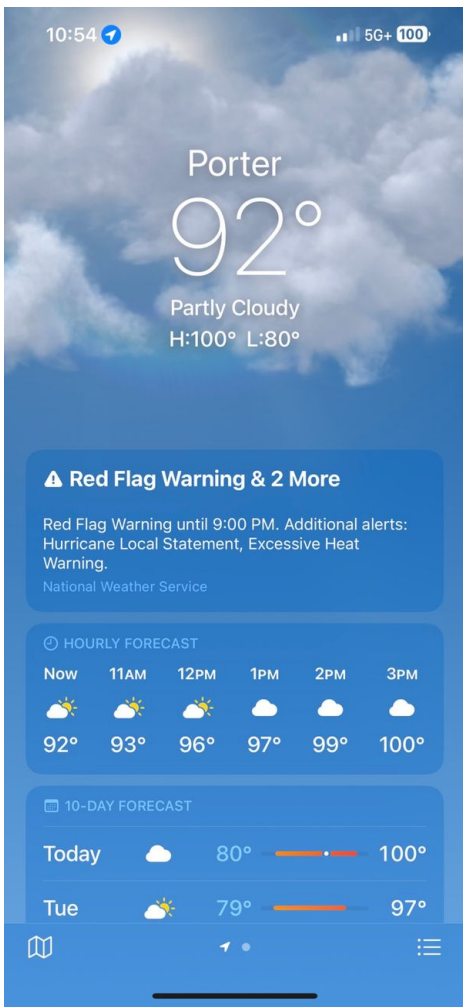
The presence of other individuals during an inspection can sometimes present limitations to the inspection. In some cases and at our discretion, these limitations may be noted in the report. Ideally, a home inspector should be provided unimpeded access to the property in order to perform a thorough inspection.

*Occupancy:* Occupied

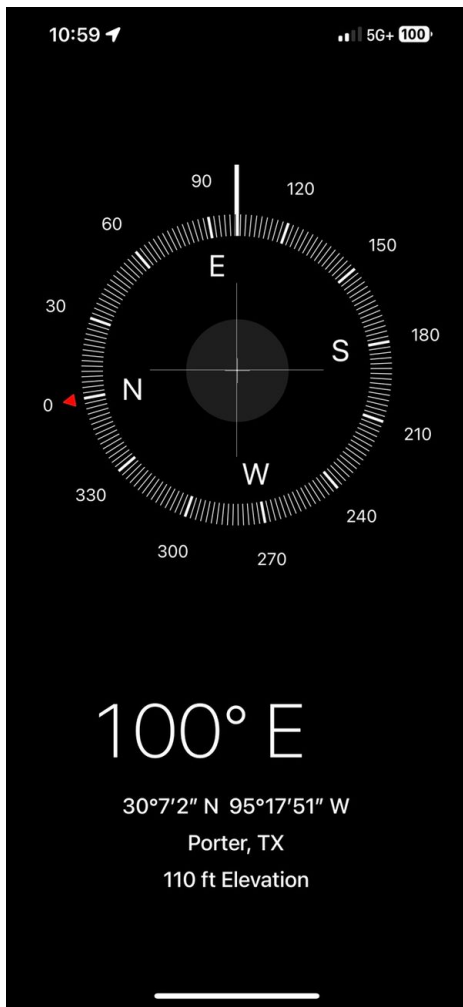
*Type of Building:* Single Family Two-Story

*Temperature:* Above 70

*Weather Conditions:* Clear



Rain in Last 3 Days: No  
Soil Surface : Dry  
Garage: Attached, 2 Car  
House Faces: East



*Arrival Time:*  
10:20am

*Departure Time:*  
3:30pm

*Occupied/Furnished:*

Homes that are occupied or furnished typically present limitations to the inspection process. Furniture, belongings, appliances and floor or wall coverings can potentially cover up problems that may otherwise be detected in an empty home.

*General Limitations:*

NOTE: Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections;
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

NOTE: Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;

- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components;

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Summary Limitations:*

The items or discoveries in the Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

*Homeowner(s) Present:*

One or more homeowners were present in the home during the time of the inspection. This can present limitations to the inspection process as their presence may limit full access to the property.

*NOTICE::*

**Keep in mind that as noted above, this report will have many items that will be marked as deficient.** Keep in mind, this doesn't mean that this is a bad house. There is just something that is not correct in these areas of the home, and it may be a simple repair. If you have questions, please give me a call for clarity. I will be happy to answer any questions that you might have.

**UNDERSTANDING THIS REPORT**

A home inspection is a technically non-exhaustive report of all systems and components that are visible and accessible **at the time of inspection**. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. This report does not include inspection for wood destroying insects, mold, lead, or asbestos.

To be concise, the following colors and phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

MAINTENANCE ITEM or MINOR DEFECT: Denotes a system or component needing routine maintenance to prevent problems and/or a minor defect.

DEFECTS and RECOMMENDATIONS: Denotes a system or component needing routine maintenance, repair, or adjustment in order to function properly.

SAFETY HAZARD or SIGNIFICANT DEFECT: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

**WHAT REALLY MATTERS**

We know this process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations and minor imperfections. These are nice to know about. However, those items that require correction and further evaluation should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter.

Thank you for choosing Three 17 Inspections, PLLC. We appreciate your business and wish you the best on finding a house that you can call your home.

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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*The Foundation Is:* Performing as intended; no significant problems were observed -

*(The inspector is required render a written opinion as to the overall performance of the foundation.)*

**B. Grading and Drainage**

**1: Surface Grading – Ponding Near Foundation**

*Minor Deficiencies or Maintenance Items*

North Exterior

Some low areas were observed next to the foundation where water ponding can occur. Anytime water can gather near the foundation, it can potentially compromise the integrity of the structure. Inside corners are particularly vulnerable to structural settlement from water ponding near the foundation. While no indications of major foundation or structural problems were observed in these areas during the inspection, I do recommend grading improvements (adding top soil) so the land slopes way from the house and possibly installing a gutter system in these locations to avoid future problems. The ground should slope down 6 inches over the first 10 feet.



**C. Roof Covering Materials**

*Types of Roof Coverings:* Asphalt Composition Architectural Shingles

*Viewed From:* Walked

**D. Roof Structures and Attics**

*Approximate Depth of Insulation:* 9-12 Inches

*Means of Access to Attic:* Pull-Down Stairs

*Method Used to Inspect Attic:* Entered and Walked/Crawled

*Roof Structure Type:* 2x6 Rafters, Radiant Barrier Sheathing



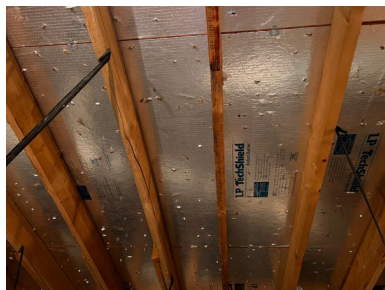
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*TREC Limitation:*

TREC LIMITATIONS: The inspector is not required to provide an exhaustive list of locations of water penetrations; or operate powered ventilators; or enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

*Some Areas Not Visible or Accessible:*

I was unable to access or inspect some areas of the attic to due to low headroom, inadequate clearance, and/or personal belongings. Insulation and personal belongings are not disturbed or removed during the inspection.

*Personal items:*

Personal items stored in attics present limitations to the inspection process. These items can potentially cover up current problems or evidence of past problems that may otherwise be detected in an empty home.

**1: Structural – Joist Hanger: Improper Installation**

🔴 Deficiencies

Attic

Joist Hangers should be completely nailed to the framing member. No holes should be unfilled. This can reduce the hanger's ability to retain a rigid connection as the house settles. Recommend further evaluation and correction by a qualified contractor.



Example #1



Example #2



Example #3

I=Inspected

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I NI NP D



Example #4

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

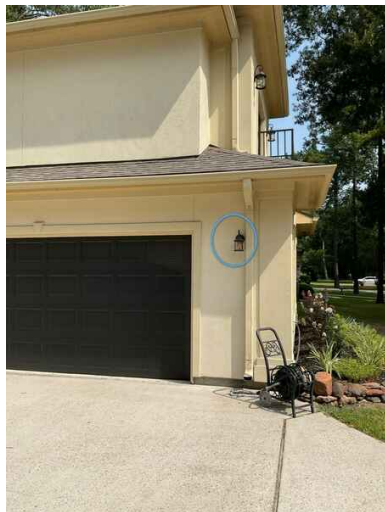
*Siding Material:* Stone, EIFS (Exterior Insulated Finish Systems)

**1: Sealant|Gaps or Missing: Electrical Penetration**

*Minor Deficiencies or Maintenance Items*

Various

Sealant was missing at one or more electrical penetrations around the exterior of the home. Improvement is recommended to prevent moisture entry — which may have adverse consequences to electrical components. This also helps to increase energy efficiency of the home. This is a standard home maintenance item.



#1



#1 (Detail)



#2

I=Inspected

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#2 (Detail)



#3



#3 (Detail)



#3 (Detail)



#4



#4 (Detail)



#4 (Detail)

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**2: Counters – Sealant Missing/Damaged**

🔧 Minor Deficiencies or Maintenance Items

Kitchen

The sealant between the counter top and the wall was missing/deteriorated in some places. I recommend removing any old/deteriorated sealant and applying new elastomeric sealant to prevent water entry into the wall cavity. This is a standard home maintenance item.



#1



#1 (Detail)



**3: EIFS — Minor Crack**

🔴 Deficiencies

Various

Minor cracks were observed in the EIFS wall, likely due to settling of the structure. I recommend these cracks be sealed or repaired to prevent moisture entry.



#1



#1 (Detail)



#2

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I NI NP D



#2 (Detail)



#2 (Detail)



#2 (Detail)



#2 (Detail)



#3



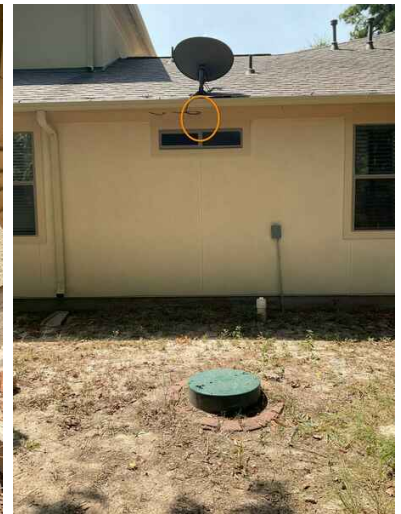
#3 (Detail)



#4



#4 (Detail)



\$5

I=Inspected

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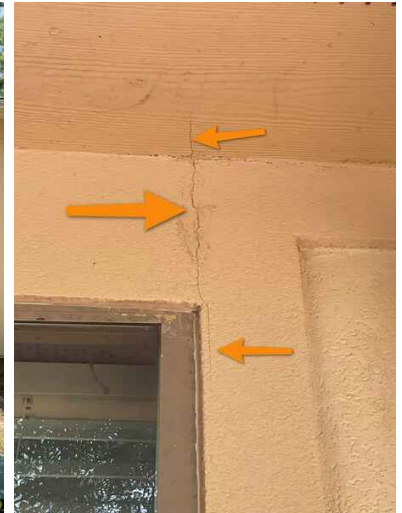
I NI NP D



#5 (Detail)



#6



#6 (Detail)



#6 (Detail)



#7



#7 (Detail)



#8



#8 (Detail)

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**F. Ceilings and Floors**

*Comments:*

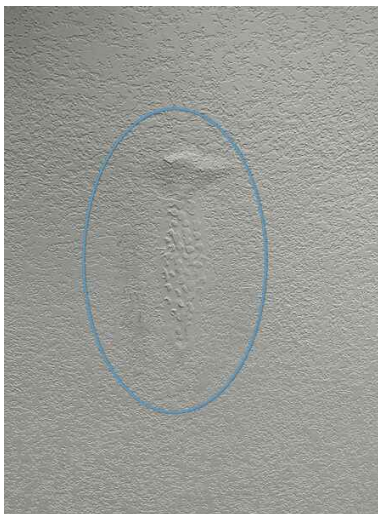
Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported, but may be noted while looking for significant defects. Reportable conditions that are observed at the time of inspection will be noted in this report. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas at the time of inspection. We can not move personal belongings, and there may be areas that will show damage after the home is empty.

**1: Ceiling – Patching**

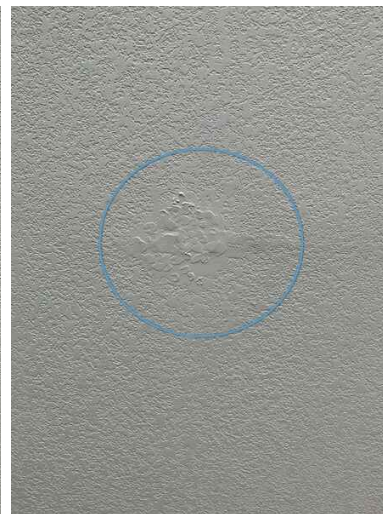
 Minor Deficiencies or Maintenance Items

Garage

Evidence of drywall repair/patching was observed. I recommend inquiring with the sellers as to the reason for this repair and any documentation of work performed.



(Detail)



(Detail)



(Detail)



(Detail)



(Detail)

**2: Floor – Tile: Cracked**

 Deficiencies

I=Inspected

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I NI NP D

Various

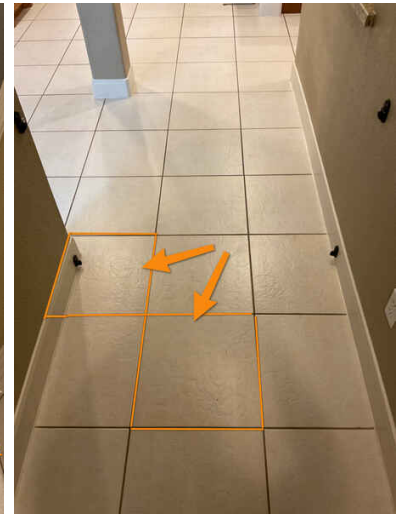
Some cracked tiles were observed. You should ask the seller if spare tiles are available as matching replacements. Recommend repair.



#1



#2



#3



#4



#5

### 3: Ceiling — Loose Tape Joints

✦ Minor Deficiencies or Maintenance Items

Family Room

Some drywall tape joints were separated from this drywall. This is typically a cosmetic issue. Consult a painting/drywall contractor if desired.



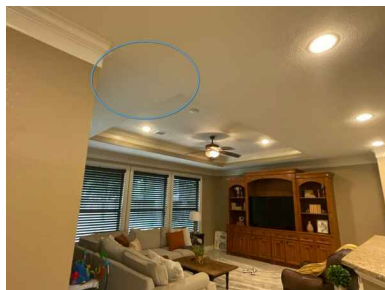
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(Detail)

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

**1: Exterior Door – Weatherstripping: Damaged**

🔴 Deficiencies

Upstairs Balcony

One of the exterior doors had damaged weatherstripping. Weatherstripping should be improved to improve energy efficiency.



(Detail)

**2: Garage Entry Door – Not Fire Rated**

🔴 Significant Deficiencies or Safety Hazards

Garage

The door between the garage and the house did not appear to be fire rated. This door should be a 20-min fire rated door, equipped with a self-closing device. This door should be no less than 1 3/8" thick and can be a solid wood door, solid steel door or honeycomb-core steel door. Recommend improvement.

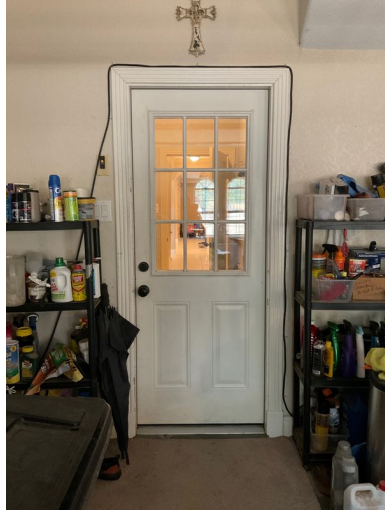
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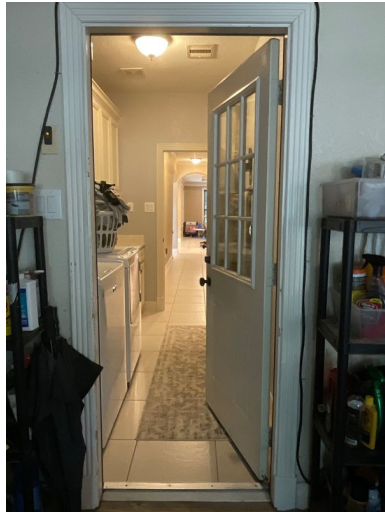


### 3: Garage Entry Door – Not Self-Closing

Deficiencies

Garage

The door between the garage and the living space is not self-closing. The home may not have been equipped with this feature at the time of construction. Modern standards recommend garage entry doors must be equipped with a self-closing or automatic-closing device.



### 4: Interior Door – Doorknob: Misaligned Latch

Deficiencies

Various

The latches on some of the doorknobs did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.

I=Inspected

NI=Not Inspected

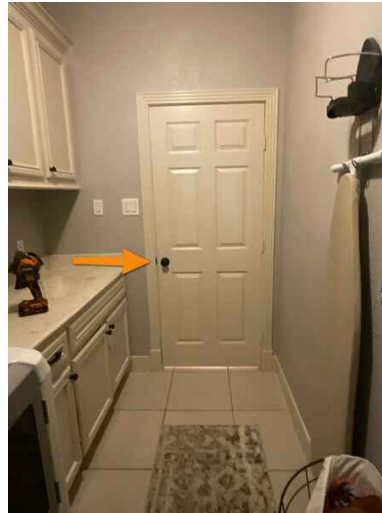
NP=Not Present

D=Deficient

I NI NP D



Upstairs



Laundry Room



Jack & Jill Bathroom



Master Bedroom Closet

**5: Interior Door — Strikeplate Missing**

*Minor Deficiencies or Maintenance Items*

Upstairs

One or more of the interior doors was missing a strike plate at the door knob. Strike plates help the latch mechanism to provide proper closure. Recommend improvement.

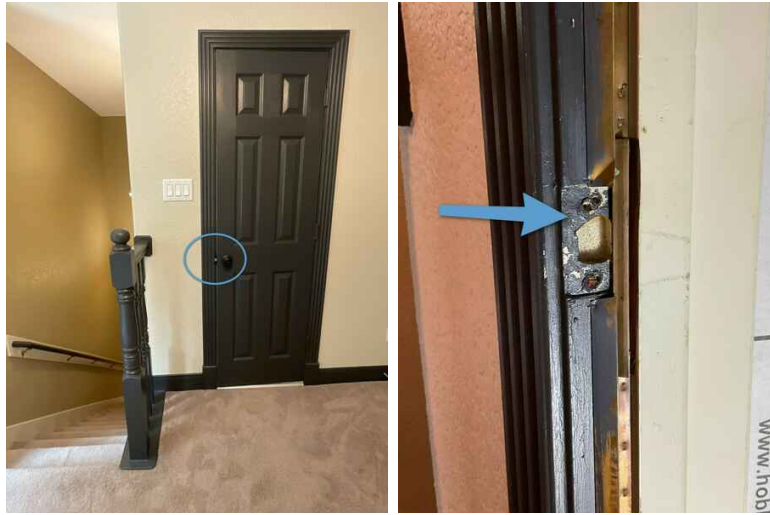
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(Detail)

### 6: Missing Doorstops


 Minor Deficiencies or Maintenance Items

Some of the doors in the home were missing doorstops. This condition may result in wall damage. Recommend doorstops be installed to protect the wall.



Example

### 7: Entrapment Hazard

 Significant Deficiencies or Safety Hazards

Upstairs

The attic access door has a lock that can be operated from the outside, but no means to unlock from the attic side. This can be an entrapment hazard. Recommend correction.

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Outside



Inside

**H. Windows**

*Windows:* Thermal/Insulated -

Unless otherwise stated, at least one of the windows in each of the sleeping rooms was operable at the time of inspection.

*Sky Light(s):* None

*Double Pane Windows:*

Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change. [Click here for more information.](#)

*Inaccessible Windows:*

I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture. A limited visual survey of the general condition of accessible windows will be performed and if any deficiencies are observed, they will be listed within the appropriate section.

Various



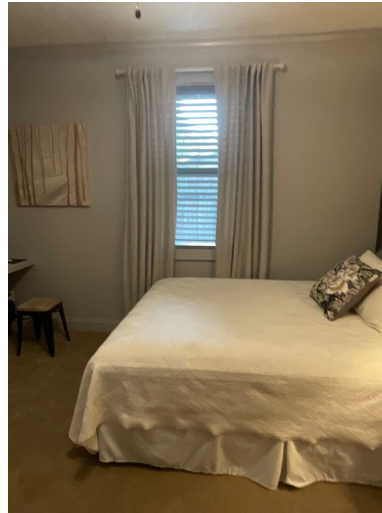
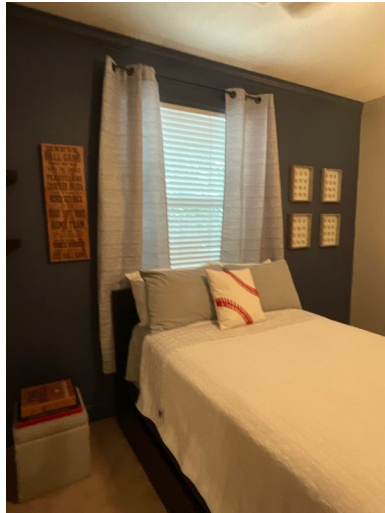
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**1: Cap Flashing Not Installed**

🔴 Deficiencies

Various

Exterior windows did not appear to have cap flashing properly installed at the top edge to help prevent water intrusion into the wall structure. Further evaluation and correction is recommended by a qualified professional.



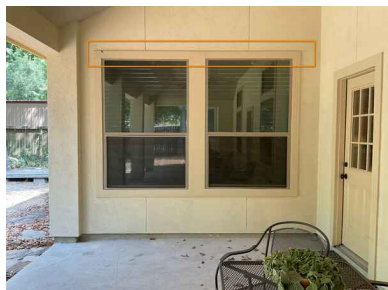
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**2: Failed Seal – Stains**

Deficiencies

South Exterior

Staining (a metallic sheen or oil-like substance) was observed between the panes on this double pane window, which indicates a loss of thermal integrity (i.e. a failed seal). I recommend further evaluation with a qualified window contractor.



**3: Window Screens – Damaged**

Minor Deficiencies or Maintenance Items

West Exterior

Some of the window screens were damaged. Recommend repair or replacement.



(Detail)

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

**J. Fireplaces and Chimneys**

*Fireplace Maintenance:*

Maintaining a fireplace properly is important to help minimize potential hazards from fire or smoke.

I=Inspected

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I	NI	NP	D
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[Click here for more information](#)

*Chimney (exterior):* EIFS/Stucco



*Chimney (Flue Pipe Material):* Metal Flue Pipe



*Types of Fireplaces:* Natural Gas

*Operating the Fireplace:*

I operated the fireplace and found it to be performing as intended.



**1: Flue combustable clearance**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Deficiencies**

Attic

The flue pipe for the chimney appeared to have inadequate clearance to combustibles. Recommend correction as a safety precaution.



(Detail)

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

**L. Other**

**1: Flatwork — Common Cracks**

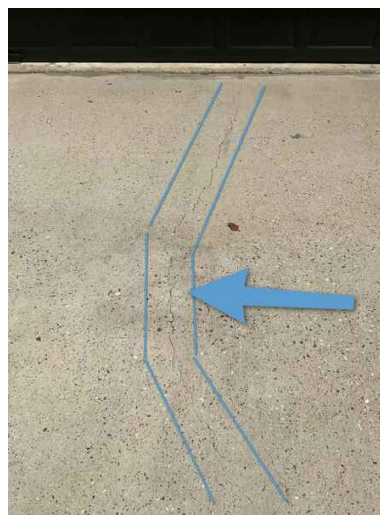
**Minor Deficiencies or Maintenance Items**

Driveway

Common cracks (1/4 inch or less) were visible in the driveway at the time of the inspection. These are likely due to movement from vehicles, thermal expansion and contraction, and setting/curing concrete after it was poured. To prevent erosion of the concrete and widening of the cracks from rain, the freeze/thaw cycle, and heat, I recommend sealing any common cracks with an appropriate concrete sealant.



Example #1



Example #2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Electrical Service Entrance:* Underground



*Main Panel Amperage:* 200 amps



200 amp main breaker



2/0 AWG Copper Service Entrance Conductors

*Grounding Electrode System:*

The purpose of a ground rod is to have a designed electrical path to dissipate a static discharge voltage (which can be lightning or other forms of static electricity) to the earth.

I=Inspected

NI=Not Inspected

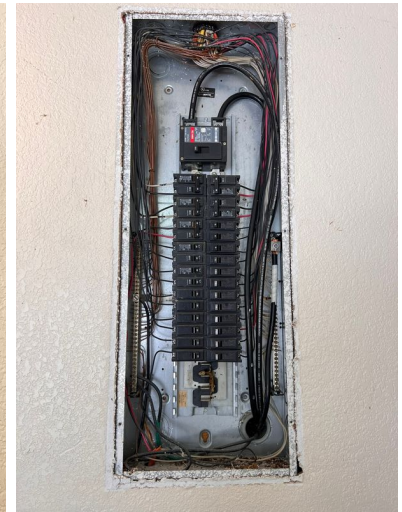
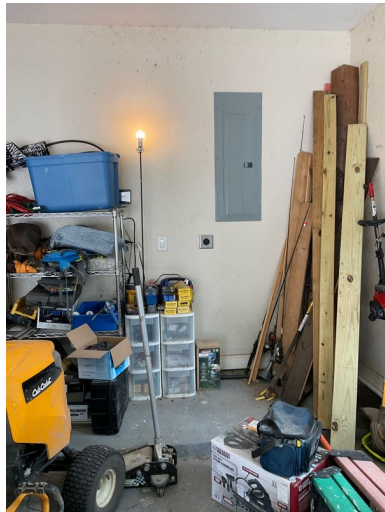
NP=Not Present

D=Deficient

I NI NP D



Electric Subpanel Location: Garage



Electrical Panel Brand: Eaton

**1: Breaker — Elevated Temperature**

➔ Deficiencies

Garage

One of the breakers was had a slightly elevated temperature at the time of the inspection. This may be due to loose connections. Recommend further evaluation and correction if necessary by a licensed electrician.

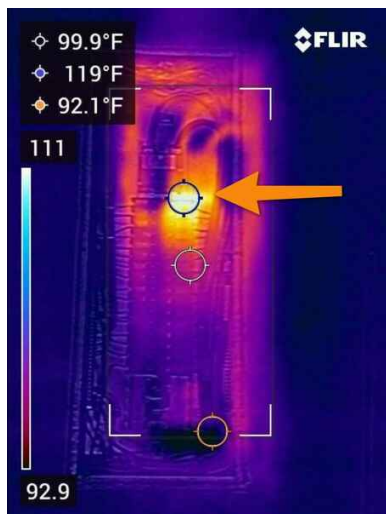
I=Inspected

NI=Not Inspected

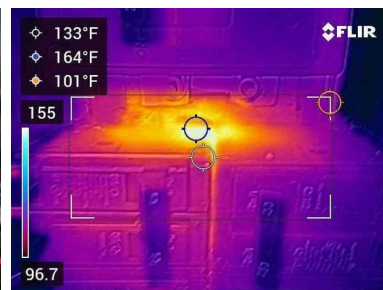
NP=Not Present

D=Deficient

I NI NP D



(Detail)



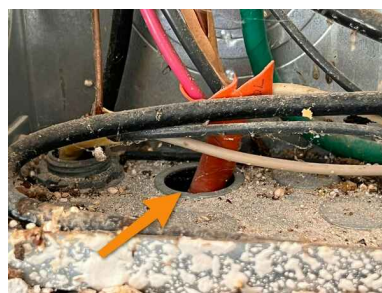
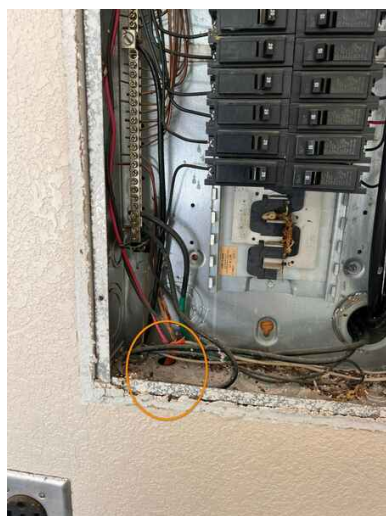
Thermal (Detail)

**2: Wiring — Missing Cable Clamps**

Deficiencies

Garage

Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into an electrical panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. When missing, these wires are susceptible to fraying and shorting out by the panel. Recommend correction by a qualified licensed electrician.



(Detail)

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

Type of Branch Wiring: Copper

Plugs, Switches - Not Removed:

Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

**1: Lights — Cover Plate Missing at Switch**

Minor Deficiencies or Maintenance Items

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Attic

Some of the light switches were missing cover plates. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. All switches should have cover plates installed.



**2: Lights — Loose Fixture**

⊖ Deficiencies

East Exterior

Some of the light fixtures were improperly or incompletely installed and loose at the time of inspection. Recommend improvement.



**3: Conduit Disconnected**

⊖ Deficiencies

North Exterior

The electrical conduit was disconnected from an electrical subpanel. This can subject the wires to unnecessary stress and can lead to electrical failure of the component. Recommend correction.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



(Detail)

#### 4: Lights — Flickering

⊖ Deficiencies

Family Room

One of the lights was flickering on and off at the time of the inspection indicating a faulty bulb or faulty electrical connections. Recommend further evaluation and repair if necessary by a licensed electrician.



C. Other

Comments:

Generator:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Inaccessible Panel:*



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

I   NI   NP   D

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

**A. Heating Equipment**

*Type of Systems:* Furnace, 2 units



*Energy Sources:* Propane

*Furnace Specifications:*

**Furnace #1:**

Brand: Lennox

Model: G40UH-48B-090-15

Serial #: 5907H18867

Date of Manufacture: Aug 2007

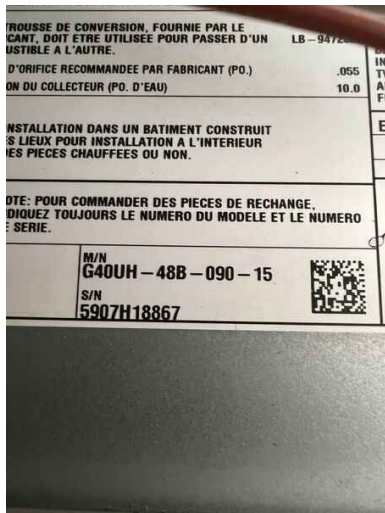
**Furnace #2:**

Brand: Carrier

Model: 58SB0A070E17-12

Serial #: 4620A18070

Date of Manufacture: Nov 2020



#1



#2

*Furnace Temperature Measurements:*

**Average Temperature Rise When Operating in Heat Mode:**

Unit #1 Intake = 81.7°F

Unit #1 Register = 107.4°F

Unit #1 Temperature Rise = 25.8°F



I=Inspected

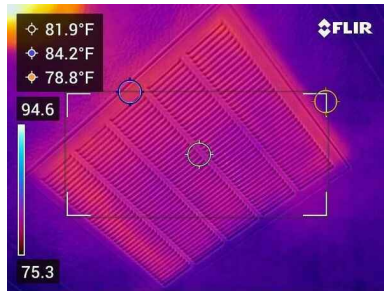
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NP=Not Present

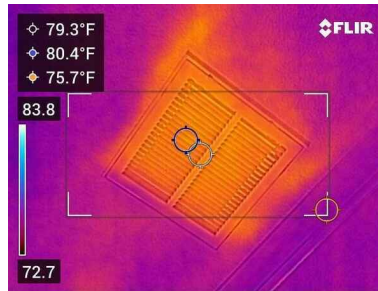
D=Deficient

I NI NP D

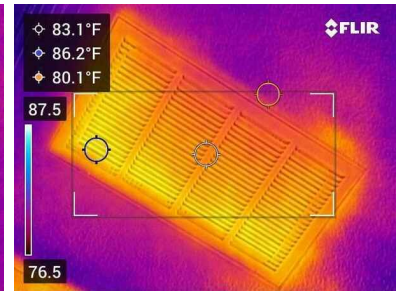
Unit #2 Intake = 118.5°F  
 Unit #2 Register = 86.6°F  
 Unit #2 Temperature Rise = 31.9°F



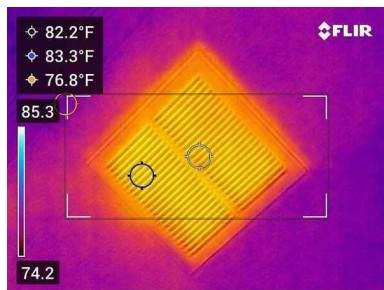
Area #1 Temperature at Return



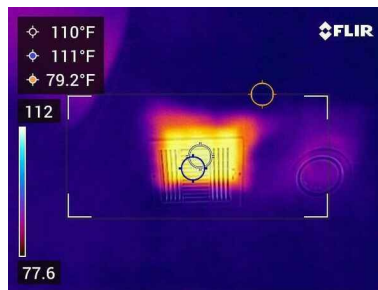
Area #1 Temperature at Return



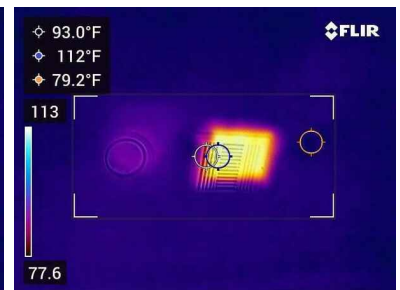
Area #1 Temperature at Return



Area #1 Temperature at Return



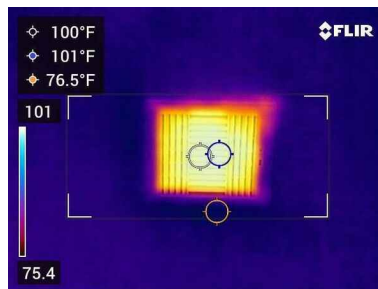
Area #1 Temperature at Register



Area #1 Temperature at Register



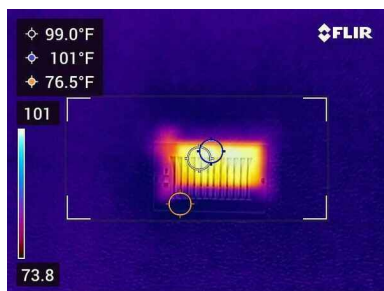
Area #1 Temperature at Register



Area #1 Temperature at Register



Area #1 Temperature at Register



Area #1 Temperature at Register



Area #1 Temperature at Register



Area #1 Temperature at Register

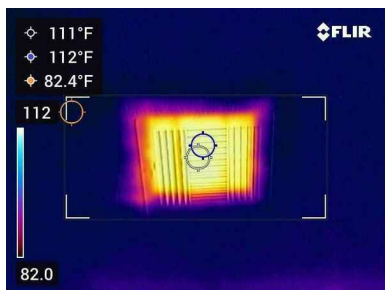
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

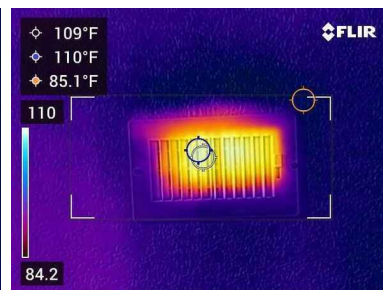
I NI NP D



Area #1 Temperature at Register



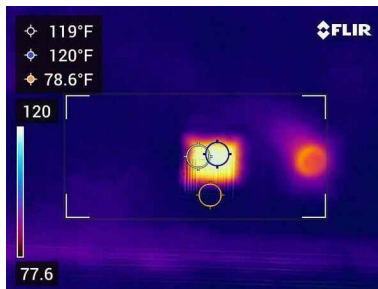
Area #1 Temperature at Register



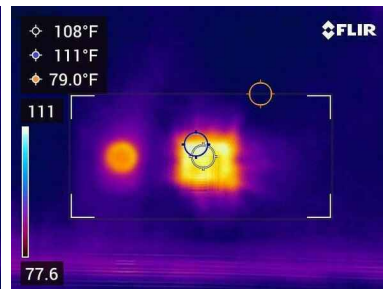
Area #1 Temperature at Register



Area #1 Temperature at Register



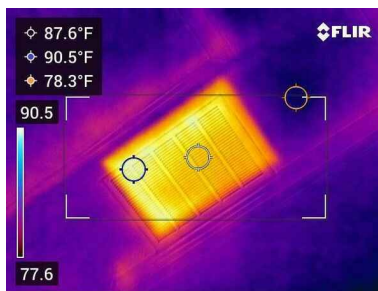
Area #1 Temperature at Register



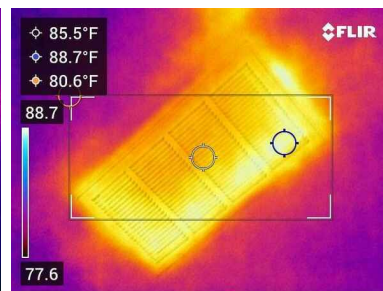
Area #1 Temperature at Register



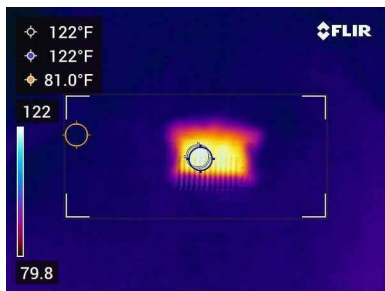
Area #1 Temperature at Register



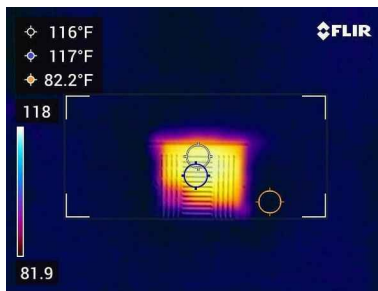
Area #2 Temperature at Return



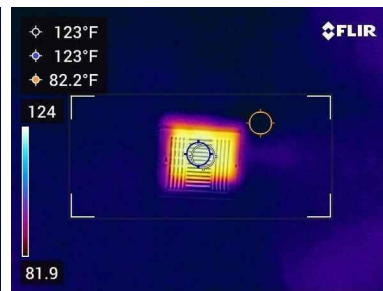
Area #2 Temperature at Return



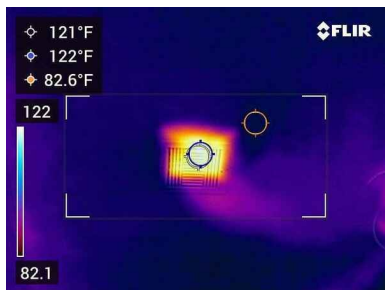
Area #2 Temperature at Register



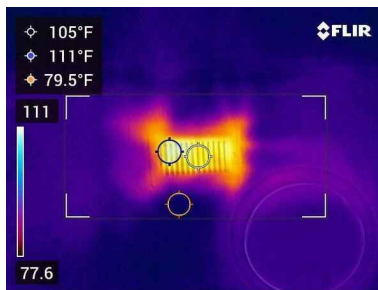
Area #2 Temperature at Register



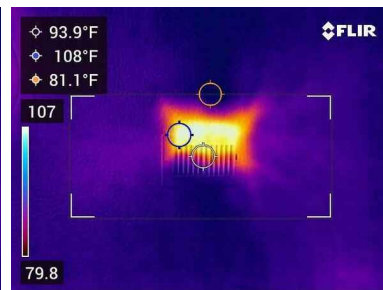
Area #2 Temperature at Register



Area #2 Temperature at Register



Area #2 Temperature at Register



Area #2 Temperature at Register

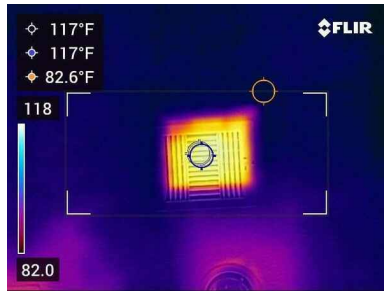
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Area #2 Temperature at Register

*Performing as Intended:*

In my opinion, the heating system was heating as intended at the time of inspection.

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner, 2 Units



*AC Compressor Specifications:* °F -

**COMPRESSOR #1:**

Brand: Lennox  
Model #: 14ACX-048-230-01  
Serial #: 5808C271668  
Date of Manufacture: Mar 2008

**COMPRESSOR #2:**

Brand: Carrier  
Model #: 24ACC636A300  
Serial #: 2019E16640  
Date of Manufacture: May 2019

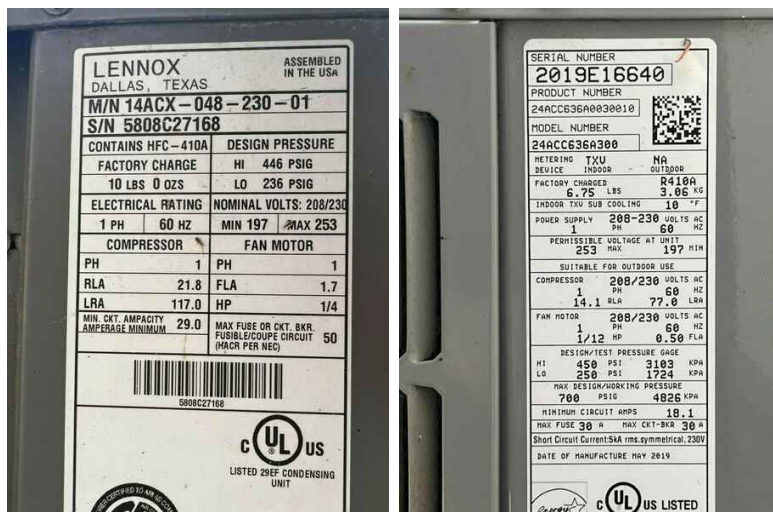
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



#1

#2

*Air Conditioner Temperature Measurements:*

Temperature measurements operating the air conditioner.

**Average Temperature Differential When Operating in Cool Mode:**

Zone 1 (Lennox) Temperature at Return: 76.3°F

Zone 1 (Lennox) Temperature at Supply: 61.2°F

**Zone 1 (Lennox) Difference: 15.1°F**

Zone 2 (Carrier) Temperature at Return: 73°F

Zone 2 (Carrier) Temperature at Supply: 53.8°F

**Zone 2 (Carrier) Difference: 19.2°F**



#1

#1

#2

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

I NI NP D



#2

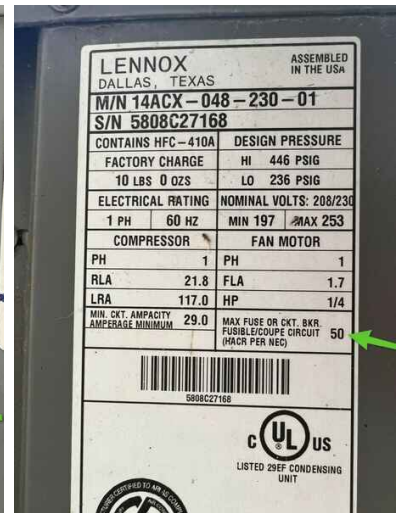
Breaker Size Installed: 30 amp, 50 amp Electric Subpanel



50 & 30 amp breakers



30 amp max breaker



50 amp max breaker

**Safety Pan Overflow Drain Location: North Exterior -**

For attic air conditioners, there is a second condensate drain pan. This is an added layer of protection from water damage. In the event of condensate drain failure, water can drip from the central air system. Without a safety pan, this water can damage the ceiling, drywall, and wood. To protect the home from water damage, a secondary condensate drain pan is fitted beneath the air conditioner. A drain line is connected directly from the pan to a conspicuous external location. Water dripping from this line means that the standard method has been compromised. An HVAC specialist should be called in order to make timely repairs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**1: General — Inadequate Cool Air**

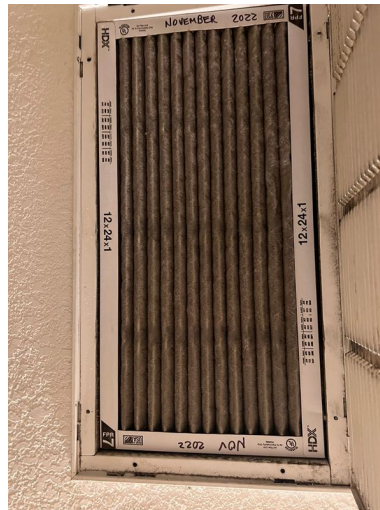
Deficiencies

Lennox Unit

The air-conditioning system operated, but the air temperature differential produced by the system was less than the minimum 17°–22°F that should be present in cool mode (across the coil). This HVAC unit is not performing as intended. I recommend further evaluation and service by a qualified HVAC technician.

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

Filter Size: 12x12, 12x24, 20x25



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### 1: Ducts — Support Straps Disconnected

Deficiencies

Attic

The support straps that support the ducts was disconnected in one or more areas of the attic. These straps help minimize sagging which can lead to loss of airflow. Recommend re-securing these straps by a licensed HVAC technician.



#1



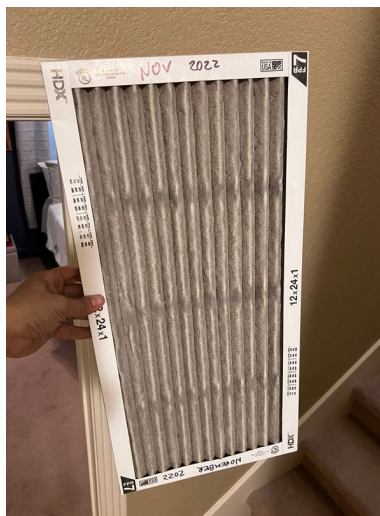
#2

### 2: Filter — Dirty

Minor Deficiencies or Maintenance Items

Various

The disposable filter is clogged and is dirty. The filter needs to be replaced. A dirty filter can greatly affect the performance of the HVAC system. As part of routine home maintenance, the filter should be replaced every 2 to 3 months, or according to manufacturer's recommendations.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

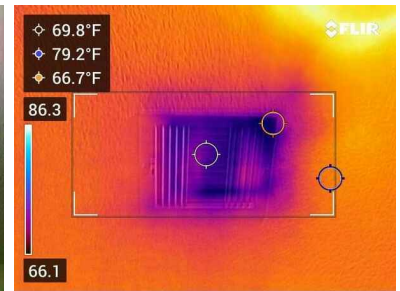


### 3: Register — Inadequate Response

Deficiencies

Laundry Room

One of the registers in the house showed little or no signs of airflow. This could be a possible obstruction in the duct or a disconnected duct somewhere in the system. Recommend further evaluation and repair by a qualified HVAC technician.



D. Other



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## IV. PLUMBING SYSTEMS

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

*Water Supply:* Public

*Location of Water Meter:* On East Side of Property



*Water Flow at Meter:*

No water was observed flowing through the meter while all of the home's fixtures are in the "off" position.



*Location of Main Water Supply Valve:* East Exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



(Detail)

Static Water Pressure Reading: 60 psi



Type of Supply Piping Material: Chlorinated Polyvinyl Chloride (CPVC)

Shut-Off Valves Not Operated:

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

**1: Bathtub — Spout Sealant Gap**

[Minor Deficiencies or Maintenance Items](#)

Master Bathroom

The tub spout was not sealed completely up against the shower wall and a gap was observed, which could allow water to enter the wall cavity. Recommend resealing this gap.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



(Detail)

### 2: Shower — Leaking Showerhead

 Minor Deficiencies or Maintenance Items

Master Bathroom

The showerhead connection leaked when the shower was operated.



(Detail)

### 3: Toilet — Running

 Deficiencies

Half Bathroom

The toilet ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. Recommend evaluation and improvement by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



(Detail)

**B. Drains, Wastes and Vents**

*Plumbing Waste:* Septic System (Not Inspected)

*Main Cleanout Location:* North Exterior



*Type of Drain Piping Material::* PVC

*Drain, Waste & Vent Pipes — Not Visible:*

Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

**1: Pipes — Flex Pipe**

Deficiencies

Various

Drainage pipes must have a smooth interior waterway of the same diameter as the piping served. Drainage fittings can not have ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping. Recommend correction by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Master Bathroom #1



Master Bathroom #1 (Detail)



Master Bathroom #2



Master Bathroom #2 (Detail)

**2: Drain — Loose Drain Cover**

**Deficiencies**

Upstairs Bathroom

The drain cover is loose at the time of the inspection. This can allow for items to drop behind the cover and into the drain. Additionally, this can be a trip hazard. Recommend correction.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



(Detail)

**C. Water Heating Equipment**

*Water Heater Location: Attic*



*Energy Sources: Propane*

*Water Heater Brand: American -*

**Water Heater #1 Manufacture Information:**

Model #: BFG6140S403PV

Serial #: 0731138775

**Water Heater #2 Manufacture Information:**

Model #: BFG6140S403PV

Serial #: 0731138773

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

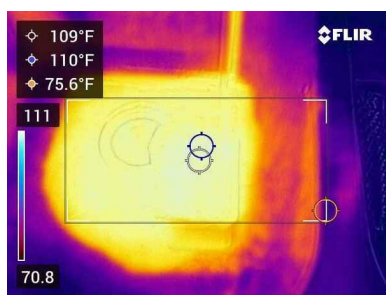


Capacity: Two 40-Gallon Units

Water Heater Date of Manufacture: Jul 2007 (Both Units)

Water Temperature at the Kitchen Sink: 110°F -

The hot water temperature at the kitchen sink should typically be less than 125°F for safety reasons. If it is not, see further comments below.



TPR Valve Not Operated:

Because a TPR valve may be filled with corrosion or debris, the operation of the valve may cause the valve to open and not close back again. I did not operate the TPR Valve on the water heater because in my reasonable judgment, manually operating the TPR valve might have caused damage to the valve or injury to myself.

### 1: Exhaust Flue — Diverter Disconnected

Deficiencies

At this water heater, the draft diverter, vent, and exhaust flue designed to exhaust the invisible, odorless, tasteless, toxic products of combustion to the home exterior was disconnected. This condition will allow toxic exhaust gasses to enter the living space. Recommend correction.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## 2: TPR Valve — Leaking

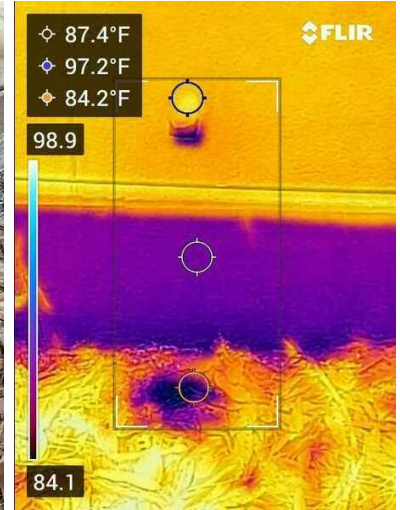
Deficiencies

North Exterior

The Temperature & Pressure Relief (TPR) valve was leaking at the time of the inspection. Because the TPR valve is an important safety component it should be replaced by a qualified HVAC technician or plumbing contractor.



(Detail)



Thermal

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: Black Steel, Copper



Type of Fuel: Propane



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**1: Bonding Not Observed**

➔ Deficiencies

Proper bonding was not observed or confirmed during the inspection. Gas pipes should be bonded to the electrical grounding system. I recommend further evaluation and correction of bonding as needed by a licensed electrician.



**F. Other**

*Water Filtration System Not Inspected:*

A water filtration system was present but it was not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwasher**

*Dishwasher Brand:* General Electric -

**Dishwasher Information:**

Model and Serial #: (Image Attached)



*Operating the Dishwasher:*

The position of the soap tray and all spray arm positions were documented before and after wash cycle to determine if they move during operation.



Before



After



Before

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



After



Before



After



Before



After

*Operated — No Problems:*

I operated the dishwasher on a Normal or One-Hour cycle and it was found to be performing as intended.

- 
- 
- 
- 

**B. Food Waste Disposers**

*Disposer Brand:* Moen -

**Disposer Information:**

Model and Serial #: (Image Attached)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

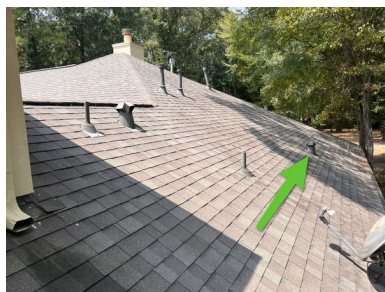


*Operated — No Problems:*

I operated the food waste disposer and found it to be performing as intended at the time of inspection.

**C. Range Hood and Exhaust System**

*Range Hood Exhaust Discharge Location: Roof*



*Exhaust/Range hood: Broan -*

**Range/Exhaust Hood Manufacture Information:**

Model and Serial #: (Image Attached)



*Adequate Range Hood Draft:*

The range hood is properly pulling air into the vent as indicated by smoke pen.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Operated — No Problems:*

I operated the range hood and found it to be performing as intended.

**D. Ranges, Cooktops and Ovens**

*Type:* Range

*Energy Source:* Propane

*Range/Oven Manufacturer:* GE -

**Range/Oven Information:**

Model and Serial #: (Image Attached)



*Cooktop Manufacturer:* None Installed -

**Cooktop Information:**

Model and Serial #: (Image Attached)

*Operating the Range/Cooktop:*

I operated the range/cooktop and it was performing as intended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**1: Oven — Temperature Inadequate**

**Deficiencies**

I operated the oven by setting the temperature to 350°F, and again to 450°F. After some time to reach operating temperature, I measured the temperature inside of the oven with a thermometer. The temperature readings on this oven were below the accepted range of +/-25°F, which means this oven runs cooler than the set temperature. I recommend adjusting accordingly when cooking; alternatively, one could consult a repair technician to recalibrate the oven thermostat.



320°F (Upper Oven) – Inadequate



340°F (Lower Oven)



420°F (Upper Oven) – Inadequate



435°F (Lower Oven)

- 
- 
- 
- 

**E. Microwave Ovens**

*Built in Microwave Manufacturer:* Not Installed -

**Microwave Oven Information:**

Model and Serial #: (Image Attached)

- 
- 
- 
- 

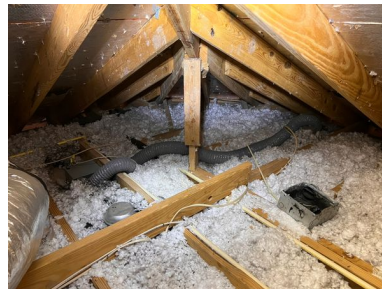
**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Mechanical Exhaust Vent Locations:*

The condition of the mechanical exhaust vent terminations were observed at the exterior of the home.

*Mechanical Exhaust Vents in Attic:*

The condition of the mechanical exhaust vent ducts were observed in the attic.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**1: Mechanical — Duct Termination Not Sealed at Roof**

➔Deficiencies

Attic

The exhaust vent for one or more of the bathroom exhaust fans was pointed toward a roof vent, but not sealed at the vent. Although this was common practice at the time of construction, modern standards are that all exhaust vents should terminate at the home exterior to help prevent mold growth or damage to home materials.



**2: Mechanical — Separated Duct**

➔Deficiencies

Attic

The exhaust vent for one or more of the bathroom exhaust fans was separated from the roof vent and was blowing into the attic. This condition is improper and should be corrected to help prevent mold growth or damage to home materials. Exhaust vents should terminate at the home exterior.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



#1



#1 (Detail)



#2



#2 (Detail)



#2 (Detail)

- 

**G. Garage Door Operator(s)**

*Garage Door Opener Manufacturer: Chamberlain*



*Performing as Intended:*

I operated the garage door opener(s) and found them to be performing as intended.

- 

**H. Dryer Exhaust System**

*Dryer Lint:*

It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.

*Dryer Exhaust Discharge Location: East Exterior*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**I. Other**

*Refrigerator Manufacturer:* GE, Not Inspected -

Refrigerators are not part of real estate and therefore are not operated or inspected during a home inspection.



*Countertop Microwave Oven Not Inspected:*

Countertop microwave ovens are not part of real property are not operated or inspected during a home inspection.

Kitchen



*Washer/Dryer Not Inspected:*

Washing machines and dryers are not operated or inspected during a home inspection.